



**Final Version 08-16-18**

**2018-2022 CONSOLIDATED PLAN**

**And**

**2018-2019 ACTION PLAN**

**For the use of**

**Community Development Block Grant (CDBG)**

**HOME Investment Partnerships Grant**

**Emergency Solutions Grants (ESG)**

**Housing Opportunities for Persons with Aids (HOPWA)**



**For more information, call the City of Fort Worth  
Neighborhood Services Department at  
(817) 392-7540.**



# TABLE OF CONTENTS

<b>I. EXECUTIVE SUMMARY.....</b>	<b>1</b>
1. INTRODUCTION .....	1
2. Summary of the Objectives and Outcomes Identified In the Plan Needs Assessment Overview .....	1
3. Evaluation of Past Performance .....	2
4. Summary of Citizen Participation and Consultation Process .....	3
5. Summary of Public Comments.....	4
6. Summary of Comments or Views Not Accepted and the Reasons For Not Accepting Them .....	4
7. Summary .....	4
<b>II. THE PROCESS .....</b>	<b>5</b>
PR-05 LEAD & RESPONSIBLE AGENCIES .....	5
1. Agency/Entity responsible for preparing/administering the Consolidated Plan .....	5
PR-10 Consultation .....	6
1. Introduction .....	6
2. Agencies, Groups, Organizations and Others who participated in the process and consultations .....	9
PR-15 Citizen Participation .....	12
1. Summary of Citizen Participation process/Efforts made to broaden Citizen Participation .....	12
<b>III. NEEDS ASSESSMENT .....</b>	<b>43</b>
1. NA-05 Overview .....	43
2. NA-10 Housing Needs Assessment .....	44
3. NA-15 Disproportionately Greater Need: Housing Problems.....	53
4. NA-20 Disproportionately Greater Need: Severe Housing Problems .....	57
5. NA-25 Disproportionately Greater Need: Housing Cost Burdens .....	61
6. NA-30 Disproportionately Greater Need: Discussion .....	62
7. NA-35 Public Housing .....	63

8. NA-40 Homeless Needs Assessment .....	67
9. NA-45 Non-Homeless Needs Assessment .....	72
10. NA-50 Non-Housing Community Development Needs .....	75
<b>IV. MARKET ANALYSIS .....</b>	<b>77</b>
1. MA-05 Overview .....	77
2. MA-10 Number of Housing Units .....	78
3. MA-15 Cost of Housing .....	81
4. MA-20 Condition of Housing .....	84
5. MA-25 Public and Assisted Housing .....	87
6. MA-30 Homeless Facilities .....	90
7. MA-35 Special Needs Facilities and Services .....	94
8. MA-40 Barriers to Affordable Housing .....	96
9. MA-45 Non-Housing Community Development Assets .....	97
10. MA-50 Needs and Market Analysis Discussion .....	105
<b>V. STRATEGIC PLAN .....</b>	<b>107</b>
1. SP-05 Overview .....	107
2. SP-10 Geographic Priorities .....	108
3. SP-25 Priority Needs .....	110
4. SP-30 Influence of Market Conditions .....	117
5. SP-35 Anticipated Resources .....	118
6. SP-40 Institutional Delivery Structure .....	123
7. SP-45 Goals Summary .....	128
8. SP-50 Public Housing Accessibility and Involvement .....	134
9. SP-55 Barriers to Affordable Housing .....	135
10. SP-60 Homelessness Strategy .....	136
11. SP-65 Lead Based Paint Hazards .....	138
12. SP-70 Anti-Poverty Strategy .....	139
13. SP-80 Monitoring .....	141

<b>VI. ANNUAL ACTION PLAN .....</b>	<b>143</b>
1. AP-15 Expected Resources .....	143
2. AP-20 Annual Goals and Objectives .....	148
3. AP-35 Projects.....	157
4. AP-38 Project Summary .....	159
5. AP-50 Geographic Distribution .....	187
6. AP-55 Affordable Housing .....	189
7. AP-60 Public Housing .....	191
8. AP-65 Homeless and Other Special Needs Activities .....	194
9. AP-70 HOPWA Goals .....	197
10. AP-75 Barriers to Affordable Housing .....	198
11. AP-85 Other Actions .....	199
12. AP-90 Program Specific Requirements .....	203

**SF-424s**

- Application for Federal Assistance – CDBG
- Application for Federal Assistance—HOME
- Application for Federal Assistance—ESG
- Application for Federal Assistance—HOPWA

**CERTIFICATIONS**

**MAPS**

- CDBG Eligible Areas
- HOME – Homebuyer Assistance Program
- CDBG – Cowtown Brush Up Program
- CDBG – REACH Project Ramp
- CDBG – Priority Repair
- CDBG – Homebuyer and Housing Services
- Ash Crescent Sidewalk Zoning
- CDBG Public Service Agencies
- ESG/HOPWA Public Service Agencies
- Bergin Investment Group – Sheraton Drive Infrastructure/Water & Sewer
- CFW Park & Recreation – Bunche Park Development
- Tarrant County Samaritan Housing – Multifamily Rehabilitation
- Atlantic Housing Foundation, Inc. – Manitoba Apartments
- Housing Channel – Berry Stalcup Single Family Infill
- Fort Worth Housing Solutions Portfolio

**ATTACHMENTS**

- Age-Friendly Fort Worth

# Executive Summary

## ES-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

### 1. Introduction

The City of Fort Worth is the fifteenth largest city in the country by population and the fifth largest in Texas. According to the U.S. Census Bureau, from 2010 (741,206 persons) to 2018 (874,168) persons) the city's population grew by nearly 18%, making it one of the fastest growing cities in America.

The U.S. Department of Housing and Urban Development (HUD) requires that the City submit a Consolidated Plan (ConPlan) every three to five years in order to receive federal entitlement grants that fund services and activities benefiting low to moderate income households and neighborhoods. This 2018-2022 ConPlan describes local needs and resources and provides the framework for how nearly \$60 million in HUD grant funds will be spent locally over the next five years. The grant programs specifically referenced in this plan are the Community Development Block Grant (CDBG), the HOME Investment Partnerships Program (HOME), the Emergency Solutions Grant program (ESG), and the Housing Opportunities for Persons with AIDS program (HOPWA).

This five year plan identifies priority needs facing low and moderate income communities in Fort Worth, and presents broad goals for the use of HUD grant funds that will address these needs in a manner consistent with City Council priorities and the City's overall vision and values. In particular, this ConPlan addresses two of the five primary themes identified in the City's 2018 Comprehensive Plan: meeting the needs of the City's expanding population, and revitalizing the central city. While addressing these local priorities and goals, the ConPlan also supports the statutory objectives of the CDBG and HOME programs: development and preservation of decent and affordable housing, and promotion of a suitable living environment and expansion of economic opportunities for persons of low and moderate income. The ConPlan also supports the statutory objectives of the ESG and HOPWA programs, by supporting services and housing for homeless persons and persons with HIV/AIDS.

### 2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

There are eight broad goals that will guide use of HUD funds over the next five years. These goals are consistent with other policy direction provided by the Fort Worth City Council. These goals include:

- 1: Promote homeownership, affordable housing development and fair housing for both renters and owners
- 2: Preserve and rehabilitate Fort Worth's aging housing stock

3: Improve and revitalize targeted neighborhoods

4: Reduce poverty through employment training and programs that promote self-sufficiency and household stability

5: Prepare children and youth, and their families, for success through literacy, training, mentorship and related programs

6: Support Aging-In-Place programming for the elderly population

7: Improve physical accessibility in public facilities and housing

8: Provide services and housing for the homeless and persons at risk of becoming homeless, to help them achieve permanent housing.

These goals address changing needs in the Fort Worth community. The housing market has become significantly more expensive as the City has grown, even as the central City housing stock has aged and demonstrates need for repairs. Older central city neighborhoods also need targeted reinvestment efforts to maintain and improve quality of life for residents. The recently adopted Fort Worth Economic Development Strategic plan identified significant needs for educational and job training programs, as high poverty rates continue to challenge the vitality and economic viability of some areas of the city. An aging population has increased the demand for senior services as well as increased the need for accessible housing and public facilities. Though homelessness overall has decreased in Fort Worth over the past 10 years, increasing levels of unsheltered homelessness present a continuing challenge to the local network of social service and affordable housing providers.

NOTE: The nature of this document focuses on analyzing housing data for the HUD entitlement grant programs. This plan has been prepared in accordance with regulatory requirements and with data provided and required by HUD. The majority of this data is from a HUD prepared tabulation of U.S. Census and American Community Survey data years 2010 to 2016. Therefore, some information may seem out of date given the rapid changes in the Fort Worth population and housing market since the most recent data was collected.

### **3. Evaluation of past performance**

The City's HUD-funded grant programs improve quality of life for low and moderate income residents through four program types: community facilities, affordable housing, public services, and homeless services. Community facilities and infrastructure projects have been effective in serving a large number of city residents at scattered locations. These projects will now be even more closely targeted to neighborhoods most in need of visible and public-safety-related infrastructure improvements by partnering with the City's recently-initiated Neighborhood Improvement Program. This program uses data to identify and focus resources to accomplish Targeted neighborhood revitalization. The City offers

several affordable housing programs for homeowners, including minor home repair and homebuyer assistance. Strong economic growth has increased construction costs for repair programs and sale prices for home purchasers. As a result, the number of households served by these programs have not increased overall. This ConPlan proposes that additional resources be invested in home repair, and additional partners and financial resources be sought. Also, the homebuyer assistance program will be revised to better fit current market conditions. As local rents have increased, the City has supported development of affordable rental housing and strengthened its partnership with the local housing authority, Fort Worth Housing Solutions. Adoption of policies to guide publicly-supported affordable rental housing development using Housing Tax Credits have resulted in a significant number of Housing Tax Credit projects being sited in Fort Worth, at scattered locations that maximize fair housing choice for low income residents. These successful efforts will be continued. The city's HUD-grants-funded public services have generally spread across a broad spectrum of social service types. To align more closely with City Council-adopted priorities, the new five-year plan proposes to intensify the focus of public services funding on programs that reduce poverty, increase children's ability to succeed in school, and support aging in place for elderly residents. For homeless services, focus has been upon maintenance of the safety net, through continued support of local emergency shelters. There has also been a continued effort to coordinate more effectively with the local Continuum of Care and the city's Directions Home locally-funded homeless programs. This effort to improve such coordination has led to a stronger emphasis upon housing-related homeless services: rapid rehousing programs, homelessness prevention programs, and shelter case management programs that focus on housing placement. This housing emphasis is proposed to be continued and increased over the next five-year period.

#### **4. Summary of citizen participation process and consultation process**

Development of this ConPlan relied on two phases of citizen participation and consultation. The more recent phase consisted of a series of public meetings held from October of 2017 until May of 2018 by the Community Development Council, as well as extensive written correspondence soliciting the viewpoints of a wide variety of stakeholders. The earlier phase consisted of multiple widely-advertised community input meetings for the proposed Assessment of Fair Housing plan, which occurred during the spring and summer of 2017 and were co-sponsored with Fort Worth Housing Solutions. This earlier phase also included a series of five stakeholder focus groups and an online survey covering affordable housing, community development and fair housing issues. The survey received approximately 1600 responses.

Notices of the most recent public input meetings were published in the *Star Telegram* on March 26, 2018, in *La Estrella* on March 31, 2018, and in *La Vida News/ The Black Voice, The Glen Rose Reporter, and The Community News* on March 29, 2018. Public hearings were held by the City's Community Development Council (CDC) during the ConPlan/Action Plan development phase on April 11, 2018, and on April 18, 2018. In addition, all agendas of meetings of the Community Development Council were made public 3 days in advance of the meetings. The notice of the formal 30 day Public Comment Period, which included notice of City Council Public Hearings was published on April 24, 2018. The 30 day comment period ran from July 2, 2018 to July 31, 2018. Public hearings were held during the public comment period on July 10, July 12, and July 18, 2018, and by the City Council on June 26 and August 7, 2018.

## **5. Summary of public comments**

Public comment received during the spring of 2018, during the development phase of the ConPlan/Action Plan, focused on proposed allocations of 2018-19 grant allocations. Public comment from the fair housing planning process in the summer and fall of 2017 focused on affordable housing development issues. Community engagement meetings held during July and August 2017 resulted in the following methods suggested to affirmatively further fair housing: Neighborhood Revitalization (36%), Preservation of Existing Affordable Housing (43%), and Increased Access to High Opportunity Areas (21%).

## **6. Summary of comments or views not accepted and the reasons for not accepting them**

Agencies not recommended for funding submitted proposals that scored lower than competitor proposals.

## **7. Summary**

The City of Fort Worth 2018-2022 Consolidated Plan outlines priorities and goals for improving the quality of life of low to moderate-income individuals and neighborhoods of the City. It presents a needs assessment and market analysis of housing and related community development issues. It is used as the planning and measurement tool for use of HUD grant funds in providing appropriate services and programming to persons in need. The Citizen Participation process followed in developing this plan supported the City's proposed efforts to use HUD grant funds to improve neighborhoods, provide urgently needed housing repairs to low income homeowners, develop new affordable housing for both owners and renters, help new homebuyers, and support local social and homeless service providers to the greatest extent possible.

## The Process

### PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)

**1. Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source**

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
CDBG Administrator	FORT WORTH	Neighborhood Services
HOPWA Administrator	FORT WORTH	Neighborhood Services
HOME Administrator	FORT WORTH	Neighborhood Services
ESG Administrator	FORT WORTH	Neighborhood Services
HOPWA-C Administrator		Housing and Economic Development

**Table 1 – Responsible Agencies**

### Narrative

The lead agency responsible for overseeing the development of the Consolidated Plan is the City of Fort Worth (CFW), Neighborhood Services Department (NSD). NSD oversees the administration of the Community Development Block Grant (CDBG), Emergency Solutions Grants (ESG), Housing Opportunities for Persons with AIDS (HOPWA) and HOME Investment Partnerships (HOME) Grant. In addition, other CFW Departments and other outside agencies have various roles and responsibility for administering and implementing the activities covered by the Consolidated Plan.

### Consolidated Plan Public Contact Information

City of Fort Worth  
 Neighborhood Services Department  
 200 Texas Street, Fort Worth, Texas 76102  
 Phone: (817) 392-7540 Fax: (817) 392-7328  
 Website: <http://fortworthtexas.gov/neighborhoods/>

Sharon A. Burkley, MBA, Acting Senior Planner  
 Phone: (817) 392-5785  
 Email: [sharon.burkley@fortworthtexas.gov](mailto:sharon.burkley@fortworthtexas.gov)

## **PR-10 Consultation - 91.100, 91.200(b), 91.215(I)**

### **1. Introduction**

The City of Fort Worth's Neighborhood Services Department (NSD) coordinates the consultation process for the ConPlan and Action Plans. The Citizen Participation Plan (CPP), as approved by City Council, sets forth the City's policies and procedures for citizen input and participation in the grant process. The Executive Summary of the ConPlan and the Action Plan are published and made available at six City locations across the City in order to maximize outreach to the public. The CPP lays out the process for citizens and groups to provide the City with information on housing and community development needs as part of the preparation of the Consolidated Plan and Action Plan. Additionally, the City conducts at least one public hearing during the development process before the Consolidated Plan and the Action Plan are published and at least one public hearing during the 30 day comment period to obtain citizen's views and to respond to comments and questions. Public hearings are generally held in conjunction with the Community Development Council and City Council meetings. The City also sends letters to various State and local groups, departments, and organization as part of the consultation process.

### **Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(I)).**

In preparing the ConPlan and the Action Plan, the NSD of the City of Fort Worth consults with and collects information from other departments and outside agencies that have responsibility for administering programs covered by or affected by the Consolidated Plan. Staff attend regular meetings and coordinate on common projects. Some of the key providers and agencies include:

- Fort Worth Housing Solutions (FWHS)Tarrant County Community Development
- North Central Texas HIV Planning Council
- Tarrant County Homeless Coalition
- Texas Department of Housing and Community Affairs, Multifamily Programs Division and Community Services Division

Additionally, the City consults with other governmental and private agencies on issues related to community development and housing issues. Some of these agencies include:

- City of Fort Worth Human Relations Unit (Fair Housing Enforcement)
- Fort Worth Housing Finance Corporation
- Arlington Community Services Department
- City of Denton Community Development Division
- North Central Texas Council of Governments
- United Way of Metro Tarrant County
- Tarrant County Department of Human Services and Housing

- My Health/My Resources (MHMR) of Tarrant County
- State of Texas i.e. Department of Housing and Community Affairs, Department of Health and Human Services
- Texas Low Income Housing Information Service
- Texas Workforce Commission

Informal consultation with the business community, housing developers and real estate professionals also happened throughout the development of the Consolidated Plan and contributed to the selection of the overall strategies presented. The city maintains regular contact and receives constant input from the business community through its economic development and affordable housing development activities.

**Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness**

The City of Fort Worth coordinates with the Continuum of Care (CoC) through its *Directions Home* unit. The *Directions Home* unit meets regularly with Tarrant County Homeless Coalition, the CoC lead agency, to discuss systemic issues and ways to partner to address them.

For example, the City was invited to join the committee to end veterans' homelessness. Other committee members mentioned landlord engagement was difficult. The City created, with committee and other agencies' input, a Housing Veterans Fund to address obstacles to housing that high-barrier veterans may face. This fund will later be used to assist high-barrier subpopulations such as families and youth.

Another example of coordinating with the CoC, is *Directions Home's* financial support for a direct client service fund. When diversion presented as an emerging need in the system, *Directions Home* allocated dollars specifically for diversion.

As the CoC adopted coordinated entry, *Directions Home* provided the 25% match that HUD requires allowing the system to hire navigators. *Directions Home* also provides financial support for CoC planning which is necessary for the system.

Permanent Supportive Housing is a big need within the CoC, so the City has set aside funds for construction or rehabilitation of permanent supportive housing units in order to reduce the number of chronically homeless.

Also, *Directions Home* consults with Tarrant County Homeless Coalition regarding homeless priorities for CDBG, ESG and HOME funding to make sure funding priorities are complementary.

Recently, the CoC board adopted a new charter which created a Leadership Council composed of the mayors of Fort Worth and Arlington, the county judges of Tarrant and Parker and a representative of the

Mayor's Council of Tarrant County. This increased involvement of public officials will facilitate greater coordination between local government, the surrounding jurisdictions, and the CoC.

**Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS**

Tarrant County Homeless Coalition, as the HUD lead agency, coordinates a quarterly meeting with units of local government receiving ESG funds in order to discuss what each is funding and develop performance standards.

While these performance standards are shared across the jurisdiction, the move is toward municipalities integrating more outcomes for ESG into reports versus outputs. Examples – documenting percentage of clients who exit to permanent housing, tracking returns to homelessness etc.

With the increased involvement of elected officials in the CoC, it is expected there will be an increased intentionality in allocating ESG funds. Currently, Tarrant County Homeless Coalition is mapping system resources to analyze needs and gaps with available funding and other potential funding sources.

The CoC board has a committee that reviews performance standards and evaluates outcomes of CoC-funded agencies.

The CoC board oversees funding, policies and procedures for the administration of HMIS. The City is represented on the board.

**2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities**

Table 2 – Agencies, groups, organizations who participated

1	<b>Agency/Group/Organization</b>	Fort Worth Housing Solutions
	<b>Agency/Group/Organization Type</b>	PHA
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Market Analysis
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Regular meetings on common projects and activities, especially Fair Housing Planning. Partnership in development of additional affordable housing and Permanent Supportive Housing for Homeless Persons
2	<b>Agency/Group/Organization</b>	Tarrant County Homeless Coalition
	<b>Agency/Group/Organization Type</b>	Housing Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Regular attendance at meetings and coordination on common projects, particularly regarding HMIS reporting and allocation priorities for ESG funds.

**Identify any Agency Types not consulted and provide rationale for not consulting**

A comprehensive list of all agencies and entities contacted and consulted is attached to this Consolidated Plan. These entities included social and health services agencies, entities serving children, youth, and the elderly, The City sent two letters to all of these agencies, advising them of the Consolidated Planning process, public hearing dates, and other opportunities to comment, and requesting comment regarding the process.

In addition, more extensive consultation was conducted with the AARP through its development of the Age Friendly Fort Worth Plan. Housing Channel, the city's certified CHDO, regarding affordable housing needs, costs and challenges in the current market. The city also consulted with the Development Corporation of Tarrant County regarding possible certification as a CHDO. The city also consulted extensively with Trinity Habitat for Humanity regarding neighborhood revitalization needs and home repair needs in central city communities.

The City made every effort to consult all Agency types.

**Other local/regional/state/federal planning efforts considered when preparing the Plan**

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Tarrant County Homeless Coalition	The Strategic Plan works in conjunction with the COC Plan
Directions Home	Directions Home unit/CMO/City of Fort Worth	This 10 year plan to end homelessness mirrors the ConPlan strategies.
Age-Friendly Fort Worth	City of Fort Worth	Strategic plan to increase safety, housing and transportation options, etc.; compliments ConPlan strategies targeting elderly population
Fort Worth Literacy Partnership	City of Fort Worth	Plan to increase literacy of third graders to 100% reading at grade-level by 2025; compliments youth after-school programs and other ConPlan goals.

**Table 3 – Other local / regional / federal planning efforts**

**Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(I))**

To ensure coordination, letters were mailed to each of the entities listed below announcing the availability of the draft 2018-2022 Consolidated Plan for review and requesting input.

- Fort Worth Housing Solutions (FWHS)
- City of Arlington Community Services
- City of Denton Community Development Division
- North Central Texas Council of Government
- North Central Texas Planning Council (Ryan White Planning Council)
- Tarrant County

- Department of Human Services Housing
- Mental Health/Mental Retardation
- Tarrant County, Community Development Division
- Tarrant County, Public Health
- Tarrant County Homeless Coalition
- State of Texas
- Department of Housing and Community Affairs
- Department of Health and Human Services
- Texas Home of Your Own Coalition
- Texas Workforce Commission.

**Narrative (optional):**

This section is optional and was left blank intentionally.

## **PR-15 Citizen Participation**

### **1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting**

The City of Fort Worth encourages its citizens to provide input in the ConPlan process. Through its adopted Citizen Participation Plan, the City sets forth policies and procedures for citizens and groups to provide the City with information on housing and community development needs as part of the preparation of the ConPlan. Accordingly, eight public input meetings were advertised in local newspapers and held throughout the city. Input received was presented to the City's Community Development Council (CDC) in a public meeting setting and elaborated upon in subsequent public meetings. The CDC is a board of citizen volunteers who are appointed by City Council to make funding recommendations to the City Council. A thirty day public comment period to obtain citizen's views and to respond to proposals and questions on the draft ConPlan then took place. As required by the CPP, the City conducted at least one public hearing during the development process before the Consolidated Plan was published and at least one public hearing during the 30 day comment period. These public hearings were held in conjunction with the Community Development Council or City Council meetings. The City sent out letters and/or emails to various State and local groups, departments, and organizations as part of the consultation process. Comments received during the period were considered by the City before Council approval of the Consolidated Plan and its submission to HUD.

#### **AFH PROCESS**

The City of Fort Worth conducted an Assessment of Fair Housing (AFH) from October 2016 through September 2017. As a part of this process, outreach activities were undertaken which included focus groups, an online survey, community meetings, public hearings, presentations to stakeholder organizations, and emails/letters soliciting comments from a wide variety of interested organizations and stakeholder groups. Focus groups were held on five key topics: Affordable Rental Housing, Education, Housing (homeowner issues), Transportation/Employment, and Disabilities. Five focus group meetings were held and nine community engagement meetings were held.

In addition, an online survey was posted on the city's website from April through October, which received 1604 responses. The survey questions were deliberately designed to focus on the fair housing factors and issues laid out in HUD's AFH template.

**Citizen Participation Outreach**

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of Comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	AFH Focus Group	Affordable Rental Housing Service Providers/Groups/Organizations	Focus Group (AFH) Meeting #1 East Regional Library  April 19, 2017	Eight (8) members/ participants attended; noted greatest challenges faced include the following: NIMBISM (Not In My Backyard), difficulty in finding cost-effective land, develop issues across regions	NA	<a href="http://www.fortworthtexas.gov">www.fortworthtexas.gov</a>

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of Comments received	Summary of comments not accepted and reasons	URL (If applicable)
2	AFH Focus Group	Education Service Providers/Groups/Organizations	Focus Group (AFH) Meeting #2 Thomas Place Community Center  April 25, 2017	Eight (8) members/ participants attended; noted greatest challenges faced include the following: Transportation, Pre-K program, accessibility and affordability, lack of transportation and funding	NA	<a href="http://www.fortworthtexas.gov">www.fortworthtexas.gov</a>

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of Comments received	Summary of comments not accepted and reasons	URL (If applicable)
3	AFH Focus Group	Housing Service Providers/Groups/Organizations	Focus Group (AFH) Meeting #3 East Regional Library  May 3, 2017	Five (5) members/ participants attended; noted greatest challenges faced include the following: Affordability, Lack of knowledge in the process, Ongoing maintenance, Accessibility for elderly/disabled persons, Issues with public transit	NA	<a href="http://www.fortworthtexas.gov">www.fortworthtexas.gov</a>

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of Comments received	Summary of comments not accepted and reasons	URL (If applicable)
4	AFH Focus Group	Transportation/Employment Service Providers/Groups/Organizations	Focus Group (AFH) Meeting #4 East Regional Library  June 5, 2017	Fifteen (15) members/ participants attended; noted greatest challenges faced include the following: limited access to public transit for Arlington residents, new companies difficult to access, need for more communication with employers	NA	<a href="http://www.fortworthtexas.gov">www.fortworthtexas.gov</a>

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of Comments received	Summary of comments not accepted and reasons	URL (If applicable)
5	Public Meeting	Residents of Council District #6	Community Engagement (AFH) Meeting #1 Chisholm Trail Community Center  July 12, 2017	Cumulative data from Fort Worth residents resulted in the following methods suggested to affirmatively further fair housing: Neighborhood Revitalization (36%), Preservation of Existing Affordable Housing (43%), and Increased Access to High Opportunity Areas (21%)	NA	<a href="http://www.fortworthtexas.gov">www.fortworthtexas.gov</a>

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of Comments received	Summary of comments not accepted and reasons	URL (If applicable)
6	Public Meeting	Residents of Council District #5	Community Engagement Meeting - Brighter Outlook July 20, 2017	Cumulative data from Fort Worth residents resulted in the following methods suggested to affirmatively further fair housing: Neighborhood Revitalization (36%), Preservation of Existing Affordable Housing (43%), and Increased Access to High Opportunity Areas (21%)	NA	<a href="http://www.fortworthtexas.gov">www.fortworthtexas.gov</a>

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of Comments received	Summary of comments not accepted and reasons	URL (If applicable)
7	Public Meeting	Residents of Council District #8	Community Engagement Meeting - Bethlehem Community Center  July 31,2017	30 citizens/ residents in attendance Cumulative data from Fort Worth residents resulted in the following methods suggested to affirmatively further fair housing: Neighborhood Revitalization (36%), Preservation of Existing Affordable Housing (43%), and Increased Access to High Opportunity Areas (21%)	NA	<a href="http://www.fortworthtexas.gov">www.fortworthtexas.gov</a>

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of Comments received	Summary of comments not accepted and reasons	URL (If applicable)
8	Public Meeting	Residents of Council District #4	Community Engagement - Northpark YMCA  August 1, 2017	40 citizens/ residents in attendance Cumulative data from Fort Worth residents resulted in the following methods suggested to affirmatively further fair housing: Neighborhood Revitalization (36%), Preservation of Existing Affordable Housing (43%), and Increased Access to High Opportunity Areas (21%)	NA	<a href="http://www.fortworthtexas.gov">www.fortworthtexas.gov</a>

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of Comments received	Summary of comments not accepted and reasons	URL (If applicable)
9	Public Meeting	Residents of Council District #9	Community Engagement Meeting - Worth Heights Community Center  August 3, 2017	20 citizens/ residents in attendance Cumulative data from Fort Worth residents resulted in the following methods suggested to affirmatively further fair housing: Neighborhood Revitalization (36%), Preservation of Existing Affordable Housing (43%), and Increased Access to High Opportunity Areas (21%)	NA	<a href="http://www.fortworthtexas.gov">www.fortworthtexas.gov</a>

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of Comments received	Summary of comments not accepted and reasons	URL (If applicable)
10	Public Meeting	Residents of Council District #2	Community Engagement Meeting - Northside Community Center  August 10, 2017	Cumulative data from Fort Worth residents resulted in the following methods suggested to affirmatively further fair housing: Neighborhood Revitalization (36%), Preservation of Existing Affordable Housing (43%), and Increased Access to High Opportunity Areas (21%)	NA	<a href="http://www.fortworthtexas.gov">www.fortworthtexas.gov</a>

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of Comments received	Summary of comments not accepted and reasons	URL (If applicable)
11	Public Meeting	Residents of Council District #3	Community Engagement Meeting - Como Community Center  August 14,2017	20 citizens in attendance Cumulative data from Fort Worth residents resulted in the following methods suggested to affirmatively further fair housing: Neighborhood Revitalization (36%), Preservation of Existing Affordable Housing (43%), and Increased Access to High Opportunity Areas (21%)	NA	<a href="http://www.fortworthtexas.gov">www.fortworthtexas.gov</a>

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of Comments received	Summary of comments not accepted and reasons	URL (If applicable)
12	Public Meeting	Non-targeted/broad community  All citizens and organizations	Community Engagement Meeting - Fort Worth Housing Solutions  August 15, 2017	Cumulative data from Fort Worth residents resulted in the following methods suggested to affirmatively further fair housing: Neighborhood Revitalization (36%), Preservation of Existing Affordable Housing (43%), and Increased Access to High Opportunity Areas (21%)	NA	<a href="http://www.fortworthtexas.gov">www.fortworthtexas.gov</a>

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of Comments received	Summary of comments not accepted and reasons	URL (If applicable)
13	Public Meeting	Non-targeted/broad community  All citizens and organizations	Community Engagement Meeting - Fort Worth Housing Solutions  August 29, 2017	Cumulative data from Fort Worth residents resulted in the following methods suggested to affirmatively further fair housing: Neighborhood Revitalization (36%), Preservation of Existing Affordable Housing (43%), and Increased Access to High Opportunity Areas (21%)	NA	<a href="http://www.fortworthtexas.gov">www.fortworthtexas.gov</a>

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of Comments received	Summary of comments not accepted and reasons	URL (If applicable)
14	AFH Focus Group	Disability Service Providers/Groups/Organizations	Focus Group Meeting - East Regional Library September 25, 2017	Four (4) members/ participants attended; noted greatest challenges faced include the following: Difficulty in locating rental property for disabled persons, ineffective services for homeless, disabled persons, Issues with public transit	NA	<a href="http://www.fortworthtexas.gov">www.fortworthtexas.gov</a>

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of Comments received	Summary of comments not accepted and reasons	URL (If applicable)
15	Newspaper Ad	<p>Minorities</p> <p>Non-English Speaking - Specify other language: Spanish</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p>	<p>REQUEST FOR PROPOSAL for PUBLIC SERVICE AGENCIES &amp; NON-PROFITS interested in applying for the following grants: Community Development Block Grant (CDBG), Emergency Solutions (ESG), Housing Opportunities for Persons with AIDS (HOPWA) Notice published on February 18, 2018 (Fort Worth Star-Telegram)</p>	<p>Numerous proposals received from applicant social service agencies</p>	<p>Agencies not recommended for funding had submitted proposals that scored lower than competitor proposals</p>	<p><a href="http://www.star-telegram.com">www.star-telegram.com</a></p>

16	Public Meeting	Non-targeted/broad community  All citizens and organizations	Community Development Council (CDC) Meeting dates: March 21, April 4, April 11, April 18, April 25, May 16 meetings to consider the Action Plan, and meetings to consider Request for Proposals from social service agencies seeking funding under the Action Plan	All Applicants for funding, under the RFP, had the opportunity to briefly describe their programs and projects at these meetings, and respond to CDC questions. On June 4, Kathryn Jacob, President & CEO, SafeHaven of Tarrant County, sent an email regarding the funding recommendation to not fund this agency and the adverse impact on clients. [City opted to fund agency at	NA	<a href="http://www.fortworthtexas.gov">www.fortworthtexas.gov</a>
----	----------------	--	--	---	----	--

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of Comments received	Summary of comments not accepted and reasons	URL (If applicable)
				<p>minimum level of funding- \$75k] On June 11, Wanda Conlin, West Meadowbrook Neighborhood Association, sent an email regarding proposed funding for East Lancaster Stratton Apartments and notified City of intent to not support funding this project. [City opted to not fund project]</p>		

17	Newspaper Ad	<p>Minorities</p> <p>Non-English Speaking - Specify other language: Spanish</p> <p>Non-targeted/broad community</p>	<p>Notice of Public Hearing on April 11 and April 18 before the Community Development Council at 6:15 pm in City Hall, City Council Conference Room 290 (CCCR 290) Notice published on March 26 (Fort Worth Star-Telegram), March 27 (Cleburne Times-Review), March 29 (La Vida News: The Black Voice, The Glen Rose Reporter, The Community News), and March 31 (La Estrella)</p>	NA	NA	<p>www.diariolaestrella.com, www.star-telegram.com, www.lavidanews.com, www.yourglenrosetx.com, cleburnetimesreview.com</p>
18	Newspaper Ad	Minorities	Notice of Public Hearing on May	NA	NA	www.fortworthtexas.gov

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of Comments received	Summary of comments not accepted and reasons	URL (If applicable)
		Non-English Speaking - Specify other language: Spanish  Non-targeted/broad community	16 before the Community Development Council at 6:15 pm in City Hall, City Council Conference Room 290 (CCCR 290) Notice published on April 24 (Fort Worth Star-Telegram)			

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of Comments received	Summary of comments not accepted and reasons	URL (If applicable)
19	Public Hearing	Non-targeted/broad community  All citizens and organizations	Public Hearing Dates: April 11, April 18, and May 16 before the Community Development Council at 6:15 pm in City Hall, City Council Conference Room 290 (CCCR 290)	NA	All comments, received as of the preparation of this plan, were taken into consideration. However, programs that are not selected for funding are those with lower scores than competing proposals, or those that did not meet basic criteria for funding.	<a href="http://www.fortworthtexas.gov">www.fortworthtexas.gov</a>

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of Comments received	Summary of comments not accepted and reasons	URL (If applicable)
20	Consultation Letters	Emergency mgmt., Broadband, Social service agency providers; nonprofits, housing service providers	Letters were mailed and/or emailed to various service providers requesting consultation, comments, and input on the 2018-22 Consolidated Plan and the 2018-19 Action Plan	On May 2, Barbara Lundgren emailed to notify staff that some of Public Hearing dates had passed or were short notice; also informed staff of characters in Consolidated Plan. Staff notified her that the Plan reviewed was the prior Consolidated Plan (2013-18) and characters were due to glitch in IDIS system	NA	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of Comments received	Summary of comments not accepted and reasons	URL (If applicable)
21	Newspaper Ad	<p>Minorities</p> <p>Non-English Speaking - Specify other language: Spanish</p> <p>Non-targeted/broad community</p>	<p>Public Notices summarizing funding recommendations for the 2018-19 Action Plan and notice of public hearings on June 26 and August 7 before City Council at 7:00 pm in City Hall, Council Chambers</p> <p>Notice published on June 10 (Fort Worth Star-Telegram and La Estrella), and on June 21 (La Vida News: The Black Voice)</p>	NA	NA	<p>www.star-telegram.com, www.diariolaestrella.com, www.lavidanews.com</p>

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of Comments received	Summary of comments not accepted and reasons	URL (If applicable)
22	Public Meeting	Non-targeted/broad community  All citizens and organizations	City Council Meeting held on June 26 to approve funding recommendation for 2018-19 Action Plan	NA	NA	<a href="http://www.fortworthtexas.gov">www.fortworthtexas.gov</a>
23	Newspaper Ad	Non-targeted/broad community	Public Notice of additional public hearings on July 10 at 6:00 pm at Brighter Outlook, July 12 at 6:00 pm at Northside Community Center, and July 18 at 7:00 pm at Hazel Harvey Peace Center for Neighborhoods Notice published on June 24 (Fort Worth Star-Telegram)	NA	NA	<a href="http://www.star-telegram.com">www.star-telegram.com</a>

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of Comments received	Summary of comments not accepted and reasons	URL (If applicable)
24	Internet Outreach	Non-targeted/broad community  All citizens and organizations	All public notices and meeting agendas, as well as the DRAFT Action Plan, are posted on the City of Fort Worth website	NA	NA	<a href="http://www.fortworthtexas.gov/neighborhoods/grants/">www.fortworthtexas.gov/neighborhoods/grants/</a>
25	Other-Libraries, NSD Office	Non-targeted/broad community  All citizens and organizations	Hard Copies of Draft Action Plans distributed on June 30 to five (5) public libraries as follows: Central, Southwest Regional, East Regional, East Berry, Northside	NA	NA	<a href="http://www.fortworthtexas.gov/neighborhoods/grants/">www.fortworthtexas.gov/neighborhoods/grants/</a>

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of Comments received	Summary of comments not accepted and reasons	URL (If applicable)
26	Public Hearing	Non-targeted/broad community  Residents of Council District 5	Public Hearing held on Tuesday, July 10 at 6pm at Brighter Outlook, 4910 Dunbar Street, Fort Worth, TX 76105, primarily targeting City Council District 5 residents.	NA	NA	<a href="http://www.fortworthtexas.gov">www.fortworthtexas.gov</a>
27	Public Hearing	Non-targeted/broad community  Residents of Council District 2	Public Hearing held on Thursday, July 12 at 6pm at Northside Community Center, 1100 NW 18th Street, Fort Worth, TX 76164, primarily targeting City Council District 2 residents.	NA	NA	<a href="http://www.fortworthtexas.gov">www.fortworthtexas.gov</a>

28	Public Hearing	Non-targeted/broad community  All citizens and organizations	Public Hearing held on Wednesday, July 18 at 7pm at Hazel Harvey Peace Community Center for Neighborhoods, 818 Missouri Street, Fort Worth, TX 76104.	Citizens responded with questions regarding the following concerns: 1) Future of City-funded pools in community 2) HUD-sponsored multifamily projects and ongoing property management 3) Coordination of City departments (i.e., Code Compliance, Parks) in maintaining HUD-funded projects throughout City such as streets/sidewalks, single-	NA	<a href="http://www.fortworthtexas.gov">www.fortworthtexas.gov</a>
----	----------------	--	---	--	----	--

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of Comments received	Summary of comments not accepted and reasons	URL (If applicable)
				family housing, etc. 4) People-focused staff at public housing developments (Butler/Cavile) 5) Monitoring process to avoid duplication of number of clients served		

29	Other-Community Meeting	<p>Minorities</p> <p>Non-targeted/broad community</p> <p>All citizens and organizations</p>	<p>Monthly Unity In The Community meeting held on Thursday, July 19 at 1pm at Greater Saint Stephen First Church, 3728 East Berry Street, Fort Worth, TX 76105</p>	<p>Community comments included the following: 1) Request for male-focused proposals for funding, similar to programs offered by Girls, Inc. 2) Concerns regarding the City continually funding the same, large organizations each year and need to fund smaller agencies/programs 3) Status of Fort Worth Housing Solutions wait list and concerns regarding newer residents</p>	NA	<p><a href="http://www.fortworthtexas.gov">www.fortworthtexas.gov</a></p>
----	-------------------------	---	--	--	----	---

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of Comments received	Summary of comments not accepted and reasons	URL (If applicable)
				relocated from Hurricane Harvey being prioritized over local residents 4) Need for more opportunities for housing homeless individuals, removing from streets 5) Medical options for homeless individuals		

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of Comments received	Summary of comments not accepted and reasons	URL (If applicable)
30	Public Hearing	Non-targeted/broad community  All citizens and organizations	Public Hearing held on Tuesday, August 7 at 7pm in conjunction with City Council Meeting at City Council Chambers, 200 Texas Street, Fort Worth, TX 76102	NA	NA	<a href="http://www.fortworthtexas.gov">www.fortworthtexas.gov</a>

**Table 4 – Citizen Participation Outreach**

# Needs Assessment

## NA-05 Overview

### Needs Assessment Overview

This ConPlan needs assessment reviews community needs for housing, homeless services, and non-housing community development. Housing and homeless needs considered included the issues of affordability, age and condition of units, occupancy or overcrowding, and made comparisons with the total number of households (particularly those with lower incomes) that need housing. Community development needs were determined by a combination of planning data and community input.

Overall, the needs assessment indicates a great need for affordable housing, particularly for renters at extremely low incomes (under 30% AMI), and for first-time homebuyers seeking "starter" homes. The needs assessment also demonstrates a growing need for preservation and rehabilitation of older housing stock, particularly housing in the central city that is occupied by low and moderate income households. This need for housing repair is evident for both owner-occupied and renter-occupied housing, particularly in older neighborhoods.

Older neighborhoods also need targeted reinvestment in community infrastructure such as improved streets, sidewalks, lighting, and parks. Improvements to community facilities, and enhancements of their accessibility, are also needed to improve the quality of life in many Fort Worth neighborhoods. Neighborhood-based social services, focusing on youth programming, educational enrichment for children, and employment-related services, are also needed to enhance the quality of life and increase incomes for residents in low-income neighborhoods. For special needs populations, including the homeless, the need is especially acute for affordable and accessible housing with appropriate supportive services.

## **NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c)**

### **Summary of Housing Needs**

The types of housing needs that can be addressed by HUD grant funds include development of new housing, preservation of existing housing, and assistance with purchasing a home, for low and moderate income households. However, Fort Worth has far greater needs for these services than the limited HUD resources can address. This section of the ConPlan provides rough estimates of the level of need for each of these types of programs by comparing the total number of households in particular income categories, to the total units of housing available. Due to the limited resources available, this plan also focuses primarily on those areas of greatest need: that is, the need of the households with the lowest incomes and the least ability to be fully capable of meeting their own needs. This needs assessment covers both homeowner and rental housing, as communities are strongest when they provide housing options for all their members. The needs assessment does not focus on rental assistance needs, as that function is addressed by HUD through local housing authorities, including Fort Worth Housing Solutions.

Based on analysis of data provided by HUD, there is an estimated need for 19,230 units of affordable rental housing for extremely low income and low income households. Based on a rough assessment of age of housing stock and level of demand for home repairs by homeowners with incomes under 50% AMI, there is estimated need for single-family home repairs by 12,790 very low income homeowners. This is based on an assumption that homeowners with incomes under 50% AMI, who are paying more than 50% of their annual income on mortgage, utilities and taxes, will not have the financial capacity to make significant home repairs. There is also, at minimum, a need for major rehabilitation of rental housing for 3180 renter households (assuming only the units lacking complete plumbing and kitchen facilities are addressed). An additional 10% of the approximately 45,000 rental housing units built prior to 1980 may be in need of less urgently needed upgrades or improvements, particularly if located in lower income neighborhoods where disinvestment has occurred.

Approximately 44% of all Fort Worth households are considered to meet HUD's definition of low to moderate income (the target beneficiary population for the HUD grants referenced in this ConPlan.) This includes the 14% of all households with incomes under 30% of AMI (extremely low income), the 13% of households with incomes between 30% and 50% AMI (low income), and the 17% with incomes between 50% and 80% AMI (moderate income). HUD defines housing need for this population in terms of severe cost burden (paying more than 50% of income for rent), overcrowding (more than one person per room), and living in substandard conditions (lacking complete plumbing or kitchen facilities.)

The analysis below indicates that extremely low income renters, and particularly the elderly, disabled and special needs populations that are in that income category, are in greatest need of affordable rental housing, as 18,770 of these households are severely cost-burdened.

<b>Demographics</b>	<b>Base Year: 2000</b>	<b>Most Recent Year: 2013</b>	<b>% Change</b>
Population	538,356	761,092	41%
Households	212,389	265,174	25%
Median Income	\$37,074.00	\$51,315.00	38%

**Table 5 - Housing Needs Assessment Demographics**

**Data Source:** 2000 Census (Base Year), 2009-2013 ACS (Most Recent Year)

**Number of Households Table**

	<b>0-30% HAMFI</b>	<b>&gt;30-50% HAMFI</b>	<b>&gt;50-80% HAMFI</b>	<b>&gt;80-100% HAMFI</b>	<b>&gt;100% HAMFI</b>
Total Households	41,115	34,560	46,410	25,885	117,205
Small Family Households	13,755	13,995	19,285	11,280	64,485
Large Family Households	5,215	5,685	7,870	3,685	10,465
Household contains at least one person 62-74 years of age	6,015	5,040	6,405	3,700	16,560
Household contains at least one person age 75 or older	4,020	3,880	4,640	1,935	5,970
Households with one or more children 6 years old or younger	10,855	10,160	11,695	5,900	18,970

**Table 6 - Total Households Table**

**Data Source:** 2009-2013 CHAS

## Housing Needs Summary Tables

### 1. Housing Problems (Households with one of the listed needs)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>										
Substandard Housing - Lacking complete plumbing or kitchen facilities	470	340	355	260	1,425	180	145	150	115	590
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	795	455	435	70	1,755	310	285	335	30	960
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	2,120	1,420	1,495	445	5,480	420	740	1,495	465	3,120
Housing cost burden greater than 50% of income (and none of the above problems)	16,930	5,030	930	105	22,995	6,525	4,185	2,585	409	13,704

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Housing cost burden greater than 30% of income (and none of the above problems)	3,475	9,340	7,970	1,090	21,875	1,925	3,690	6,895	3,590	16,100
Zero/negative Income (and none of the above problems)	2,235	0	0	0	2,235	1,000	0	0	0	1,000

**Table 7 – Housing Problems Table**

Data 2009-2013 CHAS  
Source:

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>										
Having 1 or more of four housing problems	20,320	7,240	3,210	875	31,645	7,430	5,360	4,565	1,019	18,374
Having none of four housing problems	6,210	12,235	19,150	9,615	47,210	3,925	9,720	19,480	14,380	47,505

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Household has negative income, but none of the other housing problems	2,235	0	0	0	2,235	1,000	0	0	0	1,000

**Table 8 – Housing Problems 2**

Data 2009-2013 CHAS  
Source:

**3. Cost Burden > 30%**

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>								
Small Related	9,065	6,995	4,335	20,395	2,480	3,305	4,345	10,130
Large Related	2,920	1,700	680	5,300	1,605	1,630	1,530	4,765
Elderly	3,170	2,090	1,255	6,515	3,130	2,230	2,075	7,435
Other	8,105	4,965	3,070	16,140	1,810	1,170	1,700	4,680
Total need by income	23,260	15,750	9,340	48,350	9,025	8,335	9,650	27,010

**Table 9 – Cost Burden > 30%**

Data 2009-2013 CHAS  
Source:

**4. Cost Burden > 50%**

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>								
Small Related	7,400	2,215	275	9,890	1,930	1,645	1,155	4,730
Large Related	2,030	435	25	2,490	1,315	675	125	2,115
Elderly	2,235	895	350	3,480	2,255	1,085	670	4,010
Other	7,105	1,695	335	9,135	1,480	850	625	2,955

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Total need by income	18,770	5,240	985	24,995	6,980	4,255	2,575	13,810

**Table 10 – Cost Burden > 50%**

Data 2009-2013 CHAS  
Source:

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>										
Single family households	2,690	1,420	1,445	390	5,945	560	650	1,200	275	2,685
Multiple, unrelated family households	205	380	470	109	1,164	195	400	669	225	1,489
Other, non-family households	40	115	10	15	180	0	0	0	0	0
Total need by income	2,935	1,915	1,925	514	7,289	755	1,050	1,869	500	4,174

**Table 11 – Crowding Information – 1/2**

Data 2009-2013 CHAS  
Source:

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present	0	0	0	0	0	0	0	0

**Table 12 – Crowding Information – 2/2**

Data Source Local data for households with children present, sorted by ownership status and income levels was not available  
Comments: for this plan

### **Describe the number and type of single person households in need of housing assistance.**

Of the 41,115 total households with incomes below 30% AMI, 12,110 are not in small or large families, or in elderly households, and are therefore presumed to be single-person households. According to table 4 above, there are 7,105 households in that income category that are paying over 50% of their incomes on rent, and 1,480 owner households in that category with an equivalent cost burden.

Single-person owner households are likely to need housing assistance in the form of home repairs, since so much of their income is dedicated to housing costs they are unlikely to have resources to replace major systems such as HVAC, roofs, windows, etc. To the extent that any elderly single-person households are low income homeowners, they are extremely likely to need home repair assistance as well. Therefore, a high percentage of the 3,340 elderly homeowners with incomes under 50%, are likely to need assistance. This need is also demonstrated by constant demand for the City's Priority Repair Program, which annually makes approximately 300 such repairs at the homes of low income elderly or disabled residents.

### **Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.**

Based on 2010-2016 Census data from the Assessment of Fair Housing database, the total number of persons reporting that they live with a disability in Fort Worth Census was 75,550, or nearly 10%. Of these, approximately 24,284 were elderly persons, and 39,326 were mobility impaired. It is not uncommon for persons with disabilities to have more than one disabling condition: the AFH data reports 18,506 persons with hearing difficulty, 15,508 with vision difficulty, and 29,451 with cognitive difficulties. Though many persons with disabilities live with family members, if they live independently they are disproportionately likely to have low incomes. The current average SSI income for a person with disabilities is approximately \$9,000. FWHS reports that approximately 45% of their federally-assisted resident households have at least one disabled or elderly family member, which represents approximately 3,400 clients. Given the length of the waiting list that was developed when most recently opened, it is likely that at least 2,500 more Fort Worth persons with disabilities are in need of housing assistance.

The Safe Haven of Tarrant County is the primary domestic violence shelter in Fort Worth, providing services to both women and men. This agency also provides domestic partner violence prevention services throughout the community. For the past several years, Safe Haven has sheltered approximately 1,000 domestic violence victims annually. In addition, local homeless shelters such as the Salvation Army and Presbyterian Night Shelter report that as many as half of their female shelter residents at any point in time, have been victims of domestic violence. Therefore, based the fact that an additional 1,000 persons in families stayed at emergency shelters that participated in the local HMIS system and were not dedicated to domestic violence according to the Continuum of Care's Annual Homeless Assessment Report (AHAR), approximately 1,500 persons annually report being victims of domestic or dating violence, sexual assault and stalking.

## **What are the most common housing problems?**

Over 23,000 low and moderate income households pay more than 50% for their housing, and approximately 2/3 of these households are renters. Based on the HUD data, over 11,000 households are overcrowded, with approximately 2,700 of these households defined as severely overcrowded. Meanwhile, approximately 2,000 households live in substandard physical conditions.

Based on the age of Fort Worth's housing stock, the physical condition problem is likely to be greater than the data regarding substandard physical conditions may reflect. Based on 2016 Census data, 42.5% of all the City's housing stock had been built prior to 1980. Geographic analysis shows that there is a concentration of older house stock in the central-city that overlaps with a concentration of low to moderate income families. Housing units built before 1980 are more likely to contain lead-based paint and are more likely in need of a major repair. Yet, these houses are occupied by families least likely to have the financial means to make needed repairs. Because of the severe health risks associated with lead-based paint, particularly in households with children, this is the paramount concern when assessing health and safety conditions of housing.

## **Are any populations/household types more affected than others by these problems?**

Housing cost burden is particularly serious for the extremely low income (under 30% AMI) segment of the population. Over 57% of these households spend more than 50% of their gross income on housing, making them particularly vulnerable to financial or personal crises that could lead to homelessness. For all small family households, 51% of renters and owners are severely cost-burdened, however, for all large-family households, only 23% are cost-burdened. Only 33 % of all elderly households, both renters and owners, are severely cost-burdened. Low income renter households are more affected by substandard housing, and overcrowding, than owner households.

## **Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance**

A local group focused on ending early childhood homelessness conducted research of families that are unstably housed. The group conducted focus groups with women experiencing homelessness, those at risk of homelessness as well as case managers. The three most important issues to address in order to be self-sufficient were: affordable housing, childcare and living wage employment. The combination of rising rents in the Dallas-Fort Worth area combined with minimum wage jobs produces many unstably housed families that are one or two financial crises (car breaks down, someone is sick) away from homelessness.

In 2019, a portion of ESG prevention funds are reserved for households that are formerly homeless. Local foundations working with the City of Fort Worth contracted with OrgCode Consulting to perform a needs and gaps assessment of the homeless system. One of the suggestions was to limit prevention funds to

previously homeless households. Studies have shown that many households who receive prevention assistance wouldn't have fallen into homelessness without the assistance. The only predictor of homelessness is a previous experience of homeless. In light of this recommendation, the City is reserving scarce prevention funds for these households. If a household needs rapid rehousing, that assistance can often be extended. However, once a household exits rapid rehousing and experiences a crisis, they would be able to access these prevention funds.

To prevent returns to homelessness, households need both affordable housing and living wage employment. Minimum wage jobs won't suffice so case managers are trying to connect clients with employment training opportunities for higher wage jobs that will allow them to sustain the apartment.

**If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:**

For the purposes of this plan, some proportion of City's the 18,770 severely cost burdened extremely low income renter households could become homeless in Fort Worth if they lost their support networks. Based on the fact that 6,701 new persons entered the homeless service system in 2017 according to the TCHC HMIS database, at least that many households are likely to be at risk of homelessness.

HUD defines "risk of homelessness" status states that an individual or family is at risk of homelessness if (1) the individual or family has income below 30 percent of median income for the geographic area; AND (2) the individual or family has insufficient resources and support networks immediately available to attain housing stability; AND the individual or family exhibits one or more of the following specified risk factors: (a) has moved frequently because of economic reasons; (b) is living in the home of another because of economic hardship; (c) has been notified that their right to occupy their current housing or living situation will be terminated; (d) lives in a hotel or motel; (e) lives in severely overcrowded housing; (f) is exiting an institution; or (g) otherwise lives in housing that has characteristics associated with instability and an increased risk of homelessness.

**Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness**

Households that are paying over 50% of their income for rent tend to be unstable because one crisis could mean a delay in paying rent. All-bills paid apartments provided a sense of predictability for households, however those units are disappearing.

However, it is very difficult to predict who will become homeless. The only predictor of homelessness is a previous experience of homelessness.

## **Discussion**

## NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

### Introduction

According to HUD guidelines, “disproportionately greater need” exists when the percentage of persons in a category of need who are members of a particular racial or ethnic group is at least 10 percentage points higher than the percentage of persons in the category as a whole.

HUD also defines "housing problems" as whether or not a household has one of the following: lack of complete kitchen facilities; lack of complete plumbing; overcrowding (more than 1 person per room), and cost of housing (rent or mortgage) greater than 30% of the household’s income.

### 0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	33,145	4,735	3,235
White	9,510	1,585	1,135
Black / African American	10,990	1,860	850
Asian	1,240	65	390
American Indian, Alaska Native	120	10	0
Pacific Islander	0	0	0
Hispanic	10,790	1,150	785

**Table 13 - Disproportionally Greater Need 0 - 30% AMI**

Data 2009-2013 CHAS  
Source:

\*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

**30%-50% of Area Median Income**

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	25,630	8,920	0
White	8,335	2,855	0
Black / African American	6,855	1,775	0
Asian	540	160	0
American Indian, Alaska Native	35	15	0
Pacific Islander	0	35	0
Hispanic	9,555	3,980	0

**Table 14 - Disproportionally Greater Need 30 - 50% AMI**

Data 2009-2013 CHAS  
Source:

\*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

**50%-80% of Area Median Income**

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	22,640	23,775	0
White	10,425	9,260	0
Black / African American	4,630	4,824	0
Asian	405	295	0
American Indian, Alaska Native	75	29	0
Pacific Islander	15	15	0
Hispanic	6,875	9,105	0

**Table 15 - Disproportionally Greater Need 50 - 80% AMI**

Data 2009-2013 CHAS  
Source:

\*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

## 80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	6,585	19,310	0
White	3,415	8,690	0
Black / African American	1,265	4,085	0
Asian	280	525	0
American Indian, Alaska Native	0	75	0
Pacific Islander	0	0	0
Hispanic	1,555	5,694	0

**Table 16 - Disproportionally Greater Need 80 - 100% AMI**

Data 2009-2013 CHAS  
Source:

\*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

### Discussion

When the incidence of housing problems by each income category is analyzed, it appears that income level rather than race or ethnicity is the primary factor in determining extent of housing problems. Higher income households experience fewer housing problems. For example, approximately 25% of households earning over 80% HAMFI experienced one or more housing problems, but twice as many (49%) of households at the next lowest income tier (between 50-80% HAMFI) had housing problems. The severity of incidence of housing problems increases as incomes decrease, as 74% of households at 30-50% HAMFI and 81% of households with incomes under 30% HAMFI experienced one or more housing problems.

All racial and ethnic groups in the lowest income category (under 30% AMI) have housing problems at rates ranging from 78% to 84%, with less than 10% variance from the 81% rate of that income category as a whole. Likewise, for the 30-50% AMI income group, all racial and ethnic groups have housing problems ranging from 67% to 79%, with less than 10% variance from the 74% rate of that income category as a whole.

Based on the above data, there is not disproportionately greater need when comparing most racial or ethnic groups, except for American Indians/Alaska Natives. The Native American households who have extremely low incomes (less than 30% HAMFI) have housing problems at a rate of 92%, exceeding the rate for that overall income category by 12%. Also, 49% of all moderate income households in the jurisdiction experience one or more housing problems, but the incidence is 23 points higher for American Indian/Alaska Native households, at 82%. (It is important to note that the very small number of these

households results in a very small sample size, which may result in skewing of the statistics, as these families represent less than 1% of all Fort Worth households.)

The 88,000 households with one or more of the four housing problems in Fort Worth represent 33% of all households, approximately 84,200 of which are under 100% of area median income. Of those with housing problems, most are very low income, with over two thirds having incomes under 50% of HAMFI, and over one-third having incomes under 30% of median income. The rate of housing problems across racial and ethnic groups is fairly consistent for all households under 100% AMI, with whites at 57%, Hispanics at 58%, and Blacks slightly higher at 64%.

## NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

### Introduction

Disproportionately greater need exists when the percentage of persons in a category of need, who are members of a particular racial or ethnic group, is at least 10 percentage points higher than the percentage of persons in the category as a whole. Severe housing problems exist when there is the incidence of at least one of the following housing problems: lack of complete kitchen facilities; lack of complete plumbing; overcrowded households (more than 1.5 persons per room, not including bathrooms, porches, foyers, halls, or half-rooms), and cost burden greater than 50% of a household's income.

### 0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	27,750	10,135	3,235
White	7,920	3,170	1,135
Black / African American	9,375	3,480	850
Asian	1,170	135	390
American Indian, Alaska Native	85	39	0
Pacific Islander	0	0	0
Hispanic	8,755	3,190	785

**Table 17 – Severe Housing Problems 0 - 30% AMI**

Data 2009-2013 CHAS

Source:

\*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

### 30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	12,600	21,955	0
White	4,585	6,610	0

<b>Severe Housing Problems*</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
Black / African American	3,050	5,575	0
Asian	355	340	0
American Indian, Alaska Native	35	15	0
Pacific Islander	0	35	0
Hispanic	4,420	9,115	0

**Table 18 – Severe Housing Problems 30 - 50% AMI**

Data 2009-2013 CHAS  
Source:

\*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

### 50%-80% of Area Median Income

<b>Severe Housing Problems*</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
Jurisdiction as a whole	7,775	38,630	0
White	2,925	16,760	0
Black / African American	1,290	8,165	0
Asian	139	560	0
American Indian, Alaska Native	40	69	0
Pacific Islander	15	15	0
Hispanic	3,274	12,705	0

**Table 19 – Severe Housing Problems 50 - 80% AMI**

Data 2009-2013 CHAS  
Source:

\*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

## 80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,894	23,995	0
White	750	11,350	0
Black / African American	380	4,970	0
Asian	100	700	0
American Indian, Alaska Native	0	75	0
Pacific Islander	0	0	0
Hispanic	674	6,569	0

**Table 20 – Severe Housing Problems 80 - 100% AMI**

Data 2009-2013 CHAS  
Source:

\*The four severe housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than 1.5 persons per room,
4. Cost Burden over 50%

## Discussion

While there seems to be no racial or ethnic group that experiences disproportionately greater need when analyzing those families with extremely low income, and those with incomes at or above 80% AMFI, it appears that there are some racial minorities that do experience disproportionately greater need among households at the middle income categories, between 30-80% of HAMFI. Amongst households earning 30-50% of HAMFI, Asians and American Indian/Alaska Native households experience disproportionately greater need than the jurisdiction as a whole. Similarly, among households earning 50-80% of HAMFI, American Indian/Alaska Native and Pacific Islander households experience disproportionately greater need. These racial/ethnic groups experience disproportionately greater need when compared with the population as a whole. The total number of households in the disproportionately affected groups represents approximately two-tenths of one percent of the total households in the City of Fort Worth, and less than one percent of all 50,019 households experiencing severe housing problems.

There are 50,019 households (or 18.9% of all households) in Fort Worth with one or more of the four severe housing problems. Of those with severe housing problems, 55.5% have an extremely low income (0%-30% AMI), 25% are low income (30%-50% of AMI), and 15.5% are moderate income households (50%-80% AMI). Hispanics have the highest total number of households with severe housing problems, followed by Whites and Black/African Americans.

When the incidence of severe housing problems by each income category is analyzed, income level rather than race or ethnicity continues to be the primary factor. The further down the income scale, the greater the percentage of households experiencing one or more severe housing problems. This is demonstrated by the fact that there is an approximately 4% variance in the incidence of severe housing problems among all races and ethnicities for extremely low income households. That is, the rate of severe housing problems for 30% AMI or lower is 64.8% for whites, 68.4% for Blacks, and 68.8% for Hispanics. For the next highest income category, 30-50% AMI, the average incidence of severe housing problems is 36.5%, with blacks at 35%, Hispanics at 32.7%, and whites highest (for this income category) at 41%.

## NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

### Introduction:

Disproportionately greater need exists when the percentage of persons in a category of need who are members of a particular racial or ethnic group is at least 10 percentage points higher than the percentage of persons in the category as a whole. The tables below display disproportionately greater needs related to housing cost burden.

### Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	173,670	48,000	39,999	3,505
White	97,180	20,300	15,005	1,175
Black / African American	28,030	11,480	12,235	905
Asian	4,920	965	1,510	390
American Indian, Alaska Native	680	115	155	0
Pacific Islander	215	0	0	0
Hispanic	40,700	14,620	10,495	955

**Table 21 – Greater Need: Housing Cost Burdens AMI**

Data 2009-2013 CHAS  
Source:

### Discussion:

In Fort Worth, approximately two thirds of all households are not cost-burdened, and spend less than 30% of their income on housing costs. In this group, Black households are somewhat disproportionately under-represented, as only just over half are not cost-burdened. Less than one fifth of all households (18.1%) spend between 30% and 50% of their income on housing. No racial or ethnic group is experiencing disproportionately greater need in this category than any other group.

An estimated 15% of all households in the City are severely cost-burdened, spending more than 50% of their income on housing costs. No racial or ethnic group appears to have disproportionately greater need, when the levels of cost burden are considered separately. However, when both levels of cost burden are combined, the African-American population experiences cost burden at nearly a 13% higher rate than the population as a whole, which is greater than HUD’s 10% standard for assessing disproportionate need.

## **NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2)**

**Are there any income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?**

Population groups with very small sample sizes appear to experience disproportionately greater need for some income categories. American Indian/Alaska Natives have an overall greater need than the other racial/ethnic groups in the 0%-30% AMI income category and the 50-80% AMI income category. Pacific Islanders appear to be disproportionately impacted at the 50-80% income category. For severe housing problems, it appears that there are disproportionate needs experienced by Asian, American Indian/Alaska Native and Pacific Islander households earning above 30% but under 80% AMI.

After analyzing disproportionately greater housing cost burdens, *when rates of cost burden are separated*, it appears that there are no disproportionately impacted racial/ethnic groups in the City. However, *when the levels of cost burden are combined*, African Americans experience a disproportionate need for affordable housing, based on their total rate of cost burden relative to the population as a whole.

**If they have needs not identified above, what are those needs?**

Renter households at very low income levels have a higher need for larger housing units (due to overcrowding) and a higher need for housing repair (due to higher incidence of substandard conditions).

**Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?**

When analyzing the three racial/ethnic groups that appear to experience disproportionately greater need (Asian, Native American/Alaska Native, and Pacific Islander), and reviewing Assessment of Fair Housing maps for this information, there appears to be no significant concentration of these groups in any particular neighborhood of the City.

# NA-35 Public Housing – 91.205(b)

## Introduction

### Totals in Use

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *

Table 22 - Public Housing by Program Type

\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Data Source: PIC (PIH Information Center)

### Characteristics of Residents

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	
									Average Annual Income
Average length of stay	0	1	3	5	0	5	0	4	
Average Household size	0	1	2	2	4	2	1	4	

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher	
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program
# Homeless at admission	0	29	3	5	0	5	0	0
# of Elderly Program Participants (>62)	0	4	133	856	1	839	7	2
# of Disabled Families	0	30	205	1,471	0	1,372	59	10
# of Families requesting accessibility features	0	64	998	5,013	2	4,774	124	40
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

**Table 23 – Characteristics of Public Housing Residents by Program Type**

Data Source: PIC (PIH Information Center)

### Race of Residents

Race	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	34	269	1,291	1	1,201	50	17	3
Black/African American	0	30	713	3,678	1	3,529	74	23	2
Asian	0	0	13	32	0	32	0	0	0

Program Type									
Race	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
American Indian/Alaska Native	0	0	1	9	0	9	0	0	0
Pacific Islander	0	0	2	3	0	3	0	0	0
Other	0	0	0	0	0	0	0	0	0

\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

**Table 24 – Race of Public Housing Residents by Program Type**

Data Source: PIC (PIH Information Center)

### Ethnicity of Residents

Program Type									
Ethnicity	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	6	163	471	1	451	3	3	0
Not Hispanic	0	58	835	4,542	1	4,323	121	37	5

\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

**Table 25 – Ethnicity of Public Housing Residents by Program Type**

Data Source: PIC (PIH Information Center)

**Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:**

There are 410 families with disabilities on the waiting list for Fort Worth Housing Solutions which equates to 20.6% of the total waiting list.

- Elderly Families 17 or 0.6%
- Families with Disabilities 410 or 20.6%

**Most immediate needs of residents of Public Housing and Housing Choice voucher holders**

The Waiting List for Public Housing and Housing Choice Vouchers shows a trend for an increased need for housing. Currently, the Public Housing Waiting List is open for specific bedroom sizes at various locations, though the Housing Choice Voucher waiting list is currently closed (after the 2011 wait list was purged in April 2017 from the size of 6,000 households to 1,000, and then opened briefly in November 2017 with a limit of 5,000 additional households for a total of approximately 6,000 again). The primary need of these families is for stable housing. Additional needs include stable employment, job training, child care, and transportation assistance. The following is a summary of the waiting list numbers and types:

FWHS Waiting List – Total number of Families on the public housing waiting list: 1,983

Economic status of Families on the Public Housing Waiting List (including percentage of total)

- Extremely low income <=30% AMI 1,707 or 86%
- Very low income >30% but <=50% AMI 231 or 12%
- Low income >50% but <80% AMI 43 or 2%
- Over Income 2 or .001%

**How do these needs compare to the housing needs of the population at large**

It is estimated that the needs of individuals and families on the Public Housing and housing voucher waiting lists are similar to needs of the extremely low-income population at large: child care, stable employment, job training and education. The lower the income bracket to which an individual or family belongs, the greater the need for assistance.

**Discussion**

This section is optional and was left blank intentionally.

## **NA-40 Homeless Needs Assessment – 91.205(c)**

### **Introduction:**

On January 25, 2018, there were 2,015 people experiencing homelessness in Tarrant and Parker counties according to the Point in Time Count. Of these, 1,594 were in Fort Worth, making up two-tenths of one percent of the total City population. Overall homelessness has decreased in Fort Worth in the past 11 years, though the extent of unsheltered homelessness has been growing for the past 5 years.

The demographic profile of those experiencing homelessness included 56 males and 44% females. Homeless persons in families represented 20% of the total count, with 14% being children; family homelessness had decreased 29% since the previous Point in Time count. Veterans were 8% of the homeless population, this number had decreased 15% since the previous count. The population of chronically homeless persons (defined as individuals with disabilities who had been homeless for at least a year, or multiple times in the past several years) was at 14%, however, this population had grown by 29% since the previous count. Of all persons counted, 18% were struggling with mental illness and/or substance abuse, 5% were victims of domestic violence, while 3% were unaccompanied youth.

Within the City of Fort Worth boundaries, homelessness increased 12% to 1,787 persons. Within the overall Continuum of Care area (which includes Parker County), there were 678 people experiencing unsheltered homelessness. The emergency shelter population was 1228, 20 of whom were residing at the Safe Haven shelter dedicated to domestic violence. Only 89 persons resided in transitional housing

## Homeless Needs Assessment

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	4	129	1,006	900	783	116
Persons in Households with Only Children	0	10	306	168	270	36
Persons in Households with Only Adults	611	884	5,027	5,808	3,310	85
Chronically Homeless Individuals	107	176	878	108	137	400
Chronically Homeless Families	0	0	137	72	40	388
Veterans	31	128	973	993	439	196
Unaccompanied Child	26	29	306	168	270	36
Persons with HIV	0	0	229	220	75	120

**Table 26 - Homeless Needs Assessment**

**Data Source Comments:** January 25, 2018 Point In Time Count sponsored by Tarrant County Homeless Coalition and the local Continuum of Care.

Indicate if the homeless population is:  Has No Rural Homeless

**If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):**

The number of persons becoming homeless in 2017 was 6,701. The total number of persons exiting homeless during the same period was 5,589. The average length of time homeless was 7 months. Throughout the Continuum of Care System, there was a 16% rate of rate of return to homelessness within two years. Persons in families are likely to have the shortest time homeless, as the Continuum of Care's Coordinated Entry system has made this a priority population for placement in housing. Veterans may also have shorter stays due to the availability of more housing resources. Veterans' total homeless count decreased from 186 to 159 between 2017 and 2018. Chronically homeless persons are likely to have longer time periods in homelessness, due to shortages of Permanent Supportive Housing units that match housing assistance with direct case management services.

**Nature and Extent of Homelessness: (Optional)**

<b>Race:</b>	<b>Sheltered:</b>	<b>Unsheltered (optional)</b>
White	589	319
Black or African American	735	203
Asian	13	7
American Indian or Alaska Native	0	20
Pacific Islander	0	0
<b>Ethnicity:</b>	<b>Sheltered:</b>	<b>Unsheltered (optional)</b>
Hispanic	147	54
Not Hispanic	1,190	244

Data Source  
Comments:

**Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.**

At the 2018 Point in Time count of Fort Worth and Tarrant County's homeless population, there were 133 homeless households with children. Of these, four households were experiencing unsheltered homelessness, 126 were in emergency shelters and three in transitional housing. The vast majority of these households are non-chronic and in need of rapid rehousing. Typically, there are fewer than five chronically homeless families on the local Continuum of Care's Coordinated Entry database. This is because chronically homeless families are prioritized for permanent supportive housing.

The most recent AHAR report indicates that veterans make up 2% of persons in families in emergency shelters, but 10% of individuals in emergency shelters, and 7% of persons in Permanent Supportive Housing.

**Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.**

African-Americans make up only 19% of the City of Fort Worth population, but 47% of persons in the homeless population are Black, and 73% of homeless persons in families are Black. African Americans are also over-represented in Permanent Supportive Housing, making up 71% of families receiving such housing assistance and 51% of individuals receiving such assistance. Though Hispanics comprise 34% of the City of Fort Worth population, only 10% of the overall homeless population is Hispanic.

## **Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.**

Unsheltered homeless persons are people who live on the streets, in cars, or in abandoned buildings or other places not meant for human habitation. The 2018 State of the Homeless report from the Tarrant County Homeless Coalition reported a total of 604 unsheltered homeless persons in Fort Worth. In contrast, there were 1,074 homeless persons sheltered (i.e., persons in emergency shelters and transitional housing). Therefore approximately 33.8% of all homeless persons in Fort Worth were unsheltered, representing a 74% increase over the prior year. Unsheltered persons reported at the point in time survey that the top 3 reasons they do not stay in an emergency shelter are that they may be barred from the overnight shelters (due to disruptive or violent behavior or drug use), discomfort with noise and crowds (potentially from some type of Post-Traumatic Stress Disorder), or they feel safer at a homeless campsite. One explanation for the increase in unsheltered homelessness, is reduction in funding for transitional housing as HUD shifted its emphasis to Permanent Supportive Housing.

## **Discussion:**

## NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d)

### Introduction:

The non-homeless special needs population is comprised of the elderly (including the frail elderly), persons with disabilities (physical, mental, and developmental disabilities as well as persons who chronically abuse drugs or alcohol) and persons with HIV/AIDS. "Frail Elderly" is defined as a person who is unable to perform at least three "activities of daily living" comprising of eating, bathing, grooming, dressing, or home management activities.

### HOPWA

<b>Current HOPWA formula use:</b>	
Cumulative cases of AIDS reported	5,839
Area incidence of AIDS	131
Rate per population	5
Number of new cases prior year (3 years of data)	439
Rate per population (3 years of data)	0
<b>Current HIV surveillance data:</b>	
Number of Persons living with HIV (PLWH)	5,374
Area Prevalence (PLWH per population)	225
Number of new HIV cases reported last year	323

Table 27 – HOPWA Data

Data Source Comments:

### HIV Housing Need (HOPWA Grantees Only)

Type of HOPWA Assistance	Estimates of Unmet Need
Tenant based rental assistance	0
Short-term Rent, Mortgage, and Utility	0
Facility Based Housing (Permanent, short-term or transitional)	0

Table 28 – HIV Housing Need

Data Source: HOPWA CAPER and HOPWA Beneficiary Verification Worksheet

### Describe the characteristics of special needs populations in your community:

The City of Fort Worth adopted an Age-Friendly Plan in 2017, which had been developed by the American Association of Retired Persons (AARP) in consultation with a wide number of area stakeholders. This plan identifies shifting demographic trends for the elderly population and summarizes the needs of elderly persons in a series of eight domain areas: Outdoor Spaces and Buildings, Transportation, Housing, Social

Participation, Social Inclusion, Employment and Participation, Communication and Information, and Community Health Services. A copy of this plan is attached to this ConPlan for reference.

Based on the Assessment of Fair Housing planning process conducted in 2017, persons with disabilities represent approximately 11% of the total City population. Based on review of HUD AFH census-tract-level data, it appears that there are higher concentrations of persons with disabilities in areas of minority concentration. Many of these neighborhoods have high concentrations of elderly residents that are also disabled.

### **What are the housing and supportive service needs of these populations and how are these needs determined?**

The City's AFH Community Participation Survey asked detailed questions regarding disability status and needs. A total of 15% of survey respondents (187 persons) indicated they had a disability, and an additional 11% of respondents indicated they had a family member with a disability. Lack of affordable accessible housing was cited by 31% of disabled respondents as the most common barrier in finding housing. Other barriers cited were lack of assistance for making accessibility modifications (21%), and location of accessible housing (19%). Also, nearly 35% of persons with disabilities responding to the survey indicated that the quality of physical accessibility of housing in their community is poor, approximately 48% rated housing accessibility average, with only 17% rating housing accessibility in the community to be excellent. Affordable housing was rated as extremely important to access to opportunity by 65% of persons with disabilities.

Approximately 39% of persons with disabilities responding to the AFH survey stated that transportation services were inadequate, because services did not go where needed, or bus stops were inadequate.

To the extent that disabled persons are disproportionately low income, they are negatively affected by the high cost of the City's housing market. The fact that nearly one-half of the fair housing complaints received by the City's Human Relations Unit are from persons seeking reasonable accommodations or modifications due to disability, is another indicator that appropriate housing supply for persons with disabilities is likely to be inadequate relative to demand.

### **Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:**

The North Texas HIV Planning Council plan indicates that there are approximately 225 cases of Persons living with AIDS in the service area. This indicates that there are likely to be approximately 1,850 persons living with AIDS in Fort Worth, and an estimated 5,143 persons living throughout the regional Ryan White HIV/AIDS health services grant planning area. This population is disproportionately minority, with 40% Black, 20% Hispanic, and 34% white.

For the most recent HOPWA grant reporting period, African Americans comprised 62% of all HOPWA beneficiaries and 60% of all HIV/AIDS assisted individuals. Meanwhile, Hispanics comprised 13% of all

beneficiaries. Over four-fifths (81.5%) of all assisted individuals had extremely low incomes, earning between 0% and 30% of the Area Median Income.

The HIV Planning Council reports that there are unmet needs for transportation to connect HIV/AIDS patients to medical care, and for outreach to minority populations.

**Discussion:**

## **NA-50 Non-Housing Community Development Needs – 91.215 (f)**

### **Describe the jurisdiction's need for Public Facilities:**

The City of Fort Worth assesses need for public facilities and improvements through its Capital Improvement Planning (CIP) process, in preparation for issuing municipal bonds to pay for a majority of such improvements. An initial needs assessment and five year CIP plan is developed through input from each City Department responsible for operating or maintaining public facilities or improvements, whether they are parks, streets, water and sewer, sidewalks, lighting, community centers, or other types of municipal infrastructure.

Public facility and infrastructure need for the next five years is described in each CIP plan. The draft CIP plan is published for community review, and a series of public meetings are held to receive public comments from all citizens, including representatives of affected neighborhoods. The final CIP plan summarizes all short-term needs that will be addressed through the bond program, and is adopted by City Council and posted on the City of Fort Worth's website. The current CIP plan is posted at <http://fortworthtexas.gov/budget/fy2018/CIP-improvement/>

Need for accessibility improvements at public facilities such as community centers or libraries is assessed by the City's Property Management Department in conjunction with its overall plan for maintenance and upgrade of such facilities to meet ADA standards. The need for accessibility improvements for public facilities was also clearly stated by community survey respondents during the Assessment of Fair Housing planning process during 2017.

### **How were these needs determined?**

Each City department is responsible for maintaining an assessment and plan for its type of facility or infrastructure. For example, the Parks Department has a master plan, which is developed based on assessment of park development needs relative to existing population and population growth, and location of community centers, green space and parks at all locations throughout the city. The Parks Master Plan strives to ensure that there are sufficient park resources that all areas of the city will be within certain distances of a neighborhood park or a regional park. These distances are established through benchmarking against national standards. Similarly, the Transportation and Public Works Department assesses condition of streets and prioritizes improvements based on objective criteria including population density, current condition, volume of traffic and degree of street connectivity, extent of sidewalk availability along the street, and proximity to schools and parks.

Use of HUD CDBG funds for public facilities and improvements is limited to residential areas where 51% low and moderate income population resides, or to specific facilities that serve primarily low and moderate income populations (such as senior facilities). A map of current CDBG eligible areas is attached to this ConPlan.

In recent years, the City Planning and Development Department has conducted further analysis of additional data that is relevant to neighborhood revitalization needs. This Neighborhood Profile Area

(NPA) program includes assessments of neighborhood employment levels, poverty rates, age of housing stock, street condition, median incomes, housing tenure type (percent renter and owner-occupied), code enforcement complaints, building permit issuance rates, and other Census data or locally generated data. This NPA process has been used to identify target areas for the City's Neighborhood Improvement program, which will leverage City resources and CDBG or other HUD grant resources to make visible impacts on targeted low income neighborhoods.

**Describe the jurisdiction's need for Public Improvements:**

Public Improvements needs are also summarized in the five year CIP plan, and in City departmental master plans, as described above.

**How were these needs determined?**

See above-described process.

**Describe the jurisdiction's need for Public Services:**

As the Fort Worth jurisdiction has a relatively high poverty rate and some neighborhoods in the city are characterized by low educational and employment levels, public services are an urgent need for low income communities and neighborhoods. The City of Fort Worth is establishing 3 priority needs for public services through this ConPlan: elderly services (aging in place), educational and related services for children and youth, and employment-related services to encourage self-sufficiency.

**How were these needs determined?**

The above public service needs were identified through City Council adoption of the Age Friendly plan for elderly services, through City Council partnership in the Read Fort Worth campaign to achieve 100% grade level reading skills by Fort Worth third-graders by the year 2025, and through the City's adoption of an Economic Development Strategic Plan. The needs assessment section of the Fort Worth Economic Development Strategic Plan identified education and training of Fort Worth's workforce as a primary need, since Fort Worth has a somewhat undereducated work force relative to its competitor and benchmark cities.

# Housing Market Analysis

## MA-05 Overview

### Housing Market Analysis Overview:

Fort Worth population has grown by 13.4% in the past 5 years, from 761,092 in 2013 to the most recent Census estimate of 863,000. The rapid increase in population has caused significant changes in the local housing market. Though the homebuyer market is still somewhat affordable relative to most large cities, purchasing a home has become out of reach for many moderate income residents, as median home prices have climbed from the \$130,000 range to the \$190,000 range (according to the Texas A&M Real Estate Center.) Likewise, the local rental market has seen significant increases in average rents, from just under \$750 per month in 2012 to an approximate average of \$1000 per month in 2017. The supply of affordable housing is shrinking at a time when demand is growing. Though many areas of the City have new homes, the average age of all homes is about 30 years, indicating that there are numerous neighborhoods with older housing stock.

The local housing authority, Fort Worth Housing Solutions (FWHS), is a very “forward-thinking” agency, which is becoming a self-sufficient developer and manager of affordable housing throughout the community, rather than remaining completely dependent upon HUD resources to serve very low income Fort Worth residents. FWHS administers a broad array of rental assistance programs for special needs and homeless populations, in addition to traditional Public Housing and Housing Choice Voucher programs. Though there is a strong homeless service system in Fort Worth, with multiple emergency shelters and social service providers and a highly effective Continuum of Care, there is somewhat limited affordable housing for special needs populations overall. A community survey conducted for Fair Housing planning purposes in the late summer of 2017 revealed a strong demand for housing and services for persons with disabilities.

The City of Fort Worth is supportive of affordable housing development in all areas of the City, and has not placed formal regulatory barriers to such development. However, increasing construction costs, soaring land prices, and the constant influx of new residents create pressures that favor market-rate housing over affordability.

## MA-10 Number of Housing Units – 91.210(a)&(b)(2)

### Introduction

Based on HUD data, the average number of housing units from 2009-2013 was about 300,000, made up of approximately 53% owner-occupied units and 37% renter occupied units, with a vacancy rate of approximately 10%. The average age of housing in the City, according to 2015 ACS data was 32 years old. Three-bedroom homes made up 84% of owner housing, however the 110,000 rental units were split almost equally between one-, two-, and three-bedroom units. Since 83,325 of the total housing units were in multi-unit structures which are traditionally considered rental in the Fort Worth housing market, it appears that as many as 27,000 single family units (attached and detached) were likely to be renter-occupied at the time of the American Community Survey.

### All residential properties by number of units

Property Type	Number	%
1-unit detached structure	196,502	67%
1-unit, attached structure	9,418	3%
2-4 units	16,754	6%
5-19 units	38,740	13%
20 or more units	27,831	9%
Mobile Home, boat, RV, van, etc.	4,973	2%
<b>Total</b>	<b>294,218</b>	<b>100%</b>

Table 29 – Residential Properties by Unit Number

Data Source: 2009-2013 ACS

### Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	682	0%	2,914	3%
1 bedroom	2,070	1%	34,590	31%
2 bedrooms	22,498	15%	39,568	36%
3 or more bedrooms	129,747	84%	33,105	30%
<b>Total</b>	<b>154,997</b>	<b>100%</b>	<b>110,177</b>	<b>100%</b>

Table 30 – Unit Size by Tenure

Data Source: 2009-2013 ACS

**Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.**

The primary sources of federal and state housing assistance are HUD's multi-family mortgage programs and special needs housing programs, and the state-administered Housing Tax Credit program. According to TDHCA data, there are 11,771 affordable rental housing units which were developed through the Housing Tax Credit Program, with an additional 1,927 units under development. Tax Credit units must be rented to households at or below 60% of the area median income, which is currently \$45,120 for a family of four. Of these Tax Credit units, 2,049 are accessible for the elderly or for persons with disabilities.

According to HUD's 2017 Assessment of Fair Housing data, federal publicly assisted units total 10,765, including Housing Choice Voucher rental assistance, approximately 1,000 units of traditional Public Housing, and over 2,100 units of Project-Based Section 8 housing.

In addition, the City of Fort Worth ensures ongoing affordability and regulatory compliance for approximately 190 HOME-program-assisted rental units, with additional units under development.

**Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.**

Although Fort Worth Housing Solutions is preparing to convert its two traditional Public Housing properties to scattered-site assisted housing via HUD's Rental Assistance Demonstration (RAD) program, the City does not expect to lose total units from its affordable housing inventory, as FWHS and other affordable housing developers are coordinating efforts to ensure that all residents remain consistently housed.

**Does the availability of housing units meet the needs of the population?**

Because Fort Worth is one of the fastest growing large cities in the U.S., this places pressure on the local for-sale and rental markets and reduces affordability for low and moderate income families in both the renter and homebuyer markets. The challenge is more acute for lower income and central city residents, as redevelopment near the downtown area has reduced the inventory of affordable housing and all areas of town are seeing housing price increases.

Most new housing construction is occurring on the outskirts of the City, particularly to the north and southwest. However, infill development is also occurring, particularly in the Medical District to the south of downtown, and at scattered sites in Southeast Fort Worth.

**Describe the need for specific types of housing:**

Analysis of housing cost burden data in the needs assessment section of this plan indicates that more affordable rental housing is needed, particularly for families and individuals with incomes below 30% of median, many of which are disabled or elderly. Persons with disabilities often have difficulty locating a wide choice of accessible units, as was reported by many respondents to the City's 2017 Fair Housing survey. The Tarrant County Homeless Coalition reports that permanent supportive housing with long-

term subsidies is needed for the homeless and chronically homeless population. In the homebuyer market, affordability for lower income first-time homebuyers is a continuing challenge, particularly as transportation costs may be high from newer developments in the outlying areas of the City.

### **Discussion**

According to City estimates, approximately 55% of all rental units were built more than 30 years ago. Approximately 50% of owner units (at the time of the 2009-2013 ACS data collection) were also over 30 years old. Housing of this age frequently needs major system upgrades or repairs, particularly if not carefully maintained during the first 30 years of its life. When such housing is occupied by lower income households, as is frequently the case in central city Fort Worth, neighborhood quality of life can suffer if homeowners or landlords cannot afford to make continuous upgrades.

## MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)

### Introduction

Though HUD's data for 2013 indicates median rents were in the range of \$700, more recent data from MPF Research indicates that rents in Fort Worth now average \$1,000. Likewise, home prices have escalated since 2013, with the median home price near \$195,000 in 2016, and the average home price at \$240,000. Rent limits for HUD's housing programs reflect this change as well, with FMRs for 2018 at \$838, \$1,054, and \$1,452 for one-, two-, and three-bedroom apartments, respectively (an average 8.5% increase). Since HUD rental assistance programs are set to be at the 40th percentile of the private market range, this indicates that the overall housing market has become significantly more expensive in the past five years.

### Cost of Housing

	Base Year: 2000	Most Recent Year: 2013	% Change
Median Home Value	69,700	120,700	73%
Median Contract Rent	470	679	44%

Table 31 – Cost of Housing

Data Source: 2000 Census (Base Year), 2009-2013 ACS (Most Recent Year)

Rent Paid	Number	%
Less than \$500	25,560	23.2%
\$500-999	63,590	57.7%
\$1,000-1,499	16,808	15.3%
\$1,500-1,999	3,095	2.8%
\$2,000 or more	1,124	1.0%
<b>Total</b>	<b>110,177</b>	<b>100.0%</b>

Table 32 - Rent Paid

Data Source: 2009-2013 ACS

### Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	6,795	No Data
50% HAMFI	34,635	22,840
80% HAMFI	77,530	49,653
100% HAMFI	No Data	65,791
<b>Total</b>	<b>118,960</b>	<b>138,284</b>

Table 33 – Housing Affordability

Data Source: 2009-2013 CHAS

## Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	671	770	973	1,338	1,702
High HOME Rent	671	770	973	1,287	1,416
Low HOME Rent	625	670	803	928	1,036

**Table 34 – Monthly Rent**

Data Source: HUD FMR and HOME Rents

### Is there sufficient housing for households at all income levels?

Only 6,795 rental units were affordable to households with incomes under 30% of AMI in 2009-2013, though there were 26,025 households at that income range. This indicates that there was a deficit of 19,230 affordable rental units for this population. However, it appears that at the time period of ACS data collection, there were sufficient affordable rental units for those at higher incomes, as there were 34,635 units affordable to households with incomes from 30% to 50% of AMI, and only 16,585 renters in this income category.

There are sufficient rental housing units for the majority of households at or above 50% of median income. However, 78.5% of Fort Worth households earning less than 30% of the area’s median income are experiencing a cost burden (total housing costs greater than 30% of income), with 62.6% of households in this income bracket experiencing a severe cost burden (total housing costs greater than 50% of income).

### How is affordability of housing likely to change considering changes to home values and/or rents?

It is anticipated that the affordability of housing is likely to decrease as demand for housing increases, due to population growth. Housing costs, occupancy rates, and mobility are a reflection of supply and demand for housing. The demand for decent and affordable rental housing in the City continues to be high. To date, it appears that new construction of *affordable* rental units has not kept pace with the demand.

According to the Real Estate Center at Texas A&M University, the median home purchase price in Fort Worth has increased by 71% in the period from 2011 to 2017. During that time prices have increased from a median in 2011 of \$121,000 to the median in 2017 of \$207,000. However, while both of these figures are still below the state median of \$147,000 in 2011, and \$224,000 in 2017, median home purchase prices have increased significantly faster in the City as compared with the state increase of 52% during that same period. If this population growth trend continues, it will likely further increase median home purchase prices beyond the state average.

**How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?**

HOME rents and HUD Fair Market Rents appear to be significantly lower than current market rents. MPF research reported approximate rents for one-, two-, and three-bedroom units to be in the range of \$875, \$1,100, and \$1,300 the first quarter of 2018. There will continue to be a gap between market rents and subsidy rents due to regulatory and statutory restrictions, and due to the continued growth in Fort Worth's population which creates even greater demand for housing.

HOME rent limits tend to be lower than FMR subsidy limits. Given the fact that federal Housing Choice Voucher total budgets are experiencing limited increases, FMRs are linked to private market rents, and are likely to increase, since market rents are unlikely to decrease (barring another serious economic downturn). Another factor to consider is the current requirement that FWHS apply small area FMRs to its Housing Choice Voucher program, as a result of a recent court decision. This causes the limited amount of HCV budget to serve fewer tenants overall. Therefore, construction of HOME-assisted units has the potential to be more beneficial for more low income residents. This is particularly true if the affordability restrictions placed on the HOME-assisted units are in place for a long period of time (currently 20 years for newly constructed rental housing.)

**Discussion**

This section is optional and was left blank intentionally.

## MA-20 Housing Market Analysis: Condition of Housing – 91.210(a)

### Introduction

This section will describe the condition of housing for the Fort Worth housing market. There are 97,825 households (or 33% of all households) in Fort Worth that experience housing problems. The 4 conditions of housing problems include lack of complete kitchen facilities, lack of complete plumbing facilities, more than one person per room, and cost burden (paying more than 30% of household income on housing expenses).

### Definitions

For the purposes of this Consolidated Plan, the City defines "standard condition" housing units as those that meet applicable federal standards and local building codes. The City defines a housing unit in "substandard condition but suitable for rehabilitation" as any building that does not meet applicable federal standards and/or local building codes, but does not endanger the life, health and safety of the public, and can still be repaired for a reasonable amount. "Reasonable amount" is a cost that does not exceed 75% or \$45,000, whichever is less, of the estimated post-rehabilitation value of the housing unit.

### Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	40,210	26%	50,594	46%
With two selected Conditions	1,450	1%	4,924	4%
With three selected Conditions	75	0%	212	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	113,262	73%	54,447	49%
<b>Total</b>	<b>154,997</b>	<b>100%</b>	<b>110,177</b>	<b>99%</b>

Table 35 - Condition of Units

Data Source: 2009-2013 ACS

### Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	51,950	34%	27,372	25%
1980-1999	32,084	21%	37,072	34%
1950-1979	48,886	32%	33,239	30%
Before 1950	22,077	14%	12,494	11%
<b>Total</b>	<b>154,997</b>	<b>101%</b>	<b>110,177</b>	<b>100%</b>

Table 36 – Year Unit Built

Data Source: 2009-2013 CHAS

### Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	70,963	46%	45,733	42%
Housing Units build before 1980 with children present	36,105	23%	21,765	20%

**Table 37 – Risk of Lead-Based Paint**

Data Source: 2009-2013 ACS (Total Units) 2009-2013 CHAS (Units with Children present)

### Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	0	0	0
Abandoned Vacant Units	0	0	0
REO Properties	0	0	0
Abandoned REO Properties	0	0	0

**Table 38 - Vacant Units**

Data Source: 2005-2009 CHAS

### Need for Owner and Rental Rehabilitation

It appears from the data above that 27% of owner units have reportable conditions and may need repairs, while 50% of renter units had one or more conditions reported on the American Community Survey (HUD's data source for this document). The owner demographics also show that those households who are low-income and extremely low-income may live in housing units that have housing problems which the owner is unable to repair due to a financial hardship. These can affect the health and safety of elderly residents. Many such residents of Fort Worth have relied on the City for emergency repair, minor home repair assistance, lead based paint removal, weatherization assistance and the installation of ramps for the disabled/physically challenged. These figures are supported by the age of Fort Worth housing stock, which is approximately 32 years on average. As stated previously, older housing stock tends to have a greater need of repair to bring it to standard condition.

### Estimated Number of Housing Units Occupied by Low or Moderate Income Families with LBP Hazards

The table above presents the risk of Lead Based Paint Hazards by showing the number of housing units built before 1980 and the number of housing units built before 1980 with children present. The table also illustrates the number and percentage of housing units that are rental versus owner occupied. Of the approximately 57,870 pre-1980 units with children present, as many as one-half may be low or moderate income, based on income distribution for the city as a whole.

### ***Number and Percent of Pre-1940 and Pre-1979 Housing in Fort Worth***

Out of the entire housing stock in Fort Worth, 42.9% were built before 1979 and 6.6% were built before 1940. According to the table above, there could be as many as 116,696 housing units that may have some interior or exterior lead paint present. Additionally, while 46% of the City's households are low to moderate income, it is estimated that as many as half of these households are living in older housing and lack the financial means to correct a lead hazard.

### **Discussion**

This section is optional and was left blank intentionally.

## MA-25 Public and Assisted Housing – 91.210(b)

### Introduction

Fort Worth Housing Solutions (FWHS), the Housing Authority of the City of Fort Worth is the local public housing agency. FWHS owns 998 public housing units that are being converted to RAD, 2,675 affordable housing units and 665 market-rate units; currently, FWHA administers approximately 6,000 Housing Choice Vouchers and operates a homeownership program. In addition, FWHS has over 1,100 units either under construction or in development.

FWHS owns and administers four conventional public housing complexes: Butler Place Apartments, J.A. Cavile Place Apartments. FWHS also owns and manages scattered site units consisting of duplexes that are located throughout the City of Fort Worth.

### Totals Number of Units

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project -based	Tenant -based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available	0	56	1,363	5,263	0	5,263	1,064	320	837
# of accessible units									
<b>*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition</b>									

**Table 39 – Total Number of Units by Program Type**

Data Source: PIC (PIH Information Center)

**Describe the supply of public housing developments:**

**Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:**

The City and FWHS have no plans at this time to develop any further public housing units beyond those already in FWHS' inventory. In fact, FWHS has plans to convert the remaining two public housing projects via HUD's Rental Assistance Demonstration (RAD) program, much as was done in the past for public housing units at Fair Oaks Apartments and Fair Place Apartments.

The public housing units are reported to be in good condition, with renovations occurring regularly and in recent years. There are no units that are expected to be lost from the assisted housing inventory. The characteristics of Fort Worth's housing market as described in this Consolidated Plan indicates the continued need for subsidized rental units, in addition to the need for additional standard units that are affordable. The subsidized rental units remain occupied, with very few vacancies available, thereby indicating the need for continued renovation of older units as needed, and development of additional units as circumstances and funding allow.

## Public Housing Condition

Public Housing Development	Average Inspection Score
Butler Place	82
Cavile Apartments	78

Table 40 - Public Housing Condition

### Describe the restoration and revitalization needs of public housing units in the jurisdiction:

The public housing units were built between 1941 and 1988, and have benefited from extensive capital improvement and renovation between 2005 and 2009. While these units could potentially benefit from additional restoration and revitalization, current plans are to convert these units to RAD rather than invest further in public housing units that are considered undesirable by the community.

### Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:

Fort Worth Housing Solutions actively participates in multiple efforts to improve living conditions for public housing residents. These include their active program for development of affordable housing in areas of high opportunity, with RAD units placed in such projects; their participation in the EnVision Center to be located at Martin Luther King Community Center (a location just to the south of Cavile Place apartments), and their participation and support for City-sponsored neighborhood revitalization efforts in the Stop Six neighborhood where Cavile Place is located. These neighborhood revitalization efforts included over \$2.5 million in public-safety-related infrastructure improvements, including sidewalks, street lighting, security cameras, demolition of abandoned structures, and clearance of trees and brush from vacant lots.

### Discussion:

This section is optional and was left blank intentionally

## MA-30 Homeless Facilities and Services – 91.210(c)

### Introduction

This section will provide a brief inventory of facilities, housing, and services that meet the needs of homeless persons within the City of Fort Worth, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth.

### Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	541	0	161	612	0
Households with Only Adults	993	72	128	1,130	0
Chronically Homeless Households	0	0	0	1,510	34
Veterans	44	0	94	401	0
Unaccompanied Youth	16	0	0	0	0

**Table 41 - Facilities and Housing Targeted to Homeless Households**

Data Source Comments:

**Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons**

- Several area mainstream service providers have homeless-specific programs:

JPS Health Systems, the public hospital system in Tarrant County, opened a new clinic on the same site as True Worth Place, Fort Worth's day shelter/central resource facility. This new, well-equipped clinic is specifically designed to serve those experiencing homelessness. There is a dentist office onsite as well as other medical professionals. Clients can connect to JPS Connection, the discount clinic program as well.

My Health, My Resources (MHMR) is the largest provider of mental health services in Tarrant County. MHMR is extremely connected to the homeless system. They provide case management for permanent supportive housing clients as well as mental health services. MHMR also has a street outreach team, PATH, which addresses immediate mental health crises and connects people to mainstream services at MHMR. JPS Health Systems also provides some mental health care in a hospital setting. There is a bond proposal to expand JPS to include a 298 bed mental health facility.

Goodwill of Fort Worth has developed a specific program for clients experiencing homelessness, the Goodwill Works program. This is one of several organizations offering employment training opportunities for clients to obtain employment and exit homelessness. By providing comprehensive and person-centered assessment, job readiness training, and employment services to each participant, Goodwill Fort Worth assists unemployed, and homeless, or at risk of becoming homeless, Texans to overcome the need for public benefits and join the workforce. Goodwill Works serves homeless individuals through five job center locations and two mobile crews that serve the clients at local shelters, unsheltered people, and those re-entering society through transitional centers, in Tarrant, Parker, and Denton counties.

The LegUp Program strives to achieve their goal daily by assisting those at risk for and experiencing homelessness, by helping them navigate and leverage their network of coordinated services, including: Housing Readiness & Assistance, Employment Readiness & Assistance, Life Skills Group Class, Individual Coaching, Resume Building, Interview Skills, and Professional Attire

**List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.**

Rental Assistance and Utility Assistance— Beginning in 2019, a portion of ESG prevention funds awarded by the City will be set aside for formerly homeless households. If a household exited homelessness through rapid rehousing but later is on the verge of eviction after their rental assistance and case management ended, there will be funds to prevent their recurring homelessness. Law Enforcement – Fort

Worth Police Department has a homeless liaison officer, who works with neighborhoods, street outreach teams and those camping.

Street Outreach – Street Outreach Services (SOS) with Catholic Charities provides general outreach, PATH with My Health, My Resources provides mental health services, John Peter Smith has an outreach team that provides medical services and the Veteran Administration provides outreach for veterans. Hands of Hope is also a general street outreach team. ACH Child and Family Services also has a youth street outreach team. These teams focus on encouraging folks to seek emergency shelter and also conduct assessments to make sure they are in Coordinated Entry to receive housing.

Alcohol/drug – The MHMR PATH team works with clients struggling with mental health issues and/or substance abuse issues. They connect clients with appropriate services – clinical referrals, inpatient psychiatric treatment etc.

Childcare – Center for Transforming Lives reserves some places in their childcare program for children experiencing homelessness. A bus is used to transport children from emergency shelters to the off-site day care and back again.

Education – Tarrant County College has partnered with Fort Worth Housing Solutions to have 10 vouchers for college students experiencing homelessness.

Employment – Presbyterian Night Shelter has partnered with the City to create “Clean Slate” – a program where the city contracts with the shelter for litter pickup. The night shelter pays clients staying in the shelter to pick up litter. The hope is for this to be a way to exit individuals experiencing homelessness but who won’t receive rapid rehousing or permanent supportive housing because of their acuity.

Healthcare – Beautiful Feet Ministries has a one day a week medical clinic specifically for homeless clients.

HIV/AIDS – Samaritan House, a large provider of permanent supportive housing, receives Tenant Based Rental Assistance through HOPWA specifically for those exiting homelessness who have an HIV/AIDS diagnosis.

Life Skills – All the shelters offer classes in life skills. Many also offer classes in parenting, budgeting, cooking on a budget etc.

Mental Health Care – MHMR PATH team provides mental health care to those experiencing homelessness. JPS Healthcare also offers some services for those experiencing a mental health crisis.

The City of Fort Worth has four main shelters, the Salvation Army, Center for Transforming Lives, Presbyterian Night Shelter and Union Gospel Mission, where individuals and families are able to seek shelter.

ACH Child and Family Services offers emergency shelter to homeless youth ages 10-17.

There are three grant per diem programs for veterans in the City of Fort Worth. Presbyterian Night Shelter operates two of them and My Health My Resources operates the third grant per diem program.

The City of Fort Worth has a centralized resource center, True Worth Place, that individuals experiencing homelessness are able to access mainstream services. The center is a day shelter where individuals are able to take showers, do laundry and engage in services and offers services for mental health treatment, employment and medical services.

## MA-35 Special Needs Facilities and Services – 91.210(d)

### Introduction

The section of the plan will describe the facilities and services that assist persons who are not homeless but who require supportive housing, and programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing. This will include information regarding priority housing and supportive service needs of persons who are not homeless but who may or may not require supportive housing including elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addiction, persons with HIV/AIDS and their families, and public housing residents.

The jurisdiction does not intend to use HOME funds for tenant-based assistance to assist special needs populations at this time. Instead, HOME projects are selected with an attempt to maximize leverage of private funds consistent with the HOME program goal to encourage local partnerships that create more affordable housing units. Maximum leverage is achieved through new development/redevelopment of affordable rental housing.

### HOPWA Assistance Baseline Table

Type of HOWA Assistance	Number of Units Designated or Available for People with HIV/AIDS and their families
TBRA	68
PH in facilities	60
STRMU	74
ST or TH facilities	0
PH placement	0

**Table 42– HOPWA Assistance Baseline**

**Alternate Data Source Name:**

City of Fort Worth

**Data Source Comments:**

Tarrant County Samaritan Housing TBRA: 5 households PH (SRO): 60 households

AIDS Outreach Center: TBRA: 63 households STRMU: 74 households

**Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs**

Supportive housing is permanent, affordable housing linked to a range of support services that enable tenants to live independently and participate in community life. It is a cost effective and successful alternative to more expensive and less effective emergency services or institutional settings.

Supportive housing can help people with psychiatric disabilities, people with histories of addiction, formerly homeless people, frail seniors, families, young people aging out of foster care, individuals leaving correctional facilities and people living with HIV/AIDS to live independently with dignity in the community. Tenants of supportive housing typically fall into two or more of these categories.

**Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing**

***MHMR of Tarrant County-*** Liberty House is a transitional housing program that was started to assist homeless veterans with addiction, family support and mental health services. A computer lab and library were constructed on site for easy access to provide veterans employment assistance. Jennings Place is a 24-hour transitional housing facility designed to help successfully transition individuals with mental health issues into community living.

MHMR of Tarrant County also provides services to men, women, and families experiencing a mental health crisis through their Crisis Residential Units and Crisis Respite programs. The Crisis Residential Units provide a safe and controlled environment for adults experiencing a crisis to receive supportive services including group and individual counseling and community reintegration skills. The Crisis Respite program allows individuals to receive short-term care when they are at risk of having a crisis.

**Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)**

The City proposes to provide disabled and elderly households with accessibility improvements to allow them to remain in their homes, and will continue to support Tenant Based Rental Assistance for Persons with HIV/AIDS through the HOPWA program.

**For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))**

## **MA-40 Barriers to Affordable Housing – 91.210(e)**

### **Negative Effects of Public Policies on Affordable Housing and Residential Investment**

HOME rents and HUD Fair Market Rents appear to be significantly lower than current market rents. MPF research reported approximate rents for one-, two-, and three-bedroom units to be in the range of \$875, \$1,100, and \$1,300 the first quarter of 2018. There will continue to be a gap between market rents and subsidy rents due to regulatory and statutory restrictions, and due to the continued growth in Fort Worth's population which creates even greater demand for housing.

HOME rent limits tend to be lower than FMR subsidy limits. Given the fact that federal Housing Choice Voucher total budgets are experiencing limited increases, FMRs are linked to private market rents, and are likely to increase, since market rents are unlikely to decrease (barring another serious economic downturn). Another factor to consider is the current requirement that FWHS apply small area FMRs to its Housing Choice Voucher program, as a result of a recent court decision. This causes the limited amount of HCV budget to serve fewer tenants overall. Therefore, construction of HOME-assisted units has the potential to be more beneficial for more low income residents. This is particularly true if the affordability restrictions placed on the HOME-assisted units are in place for a long period of time (currently 20 years for newly constructed rental housing.)

## MA-45 Non-Housing Community Development Assets – 91.215 (f)

### Introduction

The non-housing community development plan section provides a brief summary of Fort Worth's priority non-housing community development needs that are eligible for assistance under HUD's community development program categories. This community development component of the plan provides Fort Worth's specific long-term and short-term community development objectives (including economic development activities that create jobs), developed in accordance with the primary objective of the CDBG program to develop viable urban communities by providing decent housing and a suitable living environment and expanding economic opportunities, principally for low-income and moderate-income persons.

### Economic Development Market Analysis

#### Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	5,528	7,523	2	3	1
Arts, Entertainment, Accommodations	35,662	35,414	13	12	-1
Construction	16,618	17,347	6	6	0
Education and Health Care Services	42,438	50,425	16	17	1
Finance, Insurance, and Real Estate	22,110	24,877	8	8	0
Information	5,973	6,232	2	2	0
Manufacturing	33,810	39,592	13	14	1
Other Services	9,343	10,045	4	3	-1
Professional, Scientific, Management Services	21,722	21,128	8	7	-1
Public Administration	0	0	0	0	0
Retail Trade	36,391	36,223	14	12	-2
Transportation and Warehousing	17,680	23,493	7	8	1
Wholesale Trade	17,593	20,777	7	7	0
Total	264,868	293,076	--	--	--

**Table 43 - Business Activity**

Data: 2009-2013 ACS (Workers), 2013 Longitudinal Employer-Household Dynamics (Jobs)  
Source:

## Labor Force

Total Population in the Civilian Labor Force	379,482
Civilian Employed Population 16 years and over	344,636
Unemployment Rate	9.18
Unemployment Rate for Ages 16-24	25.86
Unemployment Rate for Ages 25-65	5.83

**Table 44 - Labor Force**

Data Source: 2009-2013 ACS

Occupations by Sector	Number of People
Management, business and financial	76,617
Farming, fisheries and forestry occupations	16,953
Service	35,389
Sales and office	85,730
Construction, extraction, maintenance and repair	31,865
Production, transportation and material moving	22,532

**Table 45 – Occupations by Sector**

Data Source: 2009-2013 ACS

## Travel Time

Travel Time	Number	Percentage
< 30 Minutes	203,437	62%
30-59 Minutes	102,543	31%
60 or More Minutes	23,553	7%
<b>Total</b>	<b>329,533</b>	<b>100%</b>

**Table 46 - Travel Time**

Data Source: 2009-2013 ACS

## Education:

### Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	45,053	5,413	27,056

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
High school graduate (includes equivalency)	63,704	7,459	24,186
Some college or Associate's degree	88,975	6,965	22,180
Bachelor's degree or higher	90,194	3,430	13,386

**Table 47 - Educational Attainment by Employment Status**

Data Source: 2009-2013 ACS

### Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	2,468	7,436	11,768	17,680	9,243
9th to 12th grade, no diploma	13,368	13,636	11,861	15,141	6,264
High school graduate, GED, or alternative	23,779	29,993	24,896	40,603	17,632
Some college, no degree	27,426	30,608	25,288	38,197	12,805
Associate's degree	2,479	7,986	6,627	10,030	2,520
Bachelor's degree	6,000	26,251	20,821	27,413	9,186
Graduate or professional degree	457	8,518	9,075	15,179	6,313

**Table 48 - Educational Attainment by Age**

Data Source: 2009-2013 ACS

### Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	20,325
High school graduate (includes equivalency)	27,137
Some college or Associate's degree	35,667
Bachelor's degree	51,591
Graduate or professional degree	64,402

**Table 49 – Median Earnings in the Past 12 Months**

Data Source: 2009-2013 ACS

**Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?**

Based on the information provided by HUD through the 2009-2013 ACS data and the 2013 Longitudinal Employer-Household Dynamics report, the major employment sectors within the City of Fort Worth, based on the number of jobs available are, from largest to smallest:

Educations and Health Care Services – 16%

Manufacturing – 13%

Retail Trade – 11%

Arts, Entertainment, Accommodations – 11%

Finance, Insurance, and Real Estate – 8%

Transportation and Warehousing – 7%

Professional, Scientific, Management Services – 7%

Wholesale Trade – 7%

Construction – 5%

Other Services – 3%

Agriculture, Mining, Oil, % Gas Extraction – 2%

Information – 2%

Based on information provided by HUD through the 2009-2013 ACS data, the largest occupational sectors in the City of Fort Worth by number of persons employed, from largest to smallest, are:

Sales and Office – 31.9%

Management, business, and financial – 28.5%

Service – 13.2%

Construction, extraction, maintenance, and repair – 11.8%

Production, transportation, and material moving – 8.4%

Farming, fisheries, and forestry occupations – 6.3%

**Describe the workforce and infrastructure needs of the business community:**

A key workforce and infrastructure need in Fort Worth and Tarrant County is ensuring that employees are able to get to their employers. Public transportation availability is limited for some major employment centers at the outer limits of the City (e.g. Alliance Corridor), which may hinder potential employees from working in those areas. Additional concerns include low high-school graduation rates from some schools, workforce training needs for some industries, and strong demand for highly-skilled workers in many local markets.

**Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.**

The City of Fort Worth embarked on its first economic development strategic plan, aimed at enhancing the city's status in the region and nation over the next five years and beyond. This report was accepted by the Fort Worth City Council on December 12, 2017. Fort Worth has an opportunity to capitalize on its growing size, influence and economic potential.

Supporting that vision are three goals. These goals address competitiveness, creativity, and community vitality. Within each goal are specific initiatives that the City – and the community at large – can undertake to realize the vision. Some of the initiatives represent “baseline economic development”, that is the activities that every city must commit to for economic growth. Others are intended to be transformative-strategies that will have a more dramatic impact on the future of the community as a whole.

The goals, as well as the priority initiatives, are outlined below:

- Goal 1: Establish Fort Worth’s Competitive Edge.
- Goal 2: Become a Hub for Creative Businesses
- Goal 3: Ensure Community Vitality

The plan includes an implementation matrix as to the timing of some initiatives and those engaged in economic development within Fort Worth are reviewing to confirm who will be the lead on some initiatives, other require a committee, and some require resources. All will be presented for consideration to the appropriate Boards and/or City Council as initiatives move forward. Many of these 200+ implementation strategies may impact workforce development, business support, or infrastructure needs during the 2018 – 2022 Con Plan.

Recent projects within the City of Fort Worth include:

- Alliance Texas
- Frost Tower
- Rock Creek Ranch
- Walsh Ranch
- Dickies Arena
- Encore Multifamily, LLC
- Fort Worth Heritage Development, LLC new development project
- Clearfork
- Pinnacle Bank Place
- Facebook Data Center
- Catalyst Urban Development
- Niles City Resorts

### **How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?**

According to the data gathered from the Economic Modeling Specialists International's labor market analysis, and detailed in a 2015 report by JP Morgan Chase, the Dallas-Fort Worth region is currently facing a middle-skills gap. Middle-skill jobs make up nearly one-third of all available jobs (29%), with a projected annual growth rate of 2%. Meanwhile, middle-skill jobs make up large segments of two of the fastest growing industries, healthcare (45%) and information technology (32%). Average wages for middle-skill jobs are over \$24/hour, meanwhile the living wage for the region is roughly \$18/hour.

The number and duration of online job postings is considered an indicator of employer difficulty in filling positions, which is heavily impacted by skills shortages in the employment community. Job postings lasting longer than average (33 days for the region) are considered difficult to fill. When analyzing this data, it appears that there is a significant shortage of registered nurses in the region, as these positions are averaging over 35 days of duration after posting until they are filled. Additionally, a number of other healthcare positions are averaging postings longer than average including medical office/practice manager (47 days), pharmacy technicians (42 days). Some of this middle-skills gap is attributable to the increase in minimum skill requirements for certain positions, particularly nursing, which is increasingly shifting from requiring an Associate's degree in nursing, to a Bachelor's degree.

**Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.**

The Fort Worth Independent School District serves a major portion of Fort Worth. The 143 schools in the District operate on the 54 plan in which the elementary schools (83) teach grades 1-5; middle schools and sixth-grade centers (24), grades 6-8; and senior high schools (19), grades 9-12. The District also has 17 special campuses. The Fort Worth School District employs 5,816 classroom teachers (full-time equivalents) to instruct over 86,000 students. Special education programs are provided for the blind, handicapped, mentally disabled, brain--injured, emotionally disturbed and those who require speech and hearing therapy in seven special schools. Vocational training is provided at the secondary level for the educable mentally disabled. Bilingual programs are also offered at the primary and secondary level. While Fort Worth is served primarily by Fort Worth Independent School District, it is also serviced by eight other districts. Aledo ISD serves the new Walsh development in west Fort Worth, and the Mary D. and F. Howard Walsh Elementary school opened in August 2017.

Tarrant County has 42 college and university campuses with an enrollment of more than 100,000 students in both undergraduate and graduate programs. Included in these colleges and universities are: Southwestern Baptist Theological Seminary; Tarleton State University-Fort Worth Campus; Tarrant County College- Trinity River, South, Northeast, Southeast, and Northwest Campuses; Texas Christian University; Texas Wesleyan University; Texas A&M University School of Law; the University of Texas at Arlington; and the University of North Texas Health Science Center. The TCU and UNTHSC School of Medicine is scheduled to open in July 2019 and will have classes on both university campuses.

Workforce Solutions for Tarrant County is responsible for overseeing over \$65 million in employment and training dollars to benefit businesses and citizens in Tarrant County. The Board became operational on July 1, 1998 upon approval by the Texas Workforce Commission (TWC). Officially, the Board is responsible for all workforce development programs that have been consolidated under Texas Legislation S.B. 642 as amended by H.B. 1863. Workforce Solutions for Tarrant County consists of six area Workforce Centers, which includes the Alliance Opportunity Center and five ancillary contractors providing targeted services to adults and youth. Two of the sites have been recognized by national organizations as "model one-stop centers." In 2017, Workforce Solutions for Tarrant County was the recipient of the National Association of Workforce Boards (NAWB) WIOA Trailblazer Award and their nomination, Lockheed Martin, was selected at the W.O. Lawton Business Leadership Award.

The resources outlined all provide varying levels of training initiatives with Tarrant County College and Workforce Solutions for Tarrant County; both have the most robust, direct workforce development programs.

**Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?**

No

**If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.**

The Comprehensive Plan is the City of Fort Worth's official guide for making decisions about growth and development. The city also coordinates with the North Central Texas Council of Governments on regional transportation and other planning issues.

### **Discussion**

This section is optional and was left blank intentionally.

## **MA-50 Needs and Market Analysis Discussion**

### **Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")**

Areas of Housing Problem Concentration are defined as Census Block Groups within a jurisdiction that have a percentage of housing problems exceeding the percentage of total housing units within the jurisdiction by a statistically significant margin.

Geographic analysis of HUD-provided data and maps shows that, in many cases, the concentration of older house stock overlaps with both a concentration of low to moderate income families and concentrations of racial and ethnic minorities. Areas which have greater than 51% concentration of minority populations, and areas that have greater than 51% concentration of low and moderate income persons are located primarily in the central city, particularly in the south, southeast, and north sectors inside of Loop 820. The Northside, Southside, and Southeast sectors of the central city have the highest concentrations of minority population as seen on attached maps. These regions often have a high number of tracts identified by HUD as being Racially or Ethnically Concentrated Areas of Poverty (R/ECAPs). Furthermore, housing units built before 1978, also heavily concentrated in the central city, are more likely to contain lead-based paint and are more likely in need of major repair. Yet, these houses are occupied by families least likely to have the financial means to correct either potential lead hazards or make all other needed repairs.

### **Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")**

Minority concentration occurs when 51% or more of the population in a particular area identifies as being of a race or ethnicity that is a numerical minority of the city's population overall. Low to moderate income and minority concentrations occur primarily within the central city in the North-Northwest and Southeast quadrants.

### **What are the characteristics of the market in these areas/neighborhoods?**

#### **What are the characteristics of the market in these areas/neighborhoods?**

The characteristics of the market in some of the central city areas where there is a concentration of minority populations or housing problems are: older housing stock, pockets of deteriorated infrastructure, low income levels, and higher incidence of housing repair needs. Many market areas in the central city have stabilized and are redeveloping, such as the South Side Hospital District, and the Renaissance Square area. Significant City investments through TIFs (Tax Increment Financing zones), PIDs (Public Improvement Districts), tax abatements, and targeted investment strategies, such as the City's Neighborhood Stabilization Program (NSP), have encouraged developers to return to the Central City and

other areas that have been neglected in the past, although there continues to be segments of the City that would benefit from increased stabilization and redevelopment efforts.

**Are there any community assets in these areas/neighborhoods?**

There are a number of community assets in these neighborhoods, including parks, community centers, and libraries. Additionally, several community centers in the most low income areas of the City have been designated as Community Action Partners (CAP) centers. These centers provide additional supportive services, either directly or through referral, designed to aid in community revitalization through human capital development, including case management, tuition assistance, career counseling, application and interview skills, budgeting and finance, employment assistance, and job fairs, and through direct aid programs including transportation assistance, school supply donations, the Cowboy Santas Program (children’s toys), Silver Stars (elderly), and educational seminars.

**Are there other strategic opportunities in any of these areas?**

The City has designated a location for an EnVision Center to promote self-sufficiency, education and employment for public housing residents, low income residents and beneficiaries of FWHS housing assistance, at the Martin Luther King Community Center located in the Stop Six neighborhood in Southeast Fort Worth. The City’s 2017 Economic Development Strategic Plan also identified a number of strategic community and economic development opportunities in its Target Areas Report, which covered the East Lancaster, Evans and Rosedale, Near Northside, and Stop Six neighborhoods. Some central city areas are characterized by relatively high concentration of vacant parcels, ranging in size from single lots to multiple acres.

# Strategic Plan

## SP-05 Overview

### Strategic Plan Overview

The key points for the City of Fort Worth's use of HUD grant funds over the period from October 2018 until September 2023 involve creating the flexibility and opportunity for a narrower focus on neighborhood revitalization in the use of these funds. All of the goals proposed for this plan were designed to be flexible enough to address priority needs citywide, while also having the potential to focus resources on the areas of greatest need in order to achieve maximum impact.

The City of Fort Worth proposes to use its CDBG and HOME funds to leverage local resources such as the tax dollars dedicated to the Neighborhood Improvement Program and data analysis of the City Planning & Development Department's Neighborhood Profile Area project, to focus investments in areas where this investment can make a visible and measurable difference. For example, the Stop Six Neighborhood Improvement Program received a boost from dedication of CDBG funds for Bunche Park improvements, and will get additional support through CDBG-funded water and sewer installation to support affordable single family development on currently vacant properties. Dedication of over \$1 million in the 18'-19' Action Plan for infrastructure improvements in the Ash Crescent neighborhood is another example of targeting of HUD grant resources.

Most grant-funded programs will still be available to all low income residents no matter where they live within the city. For example, the goal to support affordable housing development, acquisition and preservation can be addressed throughout the city. However, target marketing of these programs to neighborhoods with concentrations of income eligible residents can increase program effectiveness and efficiency and strengthen measurable results. Likewise, selection of sites for major investments at locations that are complementary to other city revitalization efforts can have a visible impact on particular communities. As an example, the lead hazard reduction program is most effective when target marketing is conducted in areas of older housing stock with high concentrations of young children. Likewise, the Cowtown Brush-up volunteer paint program is most visibly effective when numerous houses are spruced up along a single street block.

Similarly, delivering public services such as after-school tutoring or employment training through a neighborhood-based model makes accessing such services convenient for residents in need. Removal of barriers to access can help increase successful outcomes for such programs. This also increases the opportunity to achieve measurable results on a local community level.

## SP-10 Geographic Priorities – 91.215 (a)(1)

### Geographic Area

Table 50 - Geographic Priority Areas

<b>1</b>	<b>Area Name:</b>	Citywide
	<b>Area Type:</b>	Comprehensive
	<b>Other Target Area Description:</b>	Comprehensive
	<b>HUD Approval Date:</b>	
	<b>% of Low/ Mod:</b>	
	<b>Revital Type:</b>	
	<b>Other Revital Description:</b>	
	<b>Identify the neighborhood boundaries for this target area.</b>	
	<b>Include specific housing and commercial characteristics of this target area.</b>	
	<b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b>	
	<b>Identify the needs in this target area.</b>	
	<b>What are the opportunities for improvement in this target area?</b>	
	<b>Are there barriers to improvement in this target area?</b>	

### General Allocation Priorities

Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA)

The City has not designated any specific target areas that will be in effect throughout the entire five-year planning period because low to moderate income households reside throughout the city, and there is a need for affordable housing throughout the City. However, CDBG Low Moderate Area benefit activity types (such as infrastructure or park improvements) will only be located in geographic areas that have a 51% concentration of Low Moderate Income population. A significant proportion of Fort Worth’s HUD funds are used for direct benefit activities (such as home repair or homebuyer assistance programs) that are available to low income residents who may live anywhere throughout the city, so geographic priorities do not necessarily apply to these programs. However, target marketing and outreach efforts may be conducted in areas where there are high concentrations of eligible populations, to ensure the efficiency and effectiveness of the programs. Some project types, such as major affordable housing developments or community facilities, will be sited based on the location which will make them most effective. For example, sites near retail, employment centers, transit centers, and bus stops may be favored over sites which do not have those amenities.

To the extent that use of HUD grant funds are targeted geographically over the next 5 years, the City proposes to select such areas using objective data from the Neighborhood Profile Area (NPA) database, to complement investments of the Neighborhood Service Department's Neighborhood Improvement Program. This NPA database relies on Census data and locally generated data to identify areas with high levels of need. Locally generated data includes crime rates, condition of streets and sidewalks, proximity to parks or community centers, and similar measures. This is combined with Census data on issues such as poverty, age of housing stock, employment rates, and educational attainment, to identify relatively small geographic areas where there is potential to have an immediate visible impact. The first two neighborhoods identified for the Neighborhood Improvement Plan were Stop Six, and Ash Crescent. Each neighborhood received revitalization investments of over \$2.5 million, not including CDBG or HOME funds. The City proposes to use HUD grant funds to the extent feasible and eligible at these locations, to leverage these local resources for maximum impact. All selected neighborhoods will have common characteristics: need for public safety and public infrastructure improvements and potential for reinvestment to have a measurable and visible impact

For HOPWA programs, services are delivered within the city limits of Fort Worth, as both the EMSA's HOPWA project sponsors are located in Fort Worth. However, marketing of non-place-based programs such as STRMU will be conducted throughout the EMSA jurisdiction to ensure its availability to the wider area.

## SP-25 Priority Needs - 91.215(a)(2)

### Priority Needs

Table 51 – Priority Needs Summary

1	<b>Priority Need Name</b>	Preservation/Rehab of Existing Housing Stock
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Large Families Families with Children Elderly
	<b>Geographic Areas Affected</b>	Comprehensive
	<b>Associated Goals</b>	Preserve Aging Housing Stock
	<b>Description</b>	<p>Preservation and rehabilitation of existing housing stock (Single Family/Multifamily Homes), including major repair, minor repair, acquisition/rehabilitation, lead hazard reduction and abatement, health and safety repairs, and related home repair or housing development activities.</p> <p>Fort Worth housing stock is aging, particularly in Central City and low-income neighborhoods and areas of minority concentration. This issue is directly related to the need for neighborhood revitalization.</p>
	<b>Basis for Relative Priority</b>	Total number of older homes occupied by low and moderate income, elderly, or disabled residents has created a consistent demand for City-funded home repair programs. In addition, aging multifamily housing stock creates pressure on neighborhoods and reduced quality of life for low-income tenants.
2	<b>Priority Need Name</b>	Public and Private Accessibility Improvements
	<b>Priority Level</b>	High

	<b>Population</b>	Extremely Low Low Moderate Elderly Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Non-housing Community Development
	<b>Geographic Areas Affected</b>	Comprehensive
	<b>Associated Goals</b>	Improve Accessibility of Public / Private Spaces
	<b>Description</b>	Rehabilitation and Architectural Barrier Removal programs will provide services to low-income homeowners with mobility impairments residing in Fort Worth. Accessibility improvements and renovations at NSD Community Centers and municipal buildings so that facilities are ADA accessible, and 2018-19 Fair Housing Accessibility Pilot Program.
	<b>Basis for Relative Priority</b>	Fort Worth has a number of older municipal facilities and homes which are not currently ADA-accessible causing an undue hardship on residents and citizens requiring access to their homes, as well as community centers and other municipal buildings to participate in social service programs and/or receive services. In order to improve the quality of life and provide reasonable access to these facilities, these needed improvements will be made as feasible. Fair Housing planning process conducted in 2017 identified accessibility as a significant unmet need for both housing and community facilities.
3	<b>Priority Need Name</b>	Poverty Reduction and Self-Sufficiency Support
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Large Families Families with Children

	<b>Geographic Areas Affected</b>	Comprehensive
	<b>Associated Goals</b>	Poverty Reduction and Household Stabilization
	<b>Description</b>	Poverty-reduction programs that support self-sufficiency including adult basic education, employment training and job placement programming to low-income households designed to promote self-sufficiency and household stabilization. This may include activities such as purchase of employment-related equipment and supplies, removals of barriers to employment (transportation, temporary childcare), job-related certifications, resume preparation, job hunting support, and interview skills training.
	<b>Basis for Relative Priority</b>	Fort Worth Economic Development Strategic Plan approved in 2017 identified workforce education and training as significant needs. Providing programs and services to improve basic skills and employment supports to enhance the income and overall ability to be self-sufficient for very-low, low and moderate income residents will benefit the individuals, families, and community at large. By obtaining critical job skills and sustainable employment, residents can prevent homelessness, economic instability, and the ongoing need for additional social services.
4	<b>Priority Need Name</b>	Affordable Housing (Renter and Owner)
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Large Families Families with Children
	<b>Geographic Areas Affected</b>	Comprehensive
	<b>Associated Goals</b>	Promote Affordable Housing for Renters/Owners

	<b>Description</b>	Promote homeownership, affordable housing development, and Fair Housing (renter/owner); support single-family and multifamily housing development. This includes direct homebuyer assistance, homebuyer education and housing counseling, Fair Housing education and outreach, conversion of commercial and/or other facilities to housing, acquisition for development of affordable housing, development of Permanent Supportive Housing (PSH) for the homeless, operating costs for Community Housing Development Organizations (CHDOs), and related programs and activities.
	<b>Basis for Relative Priority</b>	Market analysis and needs assessment demonstrate very high need for affordable housing for both renters and owners. Homeownership is a defining standard of self-sufficiency, but is not always obtainable to low-moderate income families for various reasons, including increased purchase costs, not having savings for downpayment and closing costs, financial literacy, and adequate credit. To support the goal of homeownership, additional support services provided to assist in these areas helps to increase the number of homeowners in the City of Fort Worth, as well as improve neighborhoods and provide additional stability.
5	<b>Priority Need Name</b>	Educational and Support Service for Children/youth
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Large Families Families with Children
	<b>Geographic Areas Affected</b>	Comprehensive
	<b>Associated Goals</b>	Children/Youth Training and Mentorship
	<b>Description</b>	Educational and support services/programs preparing children/youth and their families for success; includes reading/literacy support, tutoring, mentoring, training, and enrichment support programming to children in low income households and/or neighborhoods. This includes programs that align with or support the City Council endorsement of Read Fort Worth, which has the goal of 100% of 3rd graders reading at grade level by 2025. This could also include after school programs offering homework assistance and tutoring, career-readiness programs targeting youth and teenagers, and related activities targeting service gaps for children and youth.

	<b>Basis for Relative Priority</b>	In support of the City Council-endorsed program of having 100% of 3rd graders reading at grade level by 2025, there is an increased need for programs that enhance reading and provide literacy support to elementary aged children in Fort Worth.
6	<b>Priority Need Name</b>	Aging-In-Place
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Elderly Elderly Frail Elderly
	<b>Geographic Areas Affected</b>	Comprehensive
	<b>Associated Goals</b>	Support programming for Aging-In-Place
	<b>Description</b>	Public service programming to support seniors aging in place in their homes in the neighborhood; including providing meals, transportation, and other support services targeting persons ages 62 and older. This may include activities such as senior programming activities to encourage social engagement and reduce isolation, case management, programs to prevent elder abuse and exploitation, recreational and exercise programs, and related programs and activities.
	<b>Basis for Relative Priority</b>	The number of elder adults in Fort Worth has significantly increased which requires additional programs/services to support this vulnerable population. To enhance the quality of life and support seniors remaining in their homes for as long as possible, services and programs targeted to this specific age group are vital. This is consistent with the Age-Friendly Plan developed by AARP and adopted by City Council.
7	<b>Priority Need Name</b>	Neighborhood Revitalization
	<b>Priority Level</b>	High

	<b>Population</b>	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Non-housing Community Development
	<b>Geographic Areas Affected</b>	Comprehensive
	<b>Associated Goals</b>	Targeted Neighborhood Revitalization
	<b>Description</b>	<p>Targeted neighborhood revitalization may include a diverse variety of activities including the following: improve neighborhood transportation infrastructure (streets, sidewalks, lighting, etc.); improve or make available neighborhood public facilities (parks, community facilities, etc.). This may also include activities such as acquisition/rehabilitation/demolition for redevelopment of a neighborhood facility (such as a childcare or early education facility to serve very low-income or poverty populations). This could also include projects to support affordable housing development or neighborhood-based public service programs serving a targeted clientele, or related programs or activities. This project also includes repayment of Section 108 Loan related to previously implemented revitalization efforts.</p> <p>Assuming City Council priorities remain the same over the next five years on the process for neighborhood revitalization, we will estimate one project per year for the next five years.</p>
	<b>Basis for Relative Priority</b>	Severely underserved neighborhoods in the central city are in need of basic improvements such as infrastructure (streets, sidewalks, etc.) as well as open space areas and public facility improvements to support families and neighborhoods and improve quality of life for residents in these areas. This supports the City Council goal of encouraging investment in older areas of the city.
8	<b>Priority Need Name</b>	Services and Housing for Homeless
	<b>Priority Level</b>	High

<b>Population</b>	Extremely Low Low Moderate Large Families Families with Children Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Persons with HIV/AIDS and their Families
<b>Geographic Areas Affected</b>	Comprehensive
<b>Associated Goals</b>	Homeless Services
<b>Description</b>	This project includes all types of services and housing for the homeless and persons at risk of becoming homeless with a goal of achieving permanent housing. It includes operations, administration, and maintenance or repair of existing emergency shelters to maintain the safety net, case management, rapid rehousing and diversion services to prevent warehousing of the homeless, rental assistance for homelessness prevention, and operations and administration of shelters and services for victims of domestic violence. The activity also includes operations of housing facilities for persons with HIV/AIDS as well as rental assistance, emergency mortgage and utility assistance, and supportive services for this population.
<b>Basis for Relative Priority</b>	Programs and services for some of the most vulnerable persons in the City, including homeless, at-risk for homelessness, and persons living with HIV/AIDS, to provide specific needs for this population. The City Council has placed a high priority on services for the homeless through the Directions Home plan, their support of Permanent Supportive Housing initiatives, and proactive engagement with the local Continuum of Care.

**Narrative (Optional)**

## SP-30 Influence of Market Conditions – 91.215 (b)

### Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	This activity is not designated as a priority need in this Consolidated Plan.
TBRA for Non-Homeless Special Needs	HOPWA funds only; increasing rental costs may limit number of households served.
New Unit Production	Increased construction costs limit the number of new single family homes that may be constructed; Efforts will be made to offset this effect by leveraging private sector loans to the extent feasible. Increased construction and land acquisition costs also increase the costs of developing new rental housing and make multi-family rehabilitation / redevelopment a more cost effective approach.
Rehabilitation	Aging housing stock increases the need for home repair assistance by low income homeowners. Increasing construction costs also have the potential to reduce the number of clients served through the Priority Repair program.
Acquisition, including preservation	Steeply rising home prices make home buying by low-to-moderate income families more difficult, and lock many households out of the market. This also impacts fair housing choice for minority populations.

**Table 52 – Influence of Market Conditions**

## SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2)

### Introduction

The City of Fort Worth expects to receive approximately \$12 million in HUD entitlement grant funds (CDBG, HOME, ESG, HOPWA) for the 2018-19 program year. In addition to the four HUD grants referenced throughout this ConPlan, the City of Fort Worth makes every effort to leverage local and state resources to address the priority needs identified in this plan, and to seek additional federal or state grant funding. Examples and sources of other funding expected to be received for the 2018-19 year are:

- Directions Home Program: This locally funded effort has dedicated approximately \$2 million per year toward homelessness reduction efforts, for the past 8 years. These funds support approximately 150 rental assistance vouchers for formerly chronically homeless persons, as well as paying for key services that address gaps in homeless service delivery. This program works closely with the local Continuum of Care administered by the Tarrant County Homeless Coalition.
- Neighborhood Improvement Program: Annual investment of over \$2.5 million in local resources for targeted neighborhood revitalization, particularly for infrastructure investments that will enhance public safety and redevelopment potential.
- Texas Veterans Commission: “Forward Home” Grant to prevent veteran homelessness, and “Housing for Texas Heroes” Grant to repair and/or install accessibility improvements at the homes of disabled low income veterans. These are competitive grants of \$300,000 each.
- Lead-Based Paint Hazard Reduction Demonstration Grant: \$3.4 million awarded by HUD’s Office of Healthy Homes and Lead Hazard Control (OHHLC) in December 2017, for a 3-year term, leveraged by \$750,000 in CDBG funds as the required matching fund source. Approximately \$1.1 million of these funds are expected to be spent during 2018-19.
- Weatherization Assistance Program (funds received from the Texas Department of Housing and Community Affairs (TDHCA) from the U.S. Department of Energy, U.S. Department of Human Services’ Low Income Heating and Energy Assistance Program (LIHEAP), and Texas Association of Community Action Agencies(TACAA)
- Household Crisis Repair Program to make emergency repairs of HVAC systems funded through Comprehensive Energy Assistance Program (CEAP) administered through the state of Texas, TDHCA
- Housing Tax Credits, administered by TDHCA. The City of Fort Worth supports affordable housing development by working with developers to help them obtain HTC awards, in order to maximize affordable housing investments in all areas of the community.

**Anticipated Resources**

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	7,262,818	2,200,000	0	9,462,818	29,051,272	Assumes level funding for remaining 4 years of planning period.
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	2,861,535	150,000	0	3,011,535	11,446,140	Assumes level funding for remaining 4 years of planning period.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOPWA	public - federal	Permanent housing in facilities Permanent housing placement Short term or transitional housing facilities STRMU Supportive services TBRA	1,332,758	0	0	1,332,758	5,331,032	Assumes level funding for remaining 4 years of planning period.
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	587,565	0	0	587,565	2,350,260	Assumes level funding for remaining 4 years of planning period.

**Table 53 - Anticipated Resources**

**Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied**

Federal funds will leverage the above-listed resources, as well as other resources, as follows:

- CDBG funds will leverage \$3.4 million in Lead Hazard Reduction Demonstration program grant funds for eligible activities
- HOME funds will leverage Housing Tax Credit investments by private and non-profit multi-family developers
- CDBG funds will leverage over \$2.5 million per year in local funds for infrastructure and related revitalization improvements in targeted neighborhoods
- CDBG funds will leverage private investment by homebuilders and mortgage lenders in neighborhoods where there are some vacant properties and where new streets, sidewalks, water and sewer installation makes infill housing development possible
- CDBG public services funds provided to private non-profit organizations to support social services programming for low income residents will leverage private donated funds that also support those programs
- CDBG funds provided to Trinity Area Habitat for Humanity will leverage thousands of hours of volunteer time painting the homes of very low income Fort Worth residents, through the Cowtown Brushup Program, as well as leverage the donation of paint and related supplies from private businesses
- CDBG funds for the Priority Repair Program will leverage the use of Weatherization Assistance Program funds and/or Texas Veterans Commission funds to provide additional repairs at the homes of residents who are income-eligible and otherwise qualified for both programs

Matching requirements for the HOME program for the 2018-19 program year will be met through multiple sources, including contributions of City General Funds to HOME-assisted affordable housing projects, waivers of housing development fees, provision of TACAA-funded HVAC repair/replacement at HOME-assisted multi-family properties, Below Market Interest Rate loans on Fort Worth Housing Finance Corporation loans or other private housing loans for HOME-assisted housing, or other eligible sources as described in HUD guidelines.

Matching requirements for the Emergency Solutions Grant program will be met by ESG sub-recipient agencies, through private or public donations of eligible and non-federal funds, volunteer hours, staff time, or in-kind contributions of resources. Matching requirements will also be met by the City's contribution of UDAG program income to support ESG-eligible activities at the Salvation Army.

**If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan**

The City does not maintain a designated land bank for affordable housing or other development. However, the City acts as administrator for local taxing jurisdictions for tax-foreclosed properties, by managing the inventory of such properties for the benefit of all taxing jurisdictions, and subject to the policies of those jurisdictions. The City is authorized by state law to convey such properties to eligible non-profit housing development agencies for less than their fair market value. Current policy for the City’s Real Property Division, and for the other taxing jurisdictions, is to make such properties available to all interested parties through a public bidding process. This policy has been adopted due to inconsistent completion of affordable housing development requirements by prior non-profit beneficiaries of the conveyance process.

**Discussion**

NOTE: The Uses of Funds column above identifies eligible activities under the regulations, but are not necessarily priorities for this Action Plan or Consolidated Plan. For example, Economic Development is an eligible activity for CDBG and TBRA is an eligible activity for HOME, however, these activities would not be consistent with this Consolidated Plan as they are outside of the streamlined goals adopted by City Council through the 2018 planning process. Likewise, Transitional Housing is an eligible activity for HOPWA and ESG, but is not a priority for this Consolidated Plan or Action Plan.

If prior year grant resources become available, they will be reallocated during the program year through the substantial amendment process.

## SP-40 Institutional Delivery Structure – 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
Neighborhood Services	Government	Ownership Planning Rental neighborhood improvements public facilities public services	Jurisdiction
Fort Worth Housing Solutions	PHA	Public Housing	Region
CITY OF FORT WORTH- PARKS AND COMMUNITY DEVELOPMENT	Government	neighborhood improvements	Jurisdiction
City of Fort Worth Human Relations	Government	public services	Jurisdiction
FORT WORTH HOUSING FINANCE CORPORATION	Government	Economic Development Ownership Rental	Jurisdiction
TARRANT COUNTYHOMELESS COALITION	Government	Homelessness	Jurisdiction
Housing Channel	CHDO	Ownership public services	Region
NEIGHBORHOOD LAND CORP./TRINITY HABITAT	Non-profit organizations	Ownership	Region
TARRANT COUNTY SAMARITAN HOUSE	Non-profit organizations	Homelessness	Jurisdiction
AIDS Outreach Center (AOC)	Non-profit organizations	Homelessness	Jurisdiction

**Table 54 - Institutional Delivery Structure**

## Assess of Strengths and Gaps in the Institutional Delivery System

The Fort Worth institutional structure for delivery of community development and affordable housing programs has the following strengths: Numerous non-profit social service agencies providing a variety of essential public services to low income and special needs populations, including programs for youth, seniors, persons with disabilities, homeless, victims of domestic violence, and health-related services for all low income populations; A high-performing local Housing Authority that regularly partners with the City to expand the local supply of affordable housing; A local FHAP organization, the Fort Worth Human Relations Unit and its advisory body, the Fort Worth Human Relations Commission, to enforce fair housing laws and provide fair housing education; a strong Continuum of Care administered by the broadly inclusive Tarrant County Homeless Coalition , supported by the City’s Directions Home program.

The local institutional structure for delivery of community development and affordable housing has the following gaps. A limited number of non-profit housing developers and certified CHDOs, and limited sources of funding for affordable housing; Limited sources of funding for affordable housing development or preservation, particularly for extremely low income populations such as homeless persons and persons with special needs (mentally or developmentally disabled and physically disabled; Challenges in consistently implementing effective “homeless discharge policies” from institutions such as jails, hospitals, mental health facilities, etc.

### Availability of services targeted to homeless persons and persons with HIV and mainstream services

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
<b>Homelessness Prevention Services</b>			
Counseling/Advocacy			
Legal Assistance			
Mortgage Assistance			
Rental Assistance	X	X	
Utilities Assistance	X	X	X
<b>Street Outreach Services</b>			
Law Enforcement	X	X	
Mobile Clinics			
Other Street Outreach Services		X	
<b>Supportive Services</b>			
Alcohol & Drug Abuse		X	
Child Care		X	
Education		X	
Employment and Employment Training	X	X	X
Healthcare	X	X	X

HIV/AIDS	X	X	X
Life Skills	X	X	
Mental Health Counseling	X	X	
Transportation	X		
<b>Other</b>			

**Table 55 - Homeless Prevention Services Summary**

**Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)**

Basic emergency shelter is provided by Salvation Army (Family), Center for Transforming Lives (Women), and Safe Haven (Domestic Violence). Presbyterian Night Shelter and Union Gospel Mission serve the general homeless population. ACH Child and Family Services offers emergency shelter to homeless youth ages 10-17.

True Worth Place operates a day shelter where individuals take showers, do laundry and connect with services appropriate to their special needs. The centralized resource center also offers services related to mental health, employment and health care.

Counseling and Advocacy are provided by Tarrant County Homeless Coalition and case managers at the City’s network of homeless shelters and service providers.

Legal Assistance is provided by Legal Aid of Northwest Texas to the extent the services needed meet their eligibility requirements. Fort Worth Municipal Court offers a Homeless Court to provide flexible responses to most Class C misdemeanor cases for homeless persons, including a progressive plea-bargaining system and referral to supportive services.

Rental and Utility Assistance is provided to homeless and formerly homeless persons through use of ESG funds by agencies such as Salvation Army and Center for Transforming Lives.

Law Enforcement: City of Fort Worth Police Department has a homeless liaison officer who works with neighborhoods, street outreach teams and unsheltered homeless persons in encampments.

Street Outreach-services for the general homeless population are provided by Catholic Charities and the nonprofit Hands Of Hope. MHMR PATH program provides outreach for homeless mentally ill, while JPS Healthcare has an outreach team that provides medical services, and the Veterans Administration provides outreach for veterans. ACH Child and Family Services have a youth street outreach team. All outreach teams encourage engagement with emergency shelter, and conduct assessments for the Continuum of Care Coordinated Entry System so that clients will be able to receive housing.

Alcohol/Drugs/Mental Health-MHMR PATH team works with clients struggling with mental health issues and/or substance abuse issues, providing clinical referrals and access to appropriate treatment. JPS Healthcare also offers some services for those experiencing a mental health crisis.

Childcare-Center for Transforming Lives reserves space in their childcare program for children experiencing homelessness, transportation is provided from the emergency shelters to the off-site day care and back again.

Employment – Presbyterian Night Shelter partnered with the City to create “Clean Slate”—a program where the city contracts with the shelter for litter pickup, and the shelter pays its participating residents to pick up the litter. Also, Salvation Army and Goodwill work with homeless or formerly homeless persons in their employment training and placement programs.

Healthcare-Beautiful Feet Ministries has a weekly medical clinic specifically for homeless clients. Clinics are also offered by True Worth Place and Union Gospel Mission.

HIV/AIDS–Samaritan House receives Tenant Based Rental Assistance through HOPWA specifically for those exiting homelessness who have an HIV/AIDS diagnosis.

Education/Life Skills – All shelters offer life skills classes and provide referrals for educational services. Many also offer classes in parenting, budgeting, cooking on a budget etc.

Homeless veterans in Fort Worth are served by the Veterans Administration, and by Fort Worth Housing Solutions with the VASH program. In addition, there are three per diem programs for homeless veterans, two operated by Presbyterian Night Shelter and one operated by MHMR.

**Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above**

According to “Homelessness in Our Community: 2017 Needs and Gaps Report Fort Worth/Arlington/Tarrant County” the three biggest needs are transportation, childcare and affordable housing.

An OrgCode Consulting Inc. report in 2016 noted that to end chronic homelessness in Tarrant County in 10 years, 1,450 units of permanent supportive housing need to be created. Also, to end family homelessness, 1,860 slots of rapid rehousing are needed.

**Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs**

Fort Worth’s strategy for addressing gaps in the local institutional structure for community development and affordable housing is to focus on key strengths and key partnerships. Primary partners for addressing homeless needs are the local Continuum of Care board, the Tarrant County Homeless Coalition. Fort Worth and other local jurisdictions also established, in 2017, a Continuum of Care advisory board that includes senior elected officials who have the ability to guide and influence policy for serving the homeless in a manner that generates the maximum potential resources for this effort. The primary partners for addressing affordable housing needs are Fort Worth Housing Solutions, Trinity Area Habitat for Humanity, and Housing Channel, the Fort Worth CHDO with the greatest capacity and experience. In addition to building new homes for very low income residents, Trinity Habitat now sponsors two housing rehabilitation programs that contribute significantly to neighborhood revitalization efforts. Fort Worth Housing Solutions is a key partner in the City’s Affirmatively Furthering Fair Housing efforts and in development of new affordable rental housing at scattered sites throughout.

## SP-45 Goals Summary – 91.215(a)(4)

### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Preserve Aging Housing Stock	2018	2022	Affordable Housing	Citywide	Preservation/Rehab of Existing Housing Stock	CDBG: \$11,000,000 HOME: \$1,556,000	Rental units rehabilitated: 100 Household Housing Units  Homeowner Housing Rehabilitated: 2245 Household Housing Units
2	Improve Accessibility of Public / Private Spaces	2018	2022	Non-Homeless Special Needs	Citywide	Public and Private Accessibility Improvements	CDBG: \$4,000,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 10000 Persons Assisted  Homeowner Housing Rehabilitated: 355 Household Housing Units
3	Poverty Reduction and Household Stabilization	2018	2022	Non-Housing Community Development	Citywide	Poverty Reduction and Self-Sufficiency Support	CDBG: \$2,000,000	Public service activities other than Low/Moderate Income Housing Benefit: 3850 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4	Promote Affordable Housing for Renters/Owners	2018	2022	Affordable Housing	Citywide	Affordable Housing (Renter and Owner)	CDBG: \$2,000,000 HOME: \$12,901,675	Public service activities for Low/Moderate Income Housing Benefit: 2070 Households Assisted  Rental units constructed: 64 Household Housing Units  Homeowner Housing Added: 36 Household Housing Units  Direct Financial Assistance to Homebuyers: 300 Households Assisted
5	Children/Youth Training and Mentorship	2018	2022	Non-Housing Community Development	Citywide	Educational and Support Service for Children/youth	CDBG: \$2,000,000	Public service activities other than Low/Moderate Income Housing Benefit: 3760 Persons Assisted
6	Support programming for Aging-In-Place	2018	2022	Non-Homeless Special Needs	Citywide	Aging-In-Place	CDBG: \$1,500,000	Public service activities other than Low/Moderate Income Housing Benefit: 4640 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
7	Targeted Neighborhood Revitalization	2018	2022	Non-Housing Community Development	Citywide	Neighborhood Revitalization	CDBG: \$15,014,090	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 11002 Persons Assisted
8	Homeless Services	2018	2022	Homeless	Citywide	Services and Housing for Homeless	CDBG: \$1,000,000 HOPWA: \$6,663,790 ESG: \$2,937,825	Public service activities for Low/Moderate Income Housing Benefit: 375 Households Assisted  Tenant-based rental assistance / Rapid Rehousing: 503 Households Assisted  Homeless Person Overnight Shelter: 26615 Persons Assisted  Homelessness Prevention: 4580 Persons Assisted  HIV/AIDS Housing Operations: 300 Household Housing Units

Table 56 – Goals Summary

## Goal Descriptions

1	<b>Goal Name</b>	Preserve Aging Housing Stock
	<b>Goal Description</b>	Preservation and rehabilitation of existing housing stock (Single Family/Multifamily Homes), including major repair, minor repair, acquisition/rehabilitation, lead hazard reduction and abatement, health and safety repairs, and related home repair or housing development activities.
2	<b>Goal Name</b>	Improve Accessibility of Public / Private Spaces
	<b>Goal Description</b>	Accessibility improvements in both public and private (housing) spaces through ADA improvements to community centers and other public facilities for low income special needs residents to ensure that physically disabled persons will have full access. Public facility improvements may include bathroom modifications, ramps, entryways, and related improvements to City-owned facilities such as community centers, parks, and older municipal buildings which serve large numbers of the general public.
3	<b>Goal Name</b>	Poverty Reduction and Household Stabilization
	<b>Goal Description</b>	PUBLIC SERVICE ACTIVITIES: Poverty-reduction programs that support self-sufficiency including adult basic education, employment training and job placement programming to low-income households designed to promote self-sufficiency and household stabilization. This may include activities such as purchase of employment-related equipment and supplies, removals of barriers to employment (transportation, temporary childcare), job-related certifications, resume preparation, job hunting support, and interview skills training.
4	<b>Goal Name</b>	Promote Affordable Housing for Renters/Owners
	<b>Goal Description</b>	Promote homeownership, affordable housing development, and Fair Housing (renter/owner); support single-family and multifamily housing development. This includes direct homebuyer assistance, homebuyer education and housing counseling, Fair Housing education and outreach, conversion of commercial and/or other facilities to housing, acquisition for development of affordable housing, development of Permanent Supportive Housing (PSH) for the homeless, operating costs for Community Housing Development Organizations (CHDOs), and related programs and activities.

5	<b>Goal Name</b>	Children/Youth Training and Mentorship
	<b>Goal Description</b>	Educational and support services/programs preparing children/youth and their families for success; includes reading/literacy support, tutoring, mentoring, training, and enrichment support programming to children in low income households and/or neighborhoods. This includes programs that align with or support the City Council endorsement of Read Fort Worth, which has the goal of 100% of 3rd graders reading at grade level by 2025. This could also include after school programs offering homework assistance and tutoring, career-readiness programs targeting youth and teenagers, and related activities targeting service gaps for children and youth.
6	<b>Goal Name</b>	Support programming for Aging-In-Place
	<b>Goal Description</b>	Public service programming to support seniors aging in place in their homes in the neighborhood; including providing meals, transportation, and other support services targeting persons ages 62 and older. This may include activities such as senior programming activities to encourage social engagement and reduce isolation, case management, programs to prevent elder abuse and exploitation, recreational and exercise programs, and related programs and activities.
7	<b>Goal Name</b>	Targeted Neighborhood Revitalization
	<b>Goal Description</b>	Targeted neighborhood revitalization may include a diverse variety of activities including the following: improve neighborhood transportation infrastructure (streets, sidewalks, lighting, etc.); improve or make available neighborhood public facilities (parks, community facilities, etc.). This may also include activities such as acquisition/rehabilitation/demolition for redevelopment of a neighborhood facility (such as a childcare or early education facility to serve very low-income or poverty populations). This could also include projects to support affordable housing development or neighborhood-based public service programs serving a targeted clientele, or related programs or activities. This project also includes repayment of Section 108 Loan related to previously implemented revitalization efforts.  Assuming City Council priorities remain the same over the next five years on the process for neighborhood revitalization, we will estimate one project per year for the next five years.

<b>8</b>	<b>Goal Name</b>	Homeless Services
	<b>Goal Description</b>	This project includes all types of services and housing for the homeless and persons at risk of becoming homeless with a goal of achieving permanent housing. It includes operations, administration, and maintenance or repair of existing emergency shelters to maintain the safety net, case management, rapid rehousing and diversion services to prevent warehousing of the homeless, rental assistance for homelessness prevention, and operations and administration of shelters and services for victims of domestic violence. The activity also includes operations of housing facilities for persons with HIV/AIDS as well as rental assistance, emergency mortgage and utility assistance, and supportive services for this population.

**Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)**

For Rental Housing as defined at 92.252, the City expects to provide a total of 494 households with rental assistance and new or rehabilitated rental units over the five-year period. This includes 330 beneficiaries of Tenant Based Rental Assistance through HOPWA, and 164 tenants in newly developed or newly rehabilitated rental housing. Income distribution for the HOPWA TBRA clients is 87% extremely low income, 13% low income, and 0% moderate income. Therefore it is estimated that there will be 287 extremely low income and 43 low income TBRA beneficiaries. Likewise, since the city expects to develop approximately 164 new affordable or rehabilitated rental units over the next five years, and the income distribution of tenants in these units tends to be 47% extremely low income, 35% low income, and 18% moderate income, an estimated 77 extremely low, 57 low, and 30 moderate income tenants will be provided with affordable rental housing through new development or rehabilitation.

For Homeownership housing as defined by 92.254, the city expects to assist a total of 336 homebuyers over the next five years with down-payment assistance and/or new construction of single family homes. The income distribution of buyers for the most recent reporting period was 8% extremely low income, 43% low income, and 49% moderate income. Therefore, an estimated 27 extremely low, 144 low, and 165 moderate income buyers will be provided with affordable homeownership opportunities over the next 5 years. Many of these homes are new homes constructed by the city's non-profit partners, Habitat for Humanity, or a certified CHDO developer, Housing Channel, which build infill single-family in low and moderate income neighborhoods.

## **SP-50 Public Housing Accessibility and Involvement – 91.215(c)**

### **Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)**

Not applicable, Cavile Place has at least fifteen (15) accessible public housing units and Butler Place has at least twenty-one (21) accessible units in compliance with Section 504 requirements.

### **Activities to Increase Resident Involvements**

Fort Worth Housing Solutions has established Resident Advisory Councils at both its Butler Place and Cavile Place traditional public housing properties. In addition, they have a resident advisory group of Housing Choice Voucher beneficiaries, and work closely with the Tarrant County Homeless Coalition to ensure appropriate input from formerly-homeless tenants receiving housing assistance through special programs such as VASH and the Continuum of Care.

### **Is the public housing agency designated as troubled under 24 CFR part 902?**

No

### **Plan to remove the ‘troubled’ designation**

Not applicable

## **SP-55 Barriers to affordable housing – 91.215(h)**

### **Barriers to Affordable Housing**

HOME rents and HUD Fair Market Rents appear to be significantly lower than current market rents. MPF research reported approximate rents for one-, two-, and three-bedroom units to be in the range of \$875, \$1,100, and \$1,300 the first quarter of 2018. There will continue to be a gap between market rents and subsidy rents due to regulatory and statutory restrictions, and due to the continued growth in Fort Worth's population which creates even greater demand for housing.

HOME rent limits tend to be lower than FMR subsidy limits. Given the fact that federal Housing Choice Voucher total budgets are experiencing limited increases, FMRs are linked to private market rents, and are likely to increase, and since market rents are unlikely to decrease (barring another serious economic downturn). Another factor to consider is the current requirement that FWHS apply small area FMRs to its Housing Choice Voucher program, as a result of a recent court decision. This causes the limited amount of HCV budget to serve fewer tenants overall. Therefore, construction of HOME-assisted units has the potential to be more beneficial for more low income residents. This is particularly true if the affordability restrictions placed on the HOME-assisted units are in place for a long period of time (currently 20 years for newly constructed rental housing.)

### **Strategy to Remove or Ameliorate the Barriers to Affordable Housing**

To address potential institutional barriers to affordable housing, the City has identified the following areas where action could be taken to minimize such barriers over the next five years:

1. Maintain existing partnerships for developing new housing, and seek opportunities to develop additional partnerships (for example, identify additional stable and experienced non-profit organizations that may have the real estate development capacity to become Community Housing Development Organizations)
2. Increase assistance for rehabilitation of existing housing stock through owner-occupied and/or rental rehabilitation programs
3. Continue to fund the housing counseling programs delivered by Housing Channel, a local non-profit which provides Foreclosure Prevention Counseling and Homebuyer Education
4. Continue to Provide Down Payment Assistance and Closing Cost Assistance; update the homebuyer assistance program to adapt to a more expensive housing market
5. Seek Additional Resources for affordable housing through writing grants

Coordinate housing initiatives with local and regional transportation planning strategies to encourage placement of new affordable housing developments near public transportation.

## **SP-60 Homelessness Strategy – 91.215(d)**

### **Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs**

Five street outreach teams are working to assess unsheltered persons so they can be in a prioritized database for housing through Coordinated Entry. This is a pressing need because unsheltered homelessness increased 74% from 2017 to 2018 in the point in time count. There are two general outreach teams, one medical, one mental health/substance abuse and one for youth.

### **Addressing the emergency and transitional housing needs of homeless persons**

As HUD has defunded transitional housing, there has been an increase in emergency shelter beds and rapid rehousing slots.

There are four emergency shelters in the City of Fort Worth. Presbyterian Night Shelter, The Salvation Army, Union Gospel Mission and Center for Transforming Lives (women only).

The only remaining transitional housing program is the Grant Per Diem veterans program.

**Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again.**

Exiting to Permanent Housing – According to HMIS reports, emergency shelters exit 21% of clients to permanent housing. Rapid Re-Housing exits 76% of clients to permanent housing. While permanent supportive housing exits 57% to permanent housing.

The goal is to increase exits to permanent housing throughout the system.

Shortening Time Homeless – The average length of time homeless is approximately 210 days (7 months). The goal is the lower this to 60 days.

Access to affordable units – The City of Fort Worth, Fort Worth Housing Solutions and Tarrant County Homeless Coalition are working with a consultant to create an affordable housing strategy for the area. In some tax credit projects, there are units designated for permanent supportive housing.

Preventing Returns to Homelessness – The latest HMIS report on returns to homelessness throughout the system showed 16% rate of return from programs the past two years. This is good – the goal is under 15%.

**Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs**

There are 14 homeless prevention programs in the Continuum of Care area. These programs provide direct financial assistance (usually rental assistance or utilities) to keep at-risk individuals and family from entering homelessness.

A recent report by OrgCode Inc. indicated the need to better target prevention funds to the households most likely to become chronically homeless.

## **SP-65 Lead based paint Hazards – 91.215(i)**

### **Actions to address LBP hazards and increase access to housing without LBP hazards**

The City will address Lead Based Paint (LBP) hazards and increase access to housing without LBP hazards through its Lead Safe Program (LSP) funded and awarded by HUD's Office of Healthy Homes and Lead Hazard Control (OHHLHC). LSP will continue the City's efforts over a 3-year period to identify and control lead-based paint hazards in eligible privately owned and rental housing. LSP will focus on prevention and reduction of childhood lead poisoning for families whose household incomes are at or below 80% of the Area Median Family Income, who are living in potentially lead-hazardous, pre-1978 housing stock. This program will also promote greater awareness of the health hazards of lead-based paint. Receipt of this grant was made possible by the commitment of \$750,000 in CDBG funds from Action Plan Year 2017-18. The City has established specific goals and benchmarks for performance including clearance of 250 housing units, 280 inspections, at least 130 community outreach/education events, and training 40 staff and construction workers in lead remediation and lead-safe work practices in the period of three years.

### **How are the actions listed above related to the extent of lead poisoning and hazards?**

The City actions listed above over the next five years will:

- Ensure that all regulatory requirements regarding lead-based paint are met throughout any housing rehabilitation construction activity performed by the City on homes constructed prior to 1978.
- Complete implementation of the current grant, and apply for additional funding from the OHHLHC.
- Seek and take advantage of opportunities to educate the public, housing services customers, and contractors regarding the hazards of lead-based paint. As part of the LeadSafe program, the City will contract with two local hospitals, Cook Fort Worth Children's Hospital and the University of North Texas Health Science Center, to participate in targeted outreach to very low income families living in the oldest housing stock in the City.

### **How are the actions listed above integrated into housing policies and procedures?**

The LeadSafe Program is fully integrated into all housing rehabilitation programs of the City of Fort Worth resulting in cost-effective hazard clearance. Required inspections and risk assessments are performed at all job-sites where the requirements of 24 CFR Part 35 apply. References to these regulatory requirements are incorporated into all HOME and CDBG contracts related to housing.

## **SP-70 Anti-Poverty Strategy – 91.215(j)**

### **Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families**

The City of Fort Worth’s anti-poverty strategy aims to reduce the number of households in poverty through the following activities:

- Implementation of an EnVision Center program at the Martin Luther King Community Center, using Community Services Block Grant (CSBG) resources and other state and local resources to match low income community residents and Public Housing residents with job training and employment opportunities
- Implementation of the Volunteers in Tax Assistance (VITA) program every year, using a neighborhood-based approach to provide tax preparation assistance at local community centers and libraries. This program helps very low income residents to file their taxes and Earned Income Tax Credit applications in order to bring as many cash resources back into the community as possible. VITA counselors are also successful in encouraging many participants to start savings programs with a portion of their tax return or EITC funds.
- Provision of neighborhood-based utility assistance payments for poverty level families in crisis, funded through the Comprehensive Energy Assistance Program (CEAP).
- In its role as the Community Action Agency for Tarrant County, the City’s Neighborhood Services Department provides case management, budget and financial education, information and referrals, and assistance with job training to poverty-level residents, through the CAPWorks program using CSBG funds received through the state of Texas.
- Implementation of the Fort Worth Economic Development Strategy, which identified a number of high-potential areas for redevelopment and reinvestment, to encourage private sector entities to create job opportunities for community residents. The high-potential areas include areas with, or adjacent to, high concentrations of poverty populations, such as the Evans-Rosedale, East Lancaster, Stop Six, and Near Northside areas
- Employment and job-placement-related programs sponsored by the City of Fort Worth Library system
- Ongoing implementation of Neighborhood Empowerment Zones (NEZ) tax incentives and development fee reductions, at targeted locations throughout the city. NEZs are authorized by state law in Texas to promote redevelopment of low-income areas, by encouraging private sector investment. This investment creates jobs for local residents and is a catalyst for neighborhood revitalization.

## **How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan?**

The elements of the City of Fort Worth's anti-poverty strategy that relate directly to this ConPlan/Action Plan include the following:

- Inclusion of Poverty Reduction as one of the priority needs and strategic goals of this Consolidated Plan, and allocation of CDBG public services funds for Action Plan Year 2018-19 to several employment-training programs, including the Salvation Army, the Ladder Alliance, and Goodwill. It is anticipated that a number of specific poverty-reduction programs will be funded with CDBG over the next 4 years of the Consolidated Plan implementation period.
- Ongoing funding for housing counseling and homebuyer education to support first-time homebuyers, which includes financial education and budgeting so that low income families can build wealth through homeownership
- Direct home repair assistance to very low income elderly and disabled homeowners through the Cowtown Brushup and Priority Repair programs, as well as weatherization assistance for very low income residents reduces their energy costs.

## **SP-80 Monitoring – 91.230**

**Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements**

The City's Monitoring process has three components:

- a) on-site monitoring of entities implementing HUD Grant-funded programs;
- b) Desk reviews of performance and financial reports during these entities' contract periods; and
- c) Wellness reviews of files at activity close-out. The Monitoring process also includes a recipient training component.

On-site monitoring of CDBG, ESG, and HOPWA sub-recipients is done annually, with the selection of agencies to be visited based on a compliance risk assessment process. This risk assessment takes into consideration the amount of funds awarded, the compliance history of the agency, the complexity of the applicable program or grant regulations, and years of experience the agency has with administering City-provided grant funds. All HOME-assisted multi-family projects are monitored annually, regardless of the number of HOME-assisted units. All regulatory requirements are reviewed during these visits, including income eligibility, administrative and financial requirements, rents, Fair Housing compliance, etc. Non-compliant organizations are given concerns and findings, and additional monitoring visits may be scheduled to verify that corrective action has been taken.

Construction inspections are made during the "build" phase of each project, and Housing Property Standards inspections are made at all Homebuyer Assistance and HOME rental housing locations. On-site interviews of construction workers are conducted to verify Davis-Bacon wage rate requirements.

Desk reviews of cost documentation and performance reports occur monthly for all public service sub-recipients. This information is also routinely reviewed for all major projects funded with CDBG and HOME (public facilities construction or single/multi-family construction), as expenditures are approved. Desk reviews verify Davis Bacon wage rates, client income eligibility, evidence of mitigation of environmental concerns, Fair Housing compliance, adherence to the Lead Safe Housing Rule, and implementation of Uniform Relocation Assistance requirements, as well as other HUD requirements.

The Neighborhood Services Department maintains a system of checks and balances by conducting internal reviews of its own procedures and documentation. Outcomes of these reviews are reported to the Director of the Department so that appropriate corrective action and process improvements can be undertaken. Housing programs implemented by the Department undergo this internal review each program year. NSD uses HUD monitoring checklists to review a sample of client files, and all deficiencies are noted and corrected. At close-out of any sub-recipient or CHDO contract, the files are reviewed to

ensure that compliance with HUD requirements is adequately documented. Cost documentation for major projects is verified by both project and compliance staff.

In an effort to prevent compliance issues in advance, annual training workshops are held for all CDBG, ESG, and HOPWA subrecipients. At these workshops, key compliance requirements are reviewed, reporting and income eligibility examples are provided, and the City's contractual requirements for award of grant funds is reviewed in detail. Annual training workshops are also held for all HOME –assisted multifamily property managers. These workshops cover HOME reporting requirements and clarify the differences between Tax Credit compliance and HOME compliance items.

## Expected Resources

### AP-15 Expected Resources – 91.220(c)(1,2)

#### Introduction

The City of Fort Worth expects to receive approximately \$12 million in HUD entitlement grant funds (CDBG, HOME, ESG, HOPWA) for the 2018-19 program year. In addition to the four HUD grants referenced throughout this ConPlan, the City of Fort Worth makes every effort to leverage local and state resources to address the priority needs identified in this plan, and to seek additional federal or state grant funding. Examples and sources of other funding expected to be received for the 2018-19 year are:

- Directions Home Program: This locally funded effort has dedicated approximately \$2 million per year toward homelessness reduction efforts, for the past 8 years. These funds support approximately 150 rental assistance vouchers for formerly chronically homeless persons, as well as paying for key services that address gaps in homeless service delivery. This program works closely with the local Continuum of Care administered by the Tarrant County Homeless Coalition.
- Neighborhood Improvement Program: Annual investment of over \$2.5 million in local resources for targeted neighborhood revitalization, particularly for infrastructure investments that will enhance public safety and redevelopment potential.
- Texas Veterans Commission: “Forward Home” Grant to prevent veteran homelessness, and “Housing for Texas Heroes” Grant to repair and/or install accessibility improvements at the homes of disabled low income veterans. These are competitive grants of \$300,000 each.
- Lead-Based Paint Hazard Reduction Demonstration Grant: \$3.4 million awarded by HUD’s Office of Healthy Homes and Lead Hazard Control (OHHLC) in December 2017, for a 3-year term, leveraged by \$750,000 in CDBG funds as the required matching fund source. Approximately \$1.1 million of these funds are expected to be spent during 2018-19.
- Weatherization Assistance Program (funds received from the Texas Department of Housing and Community Affairs (TDHCA) from the U.S. Department of Energy, U.S. Department of Human Services’ Low Income Heating and Energy Assistance Program (LIHEAP), and Texas Association of Community Action Agencies(TACAA)
- Household Crisis Repair Program to make emergency repairs of HVAC systems funded through Comprehensive Energy Assistance Program (CEAP) administered through the state of Texas, TDHCA
- Housing Tax Credits, administered by TDHCA. The City of Fort Worth supports affordable housing development by working with developers to help them obtain HTC awards, in order to maximize affordable housing investments in all areas of the community.

## Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	7,262,818	2,200,000	0	9,462,818	29,051,272	Assumes level funding for remaining 4 years of planning period.
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	2,861,535	150,000	0	3,011,535	11,446,140	Assumes level funding for remaining 4 years of planning period.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOPWA	public - federal	Permanent housing in facilities Permanent housing placement Short term or transitional housing facilities STRMU Supportive services TBRA	1,332,758	0	0	1,332,758	5,331,032	Assumes level funding for remaining 4 years of planning period.
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	587,565	0	0	587,565	2,350,260	Assumes level funding for remaining 4 years of planning period.

**Table 57 - Expected Resources – Priority Table**

**Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied**

Federal funds will leverage the above-listed resources, as well as other resources, as follows:

- CDBG funds will leverage \$3.4 million in Lead Hazard Reduction Demonstration program grant funds for eligible activities
- HOME funds will leverage Housing Tax Credit investments by private and non-profit multi-family developers
- CDBG funds will leverage over \$2.5 million per year in local funds for infrastructure and related revitalization improvements in targeted neighborhoods
- CDBG funds will leverage private investment by homebuilders and mortgage lenders in neighborhoods where there are some vacant properties and where new streets, sidewalks, water and sewer installation makes infill housing development possible
- CDBG public services funds provided to private non-profit organizations to support social services programming for low income residents will leverage private donated funds that also support those programs
- CDBG funds provided to Trinity Area Habitat for Humanity will leverage thousands of hours of volunteer time painting the homes of very low income Fort Worth residents, through the Cowtown Brushup Program, as well as leverage the donation of paint and related supplies from private businesses
- CDBG funds for the Priority Repair Program will leverage the use of Weatherization Assistance Program funds and/or Texas Veterans Commission funds to provide additional repairs at the homes of residents who are income-eligible and otherwise qualified for both programs

Matching requirements for the HOME program for the 2018-19 program year will be met through multiple sources, including contributions of City General Funds to HOME-assisted affordable housing projects, waivers of housing development fees, provision of TACAA-funded HVAC repair/replacement at HOME-assisted multi-family properties, Below Market Interest Rate loans on Fort Worth Housing Finance Corporation loans or other private housing loans for HOME-assisted housing, or other eligible sources as described in HUD guidelines.

Matching requirements for the Emergency Solutions Grant program will be met by ESG sub-recipient agencies, through private or public donations of eligible and non-federal funds, volunteer hours, staff time, or in-kind contributions of resources. Matching requirements will also be met by the City's contribution of UDAG program income to support ESG-eligible activities at the Salvation Army.

**If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan**

The City does not maintain a designated land bank for affordable housing or other development. However, the City acts as administrator for local taxing jurisdictions for tax-foreclosed properties, by managing the inventory of such properties for the benefit of all taxing jurisdictions, and subject to the policies of those jurisdictions. The City is authorized by state law to convey such properties to eligible non-profit housing development agencies for less than their fair market value. Current policy for the City's Real Property Division, and for the other taxing jurisdictions, is to make such properties available to all interested parties through a public bidding process. This policy has been adopted due to inconsistent completion of affordable housing development requirements by prior non-profit beneficiaries of the conveyance process.

**Discussion**

NOTE: The Uses of Funds column above identifies eligible activities under the regulations, but are not necessarily priorities for this Action Plan or Consolidated Plan. For example, Economic Development is an eligible activity for CDBG and TBRA is an eligible activity for HOME, however, these activities would not be consistent with this Consolidated Plan as they are outside of the streamlined goals adopted by City Council through the 2018 planning process. Likewise, Transitional Housing is an eligible activity for HOPWA and ESG, but is not a priority for this Consolidated Plan or Action Plan.

If prior year grant resources become available, they will be reallocated during the program year through the substantial amendment process.

## Annual Goals and Objectives

### AP-20 Annual Goals and Objectives

#### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Preserve Aging Housing Stock	2018	2022	Affordable Housing	Citywide	Preservation/Rehab of Existing Housing Stock	CDBG: \$2,055,000 HOME: \$556,000	Rental units rehabilitated: 120 Household Housing Unit Homeowner Housing Rehabilitated: 425 Household Housing Unit
2	Improve Accessibility of Public / Private Spaces	2018	2022	Non-Homeless Special Needs	Citywide	Public and Private Accessibility Improvements	CDBG: \$1,050,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 2000 Persons Assisted Homeowner Housing Rehabilitated: 75 Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
3	Promote Affordable Housing for Renters/Owners	2018	2022	Affordable Housing	Citywide	Affordable Housing (Renter and Owner)	CDBG: \$118,088 HOME: \$2,019,382	Public service activities for Low/Moderate Income Housing Benefit: 486 Households Assisted Homeowner Housing Added: 8 Household Housing Unit Direct Financial Assistance to Homebuyers: 60 Households Assisted
4	Targeted Neighborhood Revitalization	2018	2022	Non-Housing Community Development	Citywide	Neighborhood Revitalization	CDBG: \$2,565,977	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 3002 Persons Assisted
5	Poverty Reduction and Household Stabilization	2018	2022	Non-Housing Community Development	Citywide	Poverty Reduction and Self-Sufficiency Support	CDBG: \$245,000	Public service activities other than Low/Moderate Income Housing Benefit: 770 Persons Assisted
6	Support programming for Aging-In-Place	2018	2022	Non-Homeless Special Needs	Citywide	Aging-In-Place	CDBG: \$263,150	Public service activities other than Low/Moderate Income Housing Benefit: 928 Persons Assisted
7	Children/Youth Training and Mentorship	2018	2022	Non-Housing Community Development	Citywide	Educational and Support Service for Children/youth	CDBG: \$308,197	Public service activities other than Low/Moderate Income Housing Benefit: 752 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
8	Homeless Services	2018	2022	Homeless	Citywide	Services and Housing for Homeless	CDBG: \$153,362 HOPWA: \$1,332,758 ESG: \$587,565	Public service activities for Low/Moderate Income Housing Benefit: 75 Households Assisted Tenant-based rental assistance / Rapid Rehousing: 150 Households Assisted Homeless Person Overnight Shelter: 5323 Persons Assisted Homelessness Prevention: 916 Persons Assisted HIV/AIDS Housing Operations: 60 Household Housing Unit

Table 58 – Goals Summary

## Goal Descriptions

1	<b>Goal Name</b>	Preserve Aging Housing Stock
	<b>Goal Description</b>	<p>Preservation and rehabilitation of existing housing stock (Single Family/Multifamily Homes), including major repair, minor repair, acquisition/rehabilitation, lead hazard reduction and abatement, health and safety repairs, and related home repair or housing development activities.</p> <p>This will include the following activities:</p> <p>Priority Repair Program (Budget for this includes \$150k anticipated CDBG program income)</p> <p>Cowtown Brush Up Program</p> <p>Manitoba Apartment Rehabilitation</p> <p>Multifamily Rehabilitation Loan Program (newly initiated)</p>
2	<b>Goal Name</b>	Improve Accessibility of Public / Private Spaces
	<b>Goal Description</b>	<p>Accessibility improvements in both public and private (housing) spaces for low income special needs residents. For 2018-19, this goal includes the REACH Ramp program serving disabled homeowners, the Pilot Fair Housing Accessibility Program serving low income renters, and accessibility improvements to be made to older public facilities to ensure that physically disabled persons will have full access. The public facility improvements are proposed to be funded with program income expected to be received in 2018-19. Public facility improvements may include bathroom modifications, ramps, entryways, and related improvements to City-owned facilities such as community centers, parks, and older municipal buildings which serve large numbers of the general public.</p>

3	<b>Goal Name</b>	Promote Affordable Housing for Renters/Owners
	<b>Goal Description</b>	<p>Promote homeownership, affordable housing development, and Fair Housing (renter/owner); support single-family and multifamily housing development. This includes direct homebuyer assistance, homebuyer education and housing counseling, Fair Housing education and outreach, conversion of commercial and/or other facilities to housing, acquisition for development of affordable housing, development of Permanent Supportive Housing (PSH) for the homeless, operating costs for Community Housing Development Organizations (CHDOs), and related programs and activities.</p> <p>Activities for this 2018-2019 goal include:</p> <p>CHDO - Berry/Stalcup Single Family Infill (Townhomes)</p> <p>CHDO Operations (Housing Channel - supporting completion of Riverside and Diamond Hill single family projects which were funded with prior year Action Plans)</p> <p>Tarrant County Samaritan Housing (acquisition and rehabilitation to convert an existing commercial/medical facility to Permanent Supportive Housing)</p> <p>Homebuyer Assistance Program (HAP)</p> <p>Housing Counseling &amp; Education (Housing Channel)</p>

4	<b>Goal Name</b>	Targeted Neighborhood Revitalization
	<b>Goal Description</b>	<p>Targeted neighborhood revitalization may include a diverse variety of activities including the following: improve neighborhood transportation infrastructure (streets, sidewalks, lighting, etc.); improve or make available neighborhood public facilities (parks, community facilities, etc.). This may also include activities such as acquisition/rehabilitation/demolition for redevelopment of a neighborhood facility (such as a childcare or early education facility to serve very low-income or poverty populations). This could also include projects to support affordable housing development or neighborhood-based public service programs serving a targeted clientele, or related programs or activities. This project also includes repayment of Section 108 Loan related to previously implemented revitalization efforts.</p> <p>This activity includes:</p> <ul style="list-style-type: none"> <li>Ash Crescent Street and Sidewalk Improvements</li> <li>Ash Crescent Open Space Recreational Area</li> <li>Bunche Park Improvements</li> <li>Sheraton Drive Infrastructure (Water/Sewer) Improvements</li> <li>Neighborhood-Based Community Facility for Early Childhood Education</li> <li>Repayment of Section 108 Loan (Heritage Center-Evans/Rosedale Redevelopment Area)</li> </ul>

5	<b>Goal Name</b>	Poverty Reduction and Household Stabilization
	<b>Goal Description</b>	<p>PUBLIC SERVICE ACTIVITIES:</p> <p>Poverty-reduction programs that support self-sufficiency including adult basic education, employment training and job placement programming to low-income households designed to promote self-sufficiency and household stabilization. This may include activities such as purchase of employment-related equipment and supplies, removals of barriers to employment (transportation, temporary childcare), job-related certifications, resume preparation, job hunting support, and interview skills training.</p> <p>Activities for the 2018-19 program year include:</p> <p>The Ladder Alliance</p> <p>The Salvation Army</p> <p>Goodwill</p>
6	<b>Goal Name</b>	Support programming for Aging-In-Place
	<b>Goal Description</b>	<p>Public service programming to support seniors aging in place in their homes in the neighborhood; including providing meals, transportation, and other support services targeting persons ages 62 and older. This may include activities such as senior programming activities to encourage social engagement and reduce isolation, case management, programs to prevent elder abuse and exploitation, recreational and exercise programs, and related programs and activities.</p> <p>Activities for the 2018-19 program year include:</p> <p>Guardianship Services (Financial Education for Seniors)</p> <p>Meals On Wheels (Home-delivered meals)</p> <p>Sixty and Better (Transportation)</p>

7	<b>Goal Name</b>	Children/Youth Training and Mentorship
	<b>Goal Description</b>	<p>Educational and support services/programs preparing children/youth and their families for success; includes reading/literacy support, tutoring, mentoring, training, and enrichment support programming to children in low income households and/or neighborhoods. This includes programs that align with or support the City Council endorsement of Read Fort Worth, which has the goal of 100% of 3rd graders reading at grade level by 2025. This could also include after school programs offering homework assistance and tutoring, career-readiness programs targeting youth and teenagers, and related activities targeting service gaps for children and youth.</p> <p>Activities for the 2018-19 program year include:</p> <ul style="list-style-type: none"> <li>AB Christian Learning Center</li> <li>Girls, Inc.</li> <li>McDonald YMCA</li> <li>United Community Centers</li> </ul>

8	<b>Goal Name</b>	Homeless Services
	<b>Goal Description</b>	<p>This project includes all types of services and housing for the homeless and persons at risk of becoming homeless with a goal of achieving permanent housing. It includes operations, administration, and maintenance or repair of existing emergency shelters to maintain the safety net, case management, rapid rehousing and diversion services to prevent warehousing of the homeless, rental assistance for homelessness prevention, and operations and administration of shelters and services for victims of domestic violence. The activity also includes operations of housing facilities for persons with HIV/AIDS as well as rental assistance, emergency mortgage and utility assistance, and supportive services for this population.</p> <p>Activities for 2018-19 program year include:</p> <ul style="list-style-type: none"> <li>Presbyterian Night Shelter (CDBG-Moving Home Case Management &amp; Diversion Services for Homeless; ESG Shelter Operations)</li> <li>SafeHaven (ESG Shelter Operations)</li> <li>True Worth Place (ESG Shelter Operations)</li> <li>The Salvation Army (ESG Shelter Operations/Rapid Rehousing)</li> <li>Center for Transforming Lives (Rapid Rehousing)</li> <li>AIDS Outreach Center</li> <li>Tarrant County Samaritan House</li> </ul>

## Projects

### AP-35 Projects – 91.220(d)

#### Introduction

The City will undertake activities during 2018-19 that will address priority needs and objectives established and adopted by City Council. As seen from the table below, the City will use its HUD grants funds to support five social service project types (Poverty Reduction Programs, Reading & Educational Support Services, Youth Services, Aging In Place, and Homeless Services), through eighteen subrecipient agencies, including supporting programs that serve homeless persons and persons living with HIV/AIDS. The City will also provide three home repair programs (Cowtown Brush-Up, Priority Repair, and Preserve-A-Home) to low income homeowners, two of those through a subrecipient. The City will also support homeownership for low/moderate income persons through Housing Counseling & Education and Homebuyer Assistance programs. Three multifamily housing re-development activities are proposed (Manitoba, Tarrant County Samaritan Housing Rehabilitation, and Multifamily Rehabilitation for Affordable Housing), two single family housing development projects, neighborhood revitalization projects, and park improvements.

Grant funds will be provided to support completion of two single family housing development projects in Riverside and Diamond Hill neighborhoods, as well as to initiate such a project in the Stop Six neighborhood. In addition, the City will support Neighborhood Improvement Program through Ash Crescent and Bunche Park.

#### Projects

#	Project Name
1	18-19 NSD Program Administration
2	18-19 CFW CDBG Program Delivery
3	18-19 Homeowner Housing Rehabilitation
4	18-19 Rental Rehabilitation
5	18-19 Accessibility Improvements
6	18-19 Poverty Reduction Programs
7	18-19 Affordable Housing
8	18-19 Reading & Educational Support Services
9	18-19 Youth Services
10	18-19 Aging In Place
11	18-19 Neighborhood Revitalization
12	18-19 CDBG Homeless Services
13	18-19 ESG Homeless Services
14	18-19 HOPWA Homeless Services
15	18-19 HOPWA - AIDS Outreach Center
16	18-19 HOPWA - Tarrant County Samaritan House

**Table 59 – Project Information**

**Describe the reasons for allocation priorities and any obstacles to addressing underserved needs**

The reasons for the City's allocation priorities are based on citizen input, broad goals established by the Community Development Council (CDC) and City Council and demonstrated need for activities such as poverty reduction and literacy support and neighborhood revitalization.

The results of citizen input strongly supported homeownership and housing rehabilitation, so the City set a priority on encouraging new homeownership and preserving existing homeownership. Therefore, significant funds are invested in the Priority Repair, Cowtown Brush Up, Homebuyer Assistance, and CHDO single family new construction programs. In addition, the CDC has consistently supported increasing housing accessibility for persons with disabilities, through Project Ramp.

The City promotes neighborhood redevelopment through its infrastructure and housing infill programs. As funds are available, the City supports affordable workforce housing through development of new rental properties.

The primary obstacle to meeting underserved needs is limited availability of local, state, and federal funding, particularly for social services and poverty reduction. The key obstacles for meeting underserved needs for affordable housing, in addition to lack of resources, are rising housing costs caused by continuous population growth and a limited number of qualified nonprofit affordable housing developers.

**AP-38 Project Summary**  
**Project Summary Information**

<b>1</b>	<b>Project Name</b>	18-19 NSD Program Administration
	<b>Target Area</b>	
	<b>Goals Supported</b>	Preserve Aging Housing Stock Improve Accessibility of Public / Private Spaces Poverty Reduction and Household Stabilization Promote Affordable Housing for Renters/Owners Children/Youth Training and Mentorship Support programming for Aging-In-Place Targeted Neighborhood Revitalization Homeless Services
	<b>Needs Addressed</b>	Preservation/Rehab of Existing Housing Stock Public and Private Accessibility Improvements Poverty Reduction and Self-Sufficiency Support Affordable Housing (Renter and Owner) Educational and Support Service for Children/youth Aging-In-Place Neighborhood Revitalization Services and Housing for Homeless
	<b>Funding</b>	CDBG: \$1,452,563 HOME: \$286,153
	<b>Description</b>	This project is for the planning, administering, operating and monitoring grant programs to ensure compliance with HUD and City policies and regulations. This includes administration of subrecipient contracts, financial account reporting, onsite monitoring visits, and preparation of plans and reports.
	<b>Target Date</b>	9/30/2019
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	N/A--Program Administration
	<b>Location Description</b>	City of Fort Worth Neighborhood Services Department 908 Monroe St., Fort Worth, TX 76102

	<b>Planned Activities</b>	Grant funds will be used to pay for salaries and fringe benefits, insurance, supplies, and associated costs to administer and oversee grant programs. This includes staff costs in Finance, Internal Audit, Planning & Development, and Neighborhood Services departments, as well as applicable office supplies, copying, computer equipment and services, communications, and directly related transportation costs.
2	<b>Project Name</b>	18-19 CFW CDBG Program Delivery
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Preserve Aging Housing Stock Promote Affordable Housing for Renters/Owners
	<b>Needs Addressed</b>	Preservation/Rehab of Existing Housing Stock Affordable Housing (Renter and Owner)
	<b>Funding</b>	CDBG: \$748,000
	<b>Description</b>	<p>This project includes budgeted funds for activities that support delivery of housing programs to income eligible residents. Homeownership and Housing Services (HHS) is a direct delivery budget that provides housing services for individuals receiving loans and grants to help purchase a home. This includes 60 or more inspections of homebuyer units to ensure that they meet required property standards, as well as the costs of underwriting environmental review or application processing for homebuyer assistance.</p> <p>The Home Improvement &amp; Construction Division provides construction management for the Department's various rehab programs, particularly Priority Repair Program, the CDBG match portion of the Lead-Safe Program, and the Cowtown Brush Up Program. This division also provides technical assistance to non-profit organizations which provide rehabilitation-related housing services with City grant funds. The program staff also provides inspection services, work write up, and final inspection of CDBG-funded single and multi-family rehab projects. For the Priority Repair Program, program delivery costs include salaries and fringe benefits for staff to perform inspections on 100 Cowtown Brush Up units with a minimum of two inspections per unit.</p>
	<b>Target Date</b>	9/30/2019

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Homebuyer Assistance Program: 60 Rehabilitation Programs: 765 (Priority Repair Program-325; Cowtown Brush Up-100; Preserve-A-Home: 40; Multifamily Rehab-300)
	<b>Location Description</b>	City of Fort Worth Neighborhood Services Department HHS: 908 Monroe St., Fort Worth, TX 76102 Home Improvement & Construction: 818 Missouri St., Fort Worth, TX 76104
	<b>Planned Activities</b>	HHS staff is responsible for loan origination and loan processing functions for homebuyer assistance program funded through the City's HOME program, known as the HAP program. The City anticipates funding 60 HAP loans. This includes 60 or more inspections of homebuyer units to ensure that they meet required property standards, as well as associated environmental reviews.  Home Improvement & Construction Division costs include salaries and fringe benefits for staff to perform inspections with a minimum of two inspections per unit, as well as client intake and application processing, and outreach to low to moderate income neighborhoods. Costs of staff salaries and benefits, training, required equipment and supplies, vehicle operations, and maintenance of site visits is also included.
<b>3</b>	<b>Project Name</b>	18-19 Homeowner Housing Rehabilitation
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Preserve Aging Housing Stock
	<b>Needs Addressed</b>	Preservation/Rehab of Existing Housing Stock
	<b>Funding</b>	CDBG: \$1,555,000

<b>Description</b>	Priority Repair Program makes urgently needed minor repairs on behalf of low income homeowners, primarily for mechanical systems and roofs. Funds include \$150,000 in Program Income. Trinity Habitat for Humanity will be the designated subrecipient for both the Cowtown Brush Up (CTBU) and Preserve-A-Home (PAH) programs. The CTBU program covers the costs of scraping, prepping and minor repairs to fascia for preparation of homes that are owner occupied to be painted by volunteers. The PAH program provides exterior home repairs for low to moderate income homeowners in low to moderate income neighborhoods throughout the City.
<b>Target Date</b>	9/30/2019
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Priority Repair Program: 325 low and moderate income households (up to 60% Area Median Income)  Cowtown Brush Up: 100 low and very low income households (up to 50% Area Median Income)
<b>Location Description</b>	Priority Repair Program: City of Fort Worth Neighborhood Services Department – Home Improvement & Construction Division located @ 818 Missouri Avenue, Fort Worth, TX 76104  Cowtown Brush Up: Trinity Habitat for Humanity, 933 N. Normandale St., Fort Worth, TX 76116
<b>Planned Activities</b>	CDBG funds will pay contractors to perform Priority 1 & 2 repairs. Priority 1 Repairs include the following: water lines and sewer line breaks, gas line breaks/leaks, water-heaters (inoperable or unsafe units and unsafe or inoperable heating systems in winter). Priority 2 Repairs include the following: roof repairs, electrical system failures, unsafe or inoperable central air conditioning systems, and sagging, or rotten bathroom subflooring.  CDBG funds will also be used to contract with Trinity Habitat for Humanity as a subrecipient to operate the Cowtown Brush Up (CTBU) program, and the Preserve-A-Home (PAH) program. For CTBU, funds will pay for contractors to prepare houses for final painting, including but not limited to the removal of loose and flaky paint, repair or replacement of wood siding, corner trim boards, soffit, fascia, window sills, installation of primer paint and general carpentry services. Habitat’s PAH program provides exterior home repair services to homes occupied by low to moderate income homeowners.
<b>Project Name</b>	18-19 Rental Rehabilitation

<b>4</b>	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Promote Affordable Housing for Renters/Owners
	<b>Needs Addressed</b>	Affordable Housing (Renter and Owner)
	<b>Funding</b>	CDBG: \$500,000 HOME: \$556,000

	<p><b>Description</b></p>	<p>Projects will fund approximately 20 multifamily units of rental rehabilitation through CFW Neighborhood Services and 100 units of rental rehabilitation through Atlantic Housing Foundation's Manitoba Multifamily project.</p> <p>Manitoba Apartments: The proposed project will provide an additional 100+ affordable rental units to low-moderate income families in the Western Hills neighborhood. Developer proposes to rehabilitate an existing multifamily property, including interior and exterior improvements. Proposed multifamily rehabilitation loan program for Affordable Housing: funds will be dedicated to a program that will provide gap financing for redevelopment and/or rehabilitation of a multi-family property that meets the following conditions:</p> <ul style="list-style-type: none"> <li>~Property is in visibly deteriorated condition such that City's investment will assist in making a visible positive impact on the neighborhood</li> <li>~Rehabilitation proposed is substantial rather than minor repairs</li> <li>~Financial underwriting identifies a funding gap which is verified by developer-submitted appropriate documentation such as rent rolls, occupancy data, replacement reserve balance, etc.</li> <li>~Project is in good standing with City's Code Compliance Department and with area Police Dept. Neighborhood Patrol Officer, or is making significant documented efforts to achieve good standing</li> <li>~Project has the support of area neighborhood association(s)</li> <li>~Project is in good standing with Human Relations Unit regarding any Fair Housing complaints</li> <li>~Developer has obtained partial financing/has identified lenders who are committed to participating in the rehabilitation financing</li> <li>~Preference given to projects which include at least a minimum number of Permanent Supportive Housing units (non-PSH projects will only be considered if financially viable PSH-inclusive projects cannot be identified)</li> <li>~Preference given to projects or properties which were considered in the City's 2018 NOFA/RFP process for Major Projects using HUD grant funds</li> <li>~Project involves no displacement and minimal relocation of tenants; developer has relocation plan (i.e., tenants can be moved from apartment to apartment within the project while rehabilitation/repair work is ongoing, etc.)</li> <li>~Developer agrees to accept FWHS Housing Choice Vouchers</li> <li>~Terms of assistance would depend on financial viability of project, and be consistent with other City-assisted multifamily projects (no forgivable loans to entities that are for-profit, etc.)</li> <li>~Preference given to projects with minimal environmental review concerns</li> </ul>
--	---------------------------	---

	<b>Target Date</b>	9/30/2019
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	CFW Neighborhood Services Multifamily Rehabilitation Program: 20 Low-Mod families (up to 60% Area Median Income)  Atlantic Housing Foundation – Manitoba: 100 Low-Mod families (up to 60% Area Median Income)
	<b>Location Description</b>	City of Fort Worth Neighborhood Services, 908 Monroe St., Fort Worth, TX 76102  Manitoba Apartments, 8225 Calmont Ave., Fort Worth, TX 76116
	<b>Planned Activities</b>	Funds will reimburse developers for direct costs and for associated eligible soft costs (A&E, environmental, inspections, permitting and related items). Projects will fund 20 rental units of rehabilitation through loan with terms established based on financials and 100 units of rental rehabilitation through Atlantic Housing Foundation's Manitoba Multifamily project.  *include estimated Program Income of \$500,000
5	<b>Project Name</b>	18-19 Accessibility Improvements
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Improve Accessibility of Public / Private Spaces
	<b>Needs Addressed</b>	Public and Private Accessibility Improvements
	<b>Funding</b>	CDBG: \$1,050,000

	<b>Description</b>	<p>Creating and/or improving ADA accessibility on both the exterior and interior of the facilities, including ADA accessibility and compliance in kitchens; restrooms and breakrooms; providing ramps; upgrading parking lots, curbs, and sidewalks; creating accessible routes to the facilities; removing interior barriers; providing powered door openers; replacing door hardware.</p> <p>Project REACH: Through Project Ramp, REACH will be able to assist low income City of Fort Worth residents with mobility impairments maintain their independence and dignity in their own home environment and remain productive citizens by constructing ramps and/or installing handrails and/or grab bars at their homes. These accessibility features also make it easier for family members, friends, health care workers, and transportation providers to assist the individual safely.</p> <p>Fair Housing Accessibility Pilot Program: New program providing home modifications for low-mod disabled veterans, including replacing doors, grab bars, accessible showers, and other reasonable accommodations.</p>
	<b>Target Date</b>	9/30/2019
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	NSD Community Center Accessibility Improvements: approximately 2000 low-mod disabled citizens utilizing community centers or public facilities REACH: 65 low-mod income disabled homeowners Fair Housing Accessibility Pilot Program: 15 low-mod disabled homeowners
	<b>Location Description</b>	City of Fort Worth Neighborhood Services, 908 Monroe St., Fort Worth, TX 76102 REACH, 1000 Macon Street, Suite 200, Fort Worth, TX 76102
	<b>Planned Activities</b>	Funds will pay for direct costs of contractors and related soft costs (permitting, environmental reviews, A&E, etc.). *includes estimated Program Income of \$800,000
<b>6</b>	<b>Project Name</b>	18-19 Poverty Reduction Programs
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Poverty Reduction and Household Stabilization
	<b>Needs Addressed</b>	Poverty Reduction and Self-Sufficiency Support
	<b>Funding</b>	CDBG: \$255,000

<p><b>Description</b></p>	<p>The Ladder Alliance: Provide critical job skills training for women victims of domestic violence or low income women by teaching computer literacy. The project activities will include basic computer skills training, advanced office skills training, and 8 hour Jobseeker Workshops held once a month.</p> <p>Salvation Army: For employment services and job readiness training, individuals will receive instruction, education and coaching to increase their knowledge and abilities in the following areas: Resume building, job searching, interviewing skills, job retention, tools for effective workplace communication, and job skills. Moreover, clients will receive assistance with job placement and retention. Clients will be assessed for job readiness and abilities. Clients will receive follow-up services to help ensure progress in obtaining and maintaining employment. Clients are able to participate in on-site or off-site job fairs that are typically held once a month at minimum. Additionally, clients in need will receive clothing or uniforms appropriate for job interviews and job positions; transportation regarding bus passes and vouchers for gas to attend employment services and job interviews. Financial assistance for child care will be provided to help ensure that individuals with children can attend employment services, job interviews, and work inception.</p> <p>Goodwill Inc.: Through individualized assessment, intensive training, one-on-one case management and personalized job placement the Goodwill Works/Community works program assists adults and young adults experiencing homelessness to gain vital job skills, develop career pathways, and attain economic stability. Clients will also be provided with referrals to partners in all areas but especially those in the behavioral health and rapid rehousing, as we are a part of the HMIS front door program in Tarrant County.</p>
<p><b>Target Date</b></p>	<p>9/30/2019</p>
<p><b>Estimate the number and type of families that will benefit from the proposed activities</b></p>	<p>The Ladder Alliance: 204  The Salvation Army: 500  Goodwill Industries of Fort Worth, Inc.: 66  TOTAL: 770 low-mod persons</p>

	<b>Location Description</b>	<p>Program services will be offered at the following locations:</p> <p><b><u>The Ladder Alliance</u></b></p> <p>1100 Hemphill Street, Suite 302, Fort Worth, TX 76104</p> <p>3600 Horne Street, Fort Worth, TX 76107</p> <p>3551 New York Avenue, Fort Worth, TX 76110</p> <p><b><u>The Salvation Army</u></b></p> <p>1855 East Lancaster, Fort Worth, TX 76103</p> <p><b><u>Goodwill</u></b></p> <p>Goodwill Job Resource Center, 4005 Campus Drive, Fort Worth, TX 76119</p> <p>True Worth Place, 1513 E. Presidio St., Fort Worth, TX 76102</p> <p>Andrew Doc Session Community Center, 201 S. Sylvania Avenue, Fort Worth, TX 76111</p> <p>Bethlehem Center, 951 Evans Avenue, Fort Worth, TX 76104</p> <p>Wesley Center, 3600 N. Crump St., Fort Worth, TX 76106</p> <p>Polytechnic Center, 3100 Avenue I, Fort Worth, TX 76105</p> <p>Northside Community Center, 1100 N.W. 18th St., Fort Worth, TX 76164</p>
	<b>Planned Activities</b>	<p>Funds will be used to pay for the following:</p> <p>The Ladder Alliance: Salaries (53.8%) /FICA (12.1%) for Assistant Program Manager and Instructors (3) operating Computer Skills Training Program.</p> <p>The Salvation Army: Salaries (46.7%)/FICA (23.1%)/Health-Dental Insurance (18.1%) for Employment Specialist, Employment Specialist-Supervisor, and Childcare Aide operating the Fort Worth Mabee Center employment training program.</p> <p>Goodwill: Salaries (76.27%) for Director of Employment Services, Hybrid Employment/Placement Specialist, and Intake Specialist operating Goodwill Works Fort Worth employment training program</p>
<b>7</b>	<b>Project Name</b>	18-19 Affordable Housing
	<b>Target Area</b>	Citywide

<b>Goals Supported</b>	Promote Affordable Housing for Renters/Owners
<b>Needs Addressed</b>	Affordable Housing (Renter and Owner)
<b>Funding</b>	CDBG: \$118,088 HOME: \$2,169,382
<b>Description</b>	Project will fund housing counseling services, CFW's Homebuyer Assistance Program, CHDO operating expenses, and Berry-Stalcup Single-family infill project.
<b>Target Date</b>	9/30/2019
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	350 low-mod families served with Housing counseling and Education 60 low-mod income families served with CFW Homebuyer Assistance Program 25 low-mod income families served with Housing Channel - CHDO Operating Berry-Stalcup will provide 18 low-mod income families with service through their single-family infill activity Tarrant County Samaritan Housing will provide 90 affordable rental units for low-mod income persons living with HIV/AIDS
<b>Location Description</b>	Housing Channel, 4200 South Freeway, Suite 307, Fort Worth, TX 76115 City of Fort Worth Neighborhood Services, 908 Monroe St., Fort Worth, TX 76102 Berry/Stalcup SF Infill, 5401 E. Berry St., Fort Worth, TX 76119 Tarrant County Samaritan Housing, 929 Hemphill Street, Fort Worth, TX 76104

	<b>Planned Activities</b>	<p>Homebuyer Assistance Program: Staff is responsible for loan origination and loan processing functions for homebuyer and homeowner programs funded through the City's CDBG and HOME programs. The City anticipates funding 60 HAP loans. This includes 60 or more inspections of homebuyer units to ensure that they meet required property standards.</p> <p>Housing Channel: Housing counseling and education services to Fort Worth residents in English and Spanish to include the following activities: homebuyer outreach/orientation sessions, individual pre-purchase and foreclosure prevention counseling, credit counseling, budget management and financial literacy, homebuyer training and post-purchase workshops.</p> <p>Housing Channel proposes scattered site infill lot construction of 25 new single family homes in the 76111 zip code of Fort Worth.</p> <p>The Berry-Stalcup activity proposes to provide an additional 18 single-family homes</p>
8	<b>Project Name</b>	18-19 Reading & Educational Support Services
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Children/Youth Training and Mentorship
	<b>Needs Addressed</b>	Educational and Support Service for Children/youth
	<b>Funding</b>	CDBG: \$158,197
	<b>Description</b>	<p>AB Christian Learning Center: The Program provides after school academic tutoring with a STEM (Science, Technology, Engineering, and Mathematics) component to youth K-5 to children ages 0 to 12 years of Income Eligible Clients. United Community Center: The Program provides a reading program and after school and full-day Summer Program to children ages 0 to 12 years of Income Eligible Clients. Program services will assist children and youth to read, write and comprehend. A snack and hot meal will be provided each day to each participant of the Program.</p>
	<b>Target Date</b>	9/30/2019

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	<p>AB Christian Learning Center: 60 children of income-eligible families</p> <p>United Community Centers: 380 children of income-eligible families</p>
	<b>Location Description</b>	<p>Program services will be offered at the following locations:</p> <p><b><u>AB Christian Learning Center</u></b></p> <p>Martin Luther King Jr. Community Center, 5565 Truman Drive, Fort Worth, TX 76112</p> <p><b><u>United Community Centers</u></b></p> <p>United Community Center - Wesley, 3600 N. Crump St., Fort Worth, TX 76106</p> <p>United Community Center - Bethlehem, 951 Evans Avenue, Fort Worth, TX 76104</p> <p>United Community Center - Poly, 3100 Avenue I, Fort Worth, TX 76105</p>
	<b>Planned Activities</b>	<p>Funds will be used for the following:</p> <p>AB Christian Learning Center --Salaries (50.8%) for Executive Director, Site Coordinator, Grant Evaluator, Grant Manager, Lead Tutor, ant Tutors (5) operating After School Program and scholarships for 60 Fort Worth children of income-eligible (up to 80% Area Median Income) families.</p> <p>United Community Centers--Salaries (73.5%) for PT Childcare Teachers (8) operating Educational Enrichment Program.</p>
9	<b>Project Name</b>	18-19 Youth Services
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Children/Youth Training and Mentorship
	<b>Needs Addressed</b>	Educational and Support Service for Children/youth
	<b>Funding</b>	CDBG: \$150,000

<p><b>Description</b></p>	<p>PSA Youth Services programs will provide a variety of life skills enrichment services to Fort Worth children of income eligible families.</p> <p>Girls Incorporated of Tarrant County: Research-based education, prevention, and leadership programs for girls in the 76106/76164 zip code area. Girls Inc. curricula addresses the issues girls face including lack of self-esteem &amp; self-confidence, lack of support at home, lack of interest in school, poor academic performance, poor study habits &amp; time management, substance abuse, anger, aggressive behavior, early sexual behavior, teen pregnancy, and other barriers to academic and personal success.</p> <p>The Y has proposed to offer Foundational Wellness, Healthy Youth Engagement, and Physical Wellness programs to income-eligible families throughout the City. These programs will include motor skills and brain activity activities, literacy activities, meditation, Yoga, Zumba, and Step activities, physical activities such as running, crossfit, water safety classes and training, and various youth sports activities.</p>
<p><b>Target Date</b></p>	<p>9/30/2019</p>
<p><b>Estimate the number and type of families that will benefit from the proposed activities</b></p>	<p>Girls Incorporated of Tarrant County: 250 youth of income-eligible families</p> <p>McDonald YMCA : 250 youth of income-eligible families</p>
<p><b>Location Description</b></p>	<p>Program services will be offered at the following locations:</p> <p><b><u>Girls Incorporated of Tarrant County</u></b></p> <p>Northside High School, 2211 McKinley Avenue, Fort Worth, TX 76164.</p> <p>JP Elder Middle School, 709 NW 21st Street, Fort Worth, TX 76164</p> <p>Fort Worth Public Library-Northside Branch, 601 Park Street, Fort Worth, TX 76164</p> <p>Fort Worth Public Library-Diamond Hill-Jarvis Branch, 1300 N.E. 35th Street, Fort Worth, TX 76106</p> <p>Diamond Hill-Jarvis High School, 1411 Maydell Street, Fort Worth, TX 76106</p> <p>Northside Community Center, 1100 NW 18th Street, Fort Worth, TX 76164</p> <p><b><u>YMCA</u></b></p> <p>William M. McDonald YMCA, 2701 Moresby Street, Fort Worth, TX 76119</p>

	<b>Planned Activities</b>	<p>Funds will be used for the following activities:</p> <p>Girls, Incorporated of Tarrant County: Salaries (28%)/FICA (33.8%) for Senior Program Director-Interns &amp; Outreach, Program Director, Chief Program Officer, and Chief Financial Officer operating Education, Prevention, and Leadership Program, and Rent</p> <p>YMCA: Salaries (25.9%)/FICA/Life-Disability Insurance/Health-Dental Insurance/Worker's Compensation for Executive Director, Program Director, Youth Sports Staff, Y-Fit Staff, Swim Lessons Staff, Run Southeast Staff, and clerical staff operating McDonald YMCA Youth Wellness Services program</p>
10	<b>Project Name</b>	18-19 Aging In Place
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Support programming for Aging-In-Place
	<b>Needs Addressed</b>	Aging-In-Place
	<b>Funding</b>	CDBG: \$263,150
	<b>Description</b>	<p>PSA Senior Services programs will provide meals, transportation, case management, financial education and other services to seniors in Fort Worth.</p> <p>Sixty and Better: The service is door-to-door transit for older adults to connect them to the senior center and to the community. The transit program will provide 20,000 one-way van trips for seniors to community centers to combat senior citizen isolation, depression, and disconnection from the community.</p> <p>Meals on Wheels of Tarrant County: This program will provide meal-delivery throughout Fort Worth to the homes of the individuals on the program. Meal preparation takes place at the agency offices.</p> <p>Guardianship Services: Prevention of elder Financial Exploitation Program will be a series of instructional workshops conducted in multiple community centers throughout the City of Fort Worth, based upon Money Smart for Older Adults. This program is designed to provide information and tips to help prevent common frauds, scams and other types of elder financial exploitation. Activity will assist those who have experienced financial exploitation by connecting them to partner resources and referring them directly to the Tarrant County Criminal District Attorney for investigation.</p>
	<b>Target Date</b>	9/30/2019

	<p><b>Estimate the number and type of families that will benefit from the proposed activities</b></p>	<p>Sixty and Better: 310 income-eligible individuals  Meals on Wheels: 378 income-eligible individuals  Guardianship Services: 240 income-eligible individuals</p>
--	---	--

	<b>Location Description</b>	<p>Program services will be offered at the following locations:</p> <p><b><u>Sixty and Better</u></b></p> <p>Como Community Center, 4900 Horne Street, Fort Worth, TX 76107</p> <p>Northside Community Center, 1100 NW 18th Street, Fort Worth, TX 76164</p> <p>Worth Heights Community Center, 3551 New York Avenue, Fort Worth, TX 76110</p> <p>North-Tri Ethnic Community Center, 2950 Roosevelt, Fort Worth, TX 76106</p> <p>Fellowship Corner, 1601 New York Avenue, Fort Worth, TX 76104</p> <p>Diamond Hill Community Center, 1701 NE 36th Street, Fort Worth, TX 76106</p> <p>Eugene McCray Community Center, 4932 Wilbarger Street, Fort Worth, TX 76119</p> <p>Handley-Meadowbrook Community Center, 6201 Beaty Street, Fort Worth, TX 76112</p> <p>Martin Luther King Community Center, 5565 Truman Drive, Fort Worth, TX 76112</p> <p>Barnabas House, Christ Lutheran, 4409 Sycamore School Road, Fort Worth, TX 76133</p> <p>CASA (Linwood Square), 3201 Sandra, Fort Worth, TX 76107</p> <p>Hometown at Matador Ranch, 8500 Crowley Road, Fort Worth, TX 76134</p> <p>Jewish Family Services, 4900 Briarhaven, Fort Worth, TX 76109</p> <p>River Oaks, Blackstone Drive, Fort Worth, TX 76114</p> <p><b><u>Meals on Wheels</u></b></p> <p>Meals On Wheels, 5740 Airport Freeway, Fort Worth, TX 76111 (Program Office)</p> <p>Services, including meal delivery and case management will be provided citywide at eligible clients' homes.</p> <p><b><u>Guardianship Services</u></b></p> <p>Como Community Center, 4900 Horne Street, Fort Worth, TX 76107</p> <p>Northside Community Center, 1100 NW 18th, Fort Worth, TX 76164</p> <p>Southside Community Center, 959 E. Rosedale Street, Fort Worth, TX 76104</p> <p>Worth Heights Community Center, 3551 New York, Fort Worth, TX 76110</p> <p>Diamond Hill Community Center, 1701 NE 36th, Fort Worth, TX 76106</p> <p>Eugene McCray Community Center, 4932 Wilbarger, Fort Worth, TX 76119</p>
--	-----------------------------	--

		<p>RD Evans Community Center, 3242 Lackland Rd, Fort Worth, Texas, 76116</p> <p>North Tri-Ethnic Community Center, 2950 Roosevelt Ave., Fort Worth, Texas, 76106</p> <p>Sycamore Community Center, 2525 E. Rosedale St., Fort Worth, Texas, 76105</p> <p>Fellowship Corner, 1601 New York, Fort Worth, TX 76104</p> <p>Handley Meadowbrook Community Center, 6201 Beaty Street, Fort Worth, TX 76112</p> <p>Riverside Community Center, 3700 E. Belknap Street, Fort Worth, TX, 76111</p>
	<b>Planned Activities</b>	<p>Funds will pay for the following:</p> <p>Sixty and Better: Salary (29.1%) for Director of Operations and Contract Labor (Transportation) for Connecting Seniors to Community program</p> <p>Meals On Wheels: Contract Labor (Food Supplies/Meals-2.8%) for Home Delivered Meals program</p> <p>Guardianship Services: Salaries (19.8%)/FICA (19.8%)/Life-Disability Insurance /Health-Dental Insurance (41.2%)/Unemployment-State (4.5%) for Prevention of Elder Financial Exploitation program</p>
<b>11</b>	<b>Project Name</b>	18-19 Neighborhood Revitalization
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Targeted Neighborhood Revitalization
	<b>Needs Addressed</b>	Neighborhood Revitalization
	<b>Funding</b>	CDBG: \$3,067,833

<b>Description</b>	<p>Bunche Park: The project provides a unique park within a community that is undeserved within close proximity to low and moderate income families. As the property is nestled in a mixed zoning area of residential, commercial and industrial area the City can hope to spur development in the area with the park as a tourist attraction. It will also address the need for easily accessible amenities that are crucial for the well-being of children and adults physical fitness needs.</p> <p>Sheraton Drive Duplex water/sewer installation for future single family housing development</p> <p>Ash Crescent Infrastructure&amp; Recreational Open Space Improvements: Targeted neighborhood revitalization initiative to provide needed improvements, including street/sidewalk and related improvements, creation of recreational open space with associated improvements, and other enhancements</p> <p>Section 108 Debt Service: repayment of principal and interest for the Heritage Center Section 108 Loan</p>
<b>Target Date</b>	<p>9/30/2019</p>
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	<p>Bunche Park: 10,000 low-mod income residents</p> <p>Ash Crescent: 2000 low-mod income residents</p> <p>Sheraton Drive Duplex: 2 low-mod income families</p>

	<b>Location Description</b>	<p>Bunche Park, 5600 Ramey Ave, Fort Worth, TX</p> <p>Ash Crescent Neighborhood, Fort Worth, TX 76104--The following streets may be included, depending on financial feasibility and eligibility:</p> <ul style="list-style-type: none"> <li>--1700 E. Maddox</li> <li>--1700 E. Richmond Avenue</li> <li>--1700 E. Arlington Avenue</li> <li>--1300 Ash Crescent Street</li> <li>--1400 Colvin Avenue</li> <li>--1900 Belzise Terrace</li> <li>--1800 Daniel Street</li> <li>--1700 Harvey Avenue</li> <li>--1400 Talton Avenue</li> </ul> <p>Sheraton Drive Duplex, 2508 Sheraton Drive, Fort Worth, TX 76105</p>
	<b>Planned Activities</b>	<p>Funds will be used for the following activities:</p> <p>Bunche Park: Reimbursement of contractor direct costs, eligible fixed equipment and installation costs (playground, etc.), and related soft costs, including design, architectural &amp; engineering, staff project delivery costs related to completion of project (inspections, etc.)</p> <p>Ash Crescent Infrastructure &amp; Recreational Open Space Improvements: Reimbursement of contractor direct costs, eligible fixed equipment and installation costs and related soft costs, including design, architectural &amp; engineering, staff project delivery costs related to completion of project (inspections, etc.). Creation of the recreational open space may also include site preparation and acquisition.</p> <p>Sheraton Drive Water/Sewer Installation: Reimbursement of contractor direct cost and related soft costs, including design, engineering, and staff project delivery costs related to completion of project (inspections, etc.)</p> <p>Section 108 Debt Service: Repayment of principal and interest for Section 108 Loan used for Evans Rosedale Redevelopment Area in prior program years</p> <p>*includes estimated Program Income of \$900,000</p>
12	<b>Project Name</b>	18-19 CDBG Homeless Services
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Homeless Services

	<b>Needs Addressed</b>	Services and Housing for Homeless
	<b>Funding</b>	CDBG: \$144,987
	<b>Description</b>	<p>The Program will provide homeless single men and women with case management services while in the shelter and some follow up once the clients are housed. Clients will meet with case managers on a weekly basis to develop and work a service plan designed to reduce the barriers to permanent housing. Follow up is completed upon successful move-out via phone call at 30 and 60 days from program exit.</p> <p>Agency Program services will be available at 2400 and 2401 Cypress Street, Fort Worth, TX 76102. Agency's shelter provides services 24 hours a day, 365 days a year. Case management services will be provided Monday through Friday, 9:00 a.m. to 8:00 p.m., and Saturdays, 9:00 a.m. to 5:00p.m.</p>
	<b>Target Date</b>	9/30/2019
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	850 presumed-benefit persons
	<b>Location Description</b>	<p>Presbyterian Night Shelter – Men's Shelter, 2400 Cypress St., Fort Worth, TX 76102</p> <p>Presbyterian Night Shelter – Women's Shelter, 2401 Cypress St., Fort Worth, TX 76102</p>
	<b>Planned Activities</b>	CDBG Funds will be used to pay for salary expenses, FICA and Health Insurance for Program employees and for a portion of utilities (water) in the Men's Emergency Shelter and Women's Shelter.
13	<b>Project Name</b>	18-19 ESG Homeless Services
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Homeless Services
	<b>Needs Addressed</b>	Services and Housing for Homeless
	<b>Funding</b>	ESG: \$587,565

<p><b>Description</b></p>	<p><b>Presbyterian Night Shelter:</b> SHELTER - All guests receive life-saving shelter, food, clothing, access to housing-focused case management, and access to multiple on-site service providers. In the Men’s Emergency Shelter and the Women’s Emergency Shelter, guests may choose to enroll in the Moving Home Program which gives 24-hours shelter access, an assigned bed and locker, ongoing housing-focused case management, and life skill groups. In the Women &amp; Children’s Program, all mothers and their children have 24-hour shelter access, a private room for their family with a semi-private bathroom, food, clothing, ongoing housing-focused case management, tutoring, life skill groups, and access to on-site service providers.</p> <p><b>SafeHaven of Tarrant County:</b> SHELTER - provide support services to victims of domestic violence including shelter, food, and clothing as well as case management, counseling, support groups, and legal assistance.</p> <p><b>True Worth Place:</b> SHELTER- provides for the basic needs of the homeless including shelter, food, clothing, showers, and access to case management</p> <p><b>Salvation Army:</b> SHELTER- Emergency Shelter aims to be a conduit, providing access to stable housing, job training and coordinating services to help reduce and eventually eliminate homelessness in Tarrant County; clients receive lodging accommodations, food, shower facilities, hygiene products, case management, and referrals</p> <p>PREVENTION - Home Sweet Home (HSH) is designed to prevent homelessness and support residential stability for individuals and families in the community who are at-risk of losing the home. Eligible households can receive one-time financial assistance for up to three months.</p> <p>RAPID REHOUSING - services designed to assist homeless individuals and families with minor children exit homelessness and move into safe, affordable and permanent housing as rapidly as possible, preferably within 30 days of the case manager obtaining the names from the Homebase list.</p> <p><b>Center for Transforming Lives:</b> RAPID REHOUSING- Rapid Rehousing program will provide case management for rapid rehousing clients. Comprehensive support services are customized for each client.</p>
<p><b>Target Date</b></p>	<p>9/30/2019</p>

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	<p><b>SHELTER</b></p> <p>Presbyterian Night Shelter: 2500 clients</p> <p>SafeHaven of Tarrant County: 680 clients</p> <p>True Worth Place: 1600 clients</p> <p><b>PREVENTION</b></p> <p>Salvation Army: 280 clients</p> <p><b>RAPID REHOUSING</b></p> <p>Center for Transforming Lives: 90 clients</p> <p>Salvation Army: 110 clients</p>
	<b>Location Description</b>	<p>Presbyterian Night Shelter, 2400 Cypress St., Fort Worth, TX 76102</p> <p>SafeHaven of Tarrant County: 1100 Hemphill Street, Fort Worth, TX 76104</p> <p>True Worth Place, 1513 E. Presidio Street, Fort Worth, TX 76102</p> <p>The Salvation Army, 1855 E. Lancaster, Fort Worth, TX 76103</p> <p>Center for Transforming Lives, 512 W. 4th St., Fort Worth, TX 76102</p>
	<b>Planned Activities</b>	PSA Emergency shelter operations and services; homelessness prevention, TBRA, and rapid rehousing of homeless persons. Administration funds will cover administering, operating, and monitoring the ESG program, and pay for staff salaries, fringe benefits and related costs.
<b>14</b>	<b>Project Name</b>	18-19 HOPWA Homeless Services
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Homeless Services
	<b>Needs Addressed</b>	Services and Housing for Homeless
	<b>Funding</b>	HOPWA: \$39,982
	<b>Description</b>	The funds will pay the salary and fringe benefits and support costs to oversee the HOPWA Program.
	<b>Target Date</b>	9/30/2019

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	N/A - Program Administration
	<b>Location Description</b>	City of Fort Worth Neighborhood Services, 908 Monroe St., Fort Worth, TX 76102
	<b>Planned Activities</b>	Funds will be used to pay for salaries, fringe benefits, insurance, supplies, and associated costs to administer and oversee the HOPWA Program.
15	<b>Project Name</b>	18-19 HOPWA - AIDS Outreach Center
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Homeless Services
	<b>Needs Addressed</b>	Services and Housing for Homeless
	<b>Funding</b>	HOPWA: \$656,000
	<b>Description</b>	AIDS Outreach Center (AOC) has proposed to facilitate Short-Term Rent, Mortgage & Utilities Assistance (STRMU), Tenant-Based Rental Assistance (TBRA) and Supportive Services. The HOPWA program helps beneficiaries improve their health by providing stable housing as a basis for increased participation in comprehensive care. The funded programs provide permanent (TBRA) and emergency (STRMU) financial assistance for rent and/or utilities for people living with HIV in order to enable them to remain adherent to their medication and have better health outcomes. The Supportive Services funding is used to fund the housing program coordinator and case management staff who ensure timely access to, and coordination of, services in order to assist clients in obtaining self-sufficiency.
	<b>Target Date</b>	9/30/2019

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	137 HOPWA eligible clients (74-STRMU; 63-TBRA)
	<b>Location Description</b>	AIDS Outreach Center, 400 North Beach Street, Fort Worth, TX 76111
	<b>Planned Activities</b>	The funds will provide administrative support, tenant-based rental assistance, and short-term rental, mortgage, and/or utility assistance with supportive services for HOPWA-eligible clients.
<b>16</b>	<b>Project Name</b>	18-19 HOPWA - Tarrant County Samaritan House
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Homeless Services
	<b>Needs Addressed</b>	Services and Housing for Homeless
	<b>Funding</b>	HOPWA: \$636,776

<b>Description</b>	<p>The Program provides supportive services and Tenant Based Rental Assistance (TBRA) to HOPWA-Eligible Clients living in the Samaritan Villages Apartments, the Samaritan House Single Room Occupancy (SRO) Facility, and in scattered-site rental-voucher supported housing. The supportive services include case management and housing counseling. Program services may also include congregate meals; medical case management; substance abuse counseling; medical transportation; recreational and social programs; educational programs; and life and job skills programs.</p> <p>TBRA includes long-term monthly rental assistance. Clients must be Income Eligible according to HUD guidelines, live in a rental unit that passes habitability inspections, and have an identified housing need as determined by the client's case manager. HOPWA Funds will pay for direct assistance for TBRA clients. HOPWA Funds will be used to pay for a percentage of supportive service salaries and fringe benefits, associated with the Program. HOPWA Funds will also be used to pay for the operational expenses of the Agency's SRO Facility located at 929 Hemphill Street, Fort Worth, TX 76104. Operational expenses consist of salaries and fringe benefits for property management and maintenance staff.</p> <p>No more than 7% of the HOPWA Funds will be used to pay for administrative costs, including salaries and fringe benefits and City-required insurance associated with the Program. Agency's office and Program services will be available at 929 Hemphill Street, Fort Worth, Texas 76104, Monday through Friday, 9:00 a.m. to 5:00 p.m. Program services may also be provided at clients' homes. The SRO is staffed 24 hours a day, 7 days a week.</p> <p>The Program will provide services to HOPWA-Eligible clients residing in Tarrant, Johnson, Parker, Wise, Hood and Somervell counties.</p>
<b>Target Date</b>	9/30/2019
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	140 HOPWA-eligible clients
<b>Location Description</b>	Tarrant County Samaritan Housing, 929 Hemphill St., Fort Worth, TX 76104

	<p><b>Planned Activities</b></p>	<p>HOPWA Funds will pay for direct assistance for TBRA clients. HOPWA Funds will be used to pay for a percentage of supportive service salaries and fringe benefits, associated with the Program. HOPWA Funds will also be used to pay for the operational expenses of the Agency’s SRO Facility located at 929 Hemphill Street, Fort Worth, TX 76104. Operational expenses consist of salaries and fringe benefits for property management and maintenance staff.</p> <p>No more than 7% of the HOPWA Funds will be used to pay for administrative costs, including salaries and fringe benefits and City-required insurance associated with the Program.</p>
--	----------------------------------	--

## **AP-50 Geographic Distribution – 91.220(f)**

### **Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed**

Due to income eligibility criteria for the CDBG, HOME, ESG, and HOPWA programs, a significant portion of these funds are likely to be spent within Loop 820, more commonly known as the central city and other areas that have higher concentrations of minority residents and low and moderate income residents. However, some funds will be expended in all areas of the City, as low income residents reside in all areas, and many of the programs funded are offered city-wide.

The Priority Repair and Cowtown Brush Up programs – the City’s primary homeowner rehabilitation programs – are offered city-wide, but tend to receive the most applications from central city areas where housing stock is oldest and low-to-moderate income and minority populations have greater concentrations. In addition, target marketing for PRP and CTBU may be conducted in city's Neighborhood Improvement Areas, Stop Six and Ash Crescent. The homebuyer assistance program is available city-wide, therefore the units assisted with federal funds will be scattered throughout the City.

Neighborhoods which receive redevelopment support through infrastructure or infill housing by CHDOs are generally located in older areas of the City. Locations of new rental housing development are dependent upon available land, though efforts are continually made to place new rental housing development close to transportation and employment centers whenever feasible, and in areas where there is limited affordable workforce housing. The City does not use HUD grant program funds in specific target areas. Attached maps show actual locations of 2018-19 year affordable housing projects proposed.

### **Geographic Distribution**

<b>Target Area</b>	<b>Percentage of Funds</b>
Citywide	100

**Table 60 - Geographic Distribution**

### **Rationale for the priorities for allocating investments geographically**

Most CDBG activity types are allocated to specific geographic areas based on the low to moderate income criteria established by HUD for “area benefit” activities. To qualify for funding, "area benefit" activities must be located in primarily residential neighborhoods with 51% or more low and moderate income persons. Also, as stated previously, funds used for direct benefit to individuals and families on a citywide basis, such as home repair or social services, tend to be concentrated in those areas with more income-eligible residents.

HOME funds assist eligible families with Homebuyer Assistance Program on a citywide basis. HOME funded single family development activities funded through previous Action Plans are underway in the Hillside/Morningside area, in Northside Fort Worth at Hardy Street in the Diamond Hill/Jarvis

neighborhood, and in the Southeast Terrell Heights neighborhood, due to the potential for successful redevelopment in these areas (many vacant properties and location near downtown/major freeway). The location of new affordable rental housing developments is limited to areas that have adequate vacant land, appropriate zoning, and need for workforce housing.

ESG funds are allocated to local homeless shelters wherever they may be sited.

HOPWA housing assistance and services are provided throughout the HOPWA Eligible Metropolitan Statistical Area (EMSA). The HOPWA EMSA includes Hood, Johnson, Parker, Somervell, Tarrant, and Wise counties. Since the incidence of HIV/AIDS is not confined to any particular area, services to eligible clients are available throughout the entire EMSA, through office locations of HOPWA sponsors located in Fort Worth.

### **Discussion**

See attached maps of project locations for the CDBG, ESG, HOME, and HOPWA programs. See attached map of the CDBG eligible block groups for the City of Fort Worth. Also see attached maps showing minority concentrations and concentrations of older housing stock.

# Affordable Housing

## AP-55 Affordable Housing – 91.220(g)

### Introduction

Fort Worth housing priorities are: increasing the supply of quality affordable housing; expanding homeownership opportunities; revitalizing neighborhoods; and creating mixed-income communities. For the 2018-19 program year, these priorities will be addressed through the following activities:

- Homebuyer assistance for 60 homebuyers
- New construction of 8 single family homes
- Home repairs for 325 low income homeowners
- Housing accessibility improvements for 90 disabled owners and renters
- Facility-based housing subsidy assistance to 60 households of persons with HIV/AIDS
- Rental assistance to 68 households of persons with HIV/AIDS
- Short-term rental, mortgage, and utility assistance to 74 households of persons with HIV/AIDS
- Rapid Rehousing rental assistance to 82 homeless households
- Homeless Prevention one-time rental assistance to 842 persons/households

There are two affordable multi-family housing rehabilitation projects, representing 190 units, are proposed with this Action Plan. These are Manitoba Apartments and Tarrant County Samaritan House Permanent Supportive Housing. However, several projects that had been awarded funds during previous years or with prior year funding are already underway or expected to be underway during the 2018-19 program year, including the following:

- Columbia Renaissance Square, Phase II (112 affordable units, including 9 HOME-assisted units);
- Broadmoor Apartments (324 units, proposed to include up to 16 Permanent Supportive Housing units and 16 Market Rate units); and
- Sierra Vista Senior Villas, 272 affordable units will be available to senior citizens at or below 60% of area median income;

<b>One Year Goals for the Number of Households to be Supported</b>	
Homeless	90
Non-Homeless	593
Special-Needs	68
<b>Total</b>	<b>751</b>

**Table 61 - One Year Goals for Affordable Housing by Support Requirement**

<b>One Year Goals for the Number of Households Supported Through</b>	
Rental Assistance	68
The Production of New Units	98
Rehab of Existing Units	525
Acquisition of Existing Units	60
Total	751

**Table 62 - One Year Goals for Affordable Housing by Support Type**

### **Discussion**

Fort Worth provides a variety of affordable housing programs. The Priority Repair Program focuses on repair of major system failures that affect health and safety, such as water and sewer failures, electrical and heating system failures, and urgent roof repairs. The Cowtown Brush Up paint program helps very low income and elderly homeowners maintain their homes with exterior paint. REACH Project Ramp installs ramps, handrails, and grab bars at the homes of persons with disabilities.

Housing Channel, a non-profit partner with the City for homeownership efforts, offers homeownership training, direct housing counseling and foreclosure prevention, and coordinates with the City Homebuyer Assistance Program. HOPWA tenant-based rental assistance and short-term rent, mortgage, and utility assistance for persons with HIV/AIDS are offered throughout the six-county HOPWA Eligible Metropolitan Statistical Area (EMSA). HOPWA funds also subsidize the ongoing operations of a housing facility dedicated to persons with HIV/AIDS located in central Fort Worth. The ESG program funds homeless prevention and rapid rehousing rental assistance to homeless persons and persons at risk of becoming homeless. (The above goal estimates on Table 61 includes Rapid Rehousing rental assistance).

The City proposes to assist one new affordable housing development project and provide ongoing operating support for a previous year project with federal funds in this 2018-19 Action Plan:

HOME funds will be allocated to Housing Channel, a Community Housing Development Organization (CHDO), for the Berry Stalcup development project, which is a new market initiative to create an inclusive, mixed-income residential community and provide 39 units of new housing units, of which a minimum of 30% will be reserved for low to moderate income families. In addition, CHDO Operating funds will be allocated for the Riverside Single Family Infill project.

The City also uses its funds to carry out the City’s Directions Home initiative, a 10-year plan to make homelessness rare, short-term and nonrecurring in Fort Worth. As a part of that strategy, the City teams with Fort Worth Housing Solutions (FWHS) and other community partners to provide rental assistance and support services for some of Fort Worth’s most vulnerable citizens. This year, the City continues to contract with FWHS through the United Way to manage rental assistance for over 200 former homeless households with funds from the City’s Directions Home locally funded program, as well as the Texas Department of Housing and Community Affairs (TDHCA), and the local Continuum of Care (CoC).

HOME Program Income expected to be received between October 2018 and September 2019 (an estimated \$150,000) will be dedicated to the completion of currently underway housing development projects and/or for costs associated with administration of the HOME grant.

## **AP-60 Public Housing – 91.220(h)**

### **Introduction**

Fort Worth Housing Solutions is addressing the need for affordable housing in Fort Worth through a number of initiatives. It began its plans to replace public housing units in need of capital improvement several years ago through HUD's Rental Assistance Demonstration (RAD) program. Through acquisitions, rehabilitation, and new construction, it is expanding its portfolio of affordable and market rate properties. FWHS is also working with private developers utilizing Project-Based Vouchers to provide affordable units, including Permanent Supportive Housing units for persons experiencing homelessness.

FWHS owns and manages two conventional public housing properties: Butler Place Apartments and J.A. Cavile Place Apartments. These properties have benefited from extensive capital improvement and renovation in the past but are in need of complete redevelopment. FWHS plans to replace units at Butler Place Apartments through RAD. It is considering the demolition of Cavile Place Apartments and issuance of Tenant Protection Vouchers to the residents while exploring the redevelopment of the property. Two former conventional public housing properties, Fair Oaks and Fair Park, have been converted to RAD and have undergone extensive renovations. Another former public housing property, Hunter Plaza, was revitalized into a mixed-income community that includes RAD, Project-Based Voucher units, and market rate units. The agency's portfolio includes over 40 affordable housing properties (funded primarily through Low Income Housing Tax Credits and similar programs). FWHS also owns and manages scattered site units consisting of duplexes that are located throughout the City of Fort Worth.

FWHS's current portfolio of units and vouchers include:

- 998 Public Housing Units;
- 174 RAD (Rental Assistance Demonstration) units;
- 4,333 Affordable housing units;
- 665 Market rate units; and
- 6,399 Assisted Housing vouchers

### **Actions planned during the next year to address the needs to public housing**

The City will continue to provide certifications of consistency with the Consolidated Plan for FWHS projects and proposals, and will support FWHS efforts to obtain funds for renovations and improvements.

- Needs of public housing residents are addressed by offering housing counseling or homeownership training to Housing Choice Voucher Homeownership Program clients, and homebuyer assistance to qualifying FWHS tenants.
- The City of Fort Worth supports FWHS public housing revitalization efforts proposed for the Cavile

Place neighborhood, as well as planning efforts regarding redevelopment of Butler Place.

The City has assisted FWHS with 7 multi-family affordable housing developments, including:

Candletree - 216 units

Knights of Pythias – 10 units

Lincoln Terrace (Villas on the Hill) - 72 units

The Pavilion at Samuels Avenue (Samuels Place) – 36 units

Woodmont - 252 units

Hunter Plaza -- 164 units

Another City assisted HOME project, Hometown at Matador Senior Housing - 198 units, has been acquired by FWHS. Participation in these projects supports the financial stability of FWHS and also strengthens its housing choice voucher program by providing assisted housing tenants with more options and opportunities to locate affordable rental units in a currently highly-competitive rental market.

Ongoing activities planned by FWHS during the next year to address the needs of affordable housing:

- Partnership with the City of Fort Worth and Tarrant County Homeless Coalition to develop a Strategic Plan for Affordable Housing
- Continue to develop properties for RAD units. Existing and newly constructed properties are being acquired and developed for 232 RAD units needed to replace Butler Place Apartments.
- Completion of 9 possible transactions for an additional 205 RAD units for Butler Place Apartments.
- Working with City of Fort Worth to provide Permanent Supportive Housing units for persons experiencing homelessness.
- Will submit an application to HUD to demolish Cavile Place Apartments and issue Tenant Replacement Vouchers to residents.
- Creating Project Based Voucher units in conjunction with several development projects.
- Increasing its portfolio to over 40 properties and over 6400 units.

### **Actions to encourage public housing residents to become more involved in management and participate in homeownership**

The City encourages qualifying graduates of the FWHS Housing Choice Voucher Homeownership Assistance program to participate in homeownership by assisting them with Housing Counseling and Homebuyer Assistance under Fort Worth programs. The City's Community Engagement Office also

supports neighborhood associations at both Butler and Cavile.

**If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance**

Fort Worth Housing Solutions is not designated as troubled; therefore, this section does not apply.

**Discussion**

The Fort Worth Housing Solutions PHA Five-Year Plan and Annual Plan, which are required by HUD, proposes to:

- Adopt rent policies to support and encourage work,
- Apply for special purpose vouchers targeted to the homeless, elderly, and families with disabilities,
- Implement marketing strategies to populations shown to have disproportionate needs,
- Increase affordable housing resources in the community utilizing mixed finance strategies, and
- Pursue funding sources to expand assisted housing programs.

FWHS goals that are consistent with City goals are:

- Create and improve quality, accessible and affordable housing;
- Develop mixed use/mixed income communities;
- De-concentrate poverty.

For more information about Fort Worth Housing Solutions, please refer to their website at <http://www.fwhs.org/>.

## **AP-65 Homeless and Other Special Needs Activities – 91.220(i)**

### **Introduction**

Need data from Tara to write narrative.

### **Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including**

#### **Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs**

The city works with six Continuum of Care participants that have Street Outreach teams in the Fort Worth area: Catholic Charities, John Peter Smith Hospital, and MHMR of Tarrant County, Veterans Administration, Family Endeavors, and Hands of Hope. These teams refer to case managers at Directions Home or ESG- funded providers, who work individually with the client to conduct full assessments in accordance with the CoC's Coordinated Assessment System. The City funds True Worth Place, Presbyterian Night Shelter, and the Salvation Army, whose case managers also utilize the Coordinated Assessment System. True Worth Place provides day shelter services. Through the Directions Home program, the City provides some funding to the TCHC for its coordination and administration of the Continuum of Care.

#### **Addressing the emergency shelter and transitional housing needs of homeless persons**

The City provides continued Emergency Solutions Grant (ESG) Funding from the Department of Housing and Urban Development (HUD) for emergency shelters and homeless service agencies to maintain the core safety net. Agencies receiving ESG funding in the 2018-19 Action Plan to provide these services include the Presbyterian Night Shelter, Safe Haven of Tarrant County, and True Worth Place.

#### **Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again**

The City supports development of additional Permanent Supportive Housing (PSH) units at appropriate sites, and gives Consolidated Plan Certifications to affordable housing projects with PSH components. The City also provides general fund dollars for administration of the Continuum of Care by TCHC, which works to improve coordination and planning in the local homeless service system. Directions Home funding also serves as matching funds and leverage for approximately \$10-12 million annually for programs that re-

house homeless persons and shortens the average length of stay in local homeless shelters.

**Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs**

The City of Fort Worth supports overall homelessness prevention efforts through two broad initiatives:

- Participation in and support for the Tarrant County Continuum of Care process
- Funding of key supportive and homelessness prevention services through Community Development Block Grants (CDBG) public services and ESG programs

It is a City goal that any sub-recipient receiving federal funds to benefit homeless persons and persons at risk of homelessness will not discharge any person without conducting a risk assessment and making appropriate referrals to other community resources.

The CoC encourages homeless service agencies and other organizations which serve homeless and at-risk populations to develop and implement discharge plans that comply with the following general guidelines:

Clients exiting a shelter and/or transitional housing program should be exited to stable housing, meaning to a decent, safe, and sanitary place meant for human habitation with a rent or mortgage that is affordable for the client at the time of exit.

For clients exiting the shelter and/or program due to program non-compliance, agency staff should make every effort to ensure that the client is not discharged into homelessness; documentation of efforts must be maintained in the HMIS system on a HUD Exit Assessment form or equivalent.

For clients receiving financial assistance prior to exit, agency staff should complete an assessment based on currently available income data. The purpose of this assessment is to determine whether stable housing will be maintained as a result of an income-producing job and/or other consistent financial resources. Fort Worth's HUD-funded homeless programs make every effort to comply with the above guidelines.

To support discharge planning efforts, the City provides ESG and HOPWA (only for persons with HIV/AIDS) to sub-recipient agencies so that they can offer short-term assistance to families who are discharged from publicly funded institutions or facilities such as health care, foster or other youth facilities, or correction programs and institutions. For 2018-19, homeless prevention and rapid rehousing funds will be provided

to The Salvation Army and the Center for Transforming Lives.

## **Discussion**

City of Fort Worth ESG funding for homeless programs represents only a small portion of resources to help the homeless, as a majority of federal and local funding to assist this population come from HUD through the Continuum of Care (approximately \$10-12 million annually) and the Directions Home program (approximately \$2.9 million annually.)

For more information about the Continuum of Care Strategic Plan, please refer to TCHC's website at <http://www.ahomewithhope.org/tchc-services/continuum-of-care-program/continuum-care-strategic-plan-2014-2015>.

For more information about the City's Directions Home Plan, please refer to the Directions Home website at <http://www.directionshome.org/about/>.

**AP-70 HOPWA Goals - 91.220 (I)(3)**

<b>One year goals for the number of households to be provided housing through the use of HOPWA for:</b>	
Short-term rent, mortgage, and utility assistance to prevent homelessness of the individual or family	74
Tenant-based rental assistance	68
Units provided in permanent housing facilities developed, leased, or operated with HOPWA funds	60
Units provided in transitional short-term housing facilities developed, leased, or operated with HOPWA funds	0
<b>Total</b>	<b>202</b>

## **AP-75 Barriers to affordable housing – 91.220(j)**

### **Introduction:**

Fort Worth maintains its commitment to preserve and maintain the existing stock of affordable housing. In addition, the city is committed to increasing the stock of affordable housing. The largest barrier to affordable housing is the lack of sufficient resources to support development of additional units. Also, rising construction costs and increasing population pressure that drives up market prices, means that the ability to finance developments that serve low income families is becoming more difficult. In addition, the lack of public transportation throughout the city limits the ability to develop affordable housing in all areas of the city. Improved coordination with FWHS and FWHFC is proposed for 2018-19, to address these barriers.

### **Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment**

A review of land use controls, local building codes, zoning ordinances, tax policies, et cetera does not reveal any obvious issues that significantly discourage the development of affordable housing. The current boom in market rate residential construction in Fort Worth, however, limits opportunity for affordable housing development, since it will provide lower return on investment. Cost of land, particularly for infill housing in the central city, has increased significantly. City impact fees are similar to those at other neighboring jurisdictions, given the extent of services (parks, libraries, etc.) that Fort Worth offers. The City has a Reasonable Accommodation Ordinance currently in place to assist disabled persons with zoning or building development issues that may affect their ability to obtain accessible housing.

In order to reduce any potential barriers to affordable housing, the City has identified the following areas where municipal action could assist in limiting such barriers:

- Develop partnerships with developers and continue to support developments that provide affordable housing by providing tax incentives or city grants
- Continue and strengthen partnership and coordination with FWHS to deconcentrate poverty and support development of more affordable workforce housing
- Develop and implement City policies that promote affordable housing
- Support foreclosure prevention counseling and homebuyer education
- Provide down payment assistance and closing cost assistance
- Coordinate housing initiatives with local transportation plans and authorities in order to provide public transportation

### **Discussion:**

## **AP-85 Other Actions – 91.220(k)**

### **Introduction:**

This section will describe the City's plans for the next year to address obstacles to meeting underserved needs, foster and maintain affordable housing, evaluate and reduce lead-based paint hazards, reduce the number of poverty-level families, develop institutional structure, and enhance coordination between public and private housing and social service agencies.

### **Actions planned to address obstacles to meeting underserved needs**

The City has identified the following obstacles to meeting underserved needs and will address them as outlined below:

- **Limited Funding** - The primary obstacle to meeting underserved needs is limited federal and local funding. The needs of the low-income community are greater than the available local and federal funds. The City has developed partnerships and will continue to seek partnerships with developers in order to apply for more housing tax credits and for other grant resources to support affordable housing. The City also requires sub-recipients of grant funds to leverage funds from other funding sources for their eligible projects and programs in order to help the federal dollars touch more projects.
- **Physical Inaccessibility** - Many older more affordable housing units may not be accessible to persons with physical disabilities. The City will continue to fund the Resource Center on Independent Living (REACH Project Ramp) program which provides ramps and grab bars to low-moderate income residents. In addition, the City requires projects funded with HUD support to have accessible units in accordance with federal regulations. The city is also addressing residential accessibility concerns through its newly adopted Reasonable Accommodation Ordinance. A pilot program in cooperation with the Human Relations Unit will assist low-income disabled renters with reasonable modifications.

In a targeted approach to address those identified needs, the City of Fort Worth will take the following actions:

### **EnVision Center**

The Neighborhood Services Department has commissioned one of its Neighborhood Centers, MLK Community Center, to serve as an EnVision Center which will provide the community with a centralized hub for support in the following four pillars: 1) Economic Empowerment, 2) Education Advancement, 3) Health and Wellness, and 4) Character and Leadership. This program will be operated in coordination

with FWHS.

### **Coordination with Community Services for referrals of clients**

Community Action Partners (CAP) provides case management, job training, and utility assistance support to low-mod income clients throughout Tarrant County. In an effort to provide wraparound services and maximize grant funds, clients benefitting from the CAP program, may also receive referrals to other social service agencies funded through HUD grants as well as other programs within the department, such as the Priority Repair Program and the Weatherization Assistance Program.

### **Actions planned to foster and maintain affordable housing**

The City plans to foster and maintain affordable housing for Fort Worth residents by funding a variety of housing activities and services that have been discussed elsewhere in this report. In addition, the City will take advantage of appropriate opportunities to support the development or rehabilitation of multi-family, mixed income and mixed use housing projects which have an affordable component, with both federal and non-federal resources. Affordable housing projects to be implemented during the 2018-19 program year, with reallocation of prior years' funds that occurred in the 2017-18 year, include the following:

- Mistletoe Station, 110 high quality units, with 74 affordable rental units for low-moderate income residents
- Sierra Vista Senior Villas, 272 affordable units will be available to senior citizens at or below 60% of area median income

### **Actions planned to reduce lead-based paint hazards**

In 2018, Fort Worth was awarded a third Lead Hazard Reduction Grant from the Office of Healthy Homes and Lead Hazard Control (OHHLHC), with the \$3,400,000 award in lead hazard control funds. The purpose of the grant is to identify and control lead-based paint hazards in eligible privately owned and rental housing. This award was matched with \$750,000 in CDBG funds. The resulting Lead Safe Program (LSP) focuses on prevention and reduction of childhood lead poisoning for low-income families with children under six years of age, living in pre-1978 housing. The City has integrated the LSP into all of its housing rehabilitation activities. Specific goals and benchmarks were set for the next three year period of the grant:

- Clearance of lead hazards from 250 housing units: an estimated 45 of these will be completed during the 2018-19 program year using grant and CDBG matching funds;
- Inspections of 280 housing units to determine the presence of lead-based paint hazards: an estimated 90 of these will be completed during the 2018-19 program year;
- Delivery of 240 community outreach/education events: at least 80 of these events will be held during the 2018-19 program year; and
- Training for city staff in lead remediation and lead-safe work practices was completed during the

current program year.

### **Actions planned to reduce the number of poverty-level families**

The City will take action to reduce the number of poverty-level families by the following activities:

Support economic development and neighborhood redevelopment programs through City general funds to create job opportunities for low and moderate income and poverty-level families, support small business retention, expansion and recruitment through the Economic Development Department. The City is using remaining balances of previously received Section 108 loan guarantee funds for development of major projects in distressed areas, such as the Evans-Rosedale area. The City also provides local incentives to support large scale private economic development activities, particularly in the central city, such as the Renaissance Square retail development off Highway 287.

Provide tax abatement incentives to the private sector to encourage job creation and central city reinvestment.

Provide case management, emergency assistance and information and referral services to low-income and poverty-level families, through the Community Services Division of Neighborhood Services Department and various non-profit organizations.

Support employment, transportation, and training programs to improve the academic, basic, and technical skills of low-income persons, such as the programs operated by, Ladder Alliance, Goodwill, and Salvation Army.

Through the Community Services Division of Neighborhood Services, provide emergency utility assistance to income-eligible families in financial stress and refer qualifying families for Weatherization repairs on their homes to increase energy efficiency. Also, using HUD grant funds, provide urgently needed home repairs such as water heater replacement, plumbing or gas leak repair, HVAC repair; also assist with exterior paint on homes of the elderly, very-low income, and low income homeowners. Home repair services are provided by the City through construction contractors or through non-profit housing organizations.

Through the Volunteer Income Tax Assistance (VITA) program, assist lower income residents to file income tax returns and claim the Earned Income Credit, encouraging them to establish savings accounts and to purchase savings bonds with some of these funds.

Create and maintain local Neighborhood Empowerment Zones (NEZ). The NEZ program supports both small and large redevelopment projects by authorizing fee waivers or tax abatements for activities such as housing rehabilitation, small business expansion, or new construction when the project has the

potential to increase the tax base over the long term.

### **Actions planned to develop institutional structure**

The City's Housing Finance Corporation continues to participate in the development of affordable housing by partnering with developers on multi-family projects that create more units of affordable workforce housing throughout the city, particularly in neighborhood revitalization or high opportunity areas. The Fort Worth NSD, FWHFC, and TCHC are working together to prepare an Affordable Housing Strategy that will more clearly define roles and set goals for each local affordable housing development partner entity. This will strengthen the local institutional structure by focusing each entity on its area of greatest strength.

The City NSD is also working to identify or qualify additional CHDOs to expand affordable housing development capacity. City NSD will offer training workshops/programs for PSA grant applicants/NOFA proposers. City's NSD will also offer Fair Housing training to landlords, particularly for affordable housing properties.

### **Actions planned to enhance coordination between public and private housing and social service agencies**

To enhance coordination between public and private housing and social service agencies, the City provides technical assistance to all public services sub-recipients listed in this Action Plan proposed projects summary, as well as to CHDOs under contract with the City and to all existing HOME-funded rental projects throughout their affordability periods. Neighborhood Services Department representatives attend regular meetings of TCHC and CoC and work with Fort Worth Housing Solutions (FWHS) and affordable housing developers on common projects. Throughout the previous program year, Neighborhood Services Department representatives coordinated with representatives of adjoining jurisdictions, community-based organizations and social service providers, as well as other affordable housing providers, in a planning process for the Analysis of Impediments to Fair Housing, which will be completed by early 2019.

The NSD is also working to enhance regular communications with FWHS and is developing an MOU for environmental review to improve coordination and planning for use of PBVs, by FWHS in future affordable housing projects.

NSD is also seeking input from lenders and realtors on redesign of the City's HAP program to address challenges of current housing market and particularly high home prices which are not affordable to market income buyers.

### **Discussion:**

This section is optional and was left blank intentionally.

## **Program Specific Requirements**

### **AP-90 Program Specific Requirements – 91.220(I)(1,2,4)**

#### **Introduction:**

The following information is provided to meet regulatory and statutory requirements for each of the specific HUD grants (CDBG, HOME, ESG, HOPWA) received through this Action Plan. Each grant has individualized requirements that must be met. The HOPWA program allocation of funds and method of selection of sponsors is described below.

Requests for Proposals (RFP) from HOPWA sponsors, as well as other public services agencies, are published annually in the early spring. This RFP is made public through the City of Fort Worth website, and invitations to submit proposals are submitted to all prior sponsors and any entities that have requested information. Following publication of the RFP, pre-proposal conferences are held to give applicants an opportunity to ask questions regarding how to apply for a grant, what costs are eligible, reporting requirements, and other policies. Applicants must demonstrate that they serve a population of persons living with HIV/AIDS, with HOPWA-eligible activities. In addition, proposals received are scored based on the applicant agency's financial capacity, financial leverage, experience implementing the program, history of program and reporting performance, regulatory compliance with any previous City contract, and contribution to high priority goals. The projects or programs proposed must also meet one of the City's Consolidated Plan goals. Following scoring, each agency is given the opportunity to make a brief presentation before the City's Community Development Council (CDC), a volunteer advisory body which has been appointed by City Council to make recommendations to the Council regarding award of HUD grant funding. HOPWA project sponsors are recommended for funding by the CDC, but the City Council makes the final determination. In situations when unallocated balances of HOPWA funds become available, the City will consider proposals for use of these funds based on the above criteria and extent of need for the service or activity. During 2018-19 program year, any prior-year funds will be allocated to eligible entities through the City's established Citizen Participation and Action Plan Substantial Amendment process.

For this Action Plan, activities proposed for the 2018-19 year will be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income.

**Community Development Block Grant Program (CDBG)  
Reference 24 CFR 91.220(I)(1)**

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	2,350,000
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
<b>Total Program Income:</b>	<b>2,350,000</b>

**Other CDBG Requirements**

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income.	

Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.

100.00%

**HOME Investment Partnership Program (HOME)  
Reference 24 CFR 91.220(I)(2)**

- A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:  
  
The City does not and will not engage in any form of HOME funds investment that is not described in the HOME Final Rule at 24 CFR 92.205 (b).
- A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:  
Homebuyer Assistance Program (HAP) Resale/Recapture Guidelines  
  
Homebuyers who are assisted with City HOME funds will be provided with a minimum of \$1,000 in

down payment assistance, to a maximum of \$14,999, in the form of a zero-interest deferred loan. The buyer will sign a Subordinate Deed of Trust and Promissory Note. The same provisions apply to single family homes developed by CHDOs and to other new single family development projects, as all newly constructed single family projects are required to participate in the city Homebuyer Assistance Program to ensure that buyers meet all eligibility requirements. The following will trigger repayment of the amount of HOME funds:

- Discovery that the applicant knowingly falsified an application and was actually ineligible for assistance;
  - Buyer ceased to use the home as the principal residence for the period of affordability (generally 5 years); or
  - The property is sold prior to the expiration of the affordability period.
  - The City will recapture the entire amount of HOME funds in the project. In the event of a sale, the first mortgage will be paid first and the remaining proceeds will go toward repaying the City. In the event there are no net proceeds or insufficient net proceeds to repay the full HOME investment due, the City will only recapture the amount of the net proceeds, if any
3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:  
Resale/Recapture Ensuring Affordability of Units Acquired with HOME

For all units acquired with HOME funds, homebuyers will be provided with a minimum of \$1,000 HOME funds per assisted unit. The owner will be required to sign a Subordinate Deed of Trust and Promissory Note. The following will trigger repayment of the HOME funds provided:

- Discovery that the applicant knowingly falsified an application and was actually ineligible for assistance;
  - Owner fails to meet HOME requirements or regulations; or
  - Sale of the property prior to the expiration of the affordability period, unless new owner agrees to all the terms of the HOME agreement. The City will recapture the entire amount of HOME funds used for homebuyer assistance in the project. However, in the case of sale or foreclosure, if the sales price will not pay off the first lien and the full HOME direct assistance amount, the City will recapture any amount up to the HOME amount that does remain once the first lien and all closing costs are paid. Net proceeds are defined as the amount of funds remaining upon sale once the first lien has been satisfied and all required closing costs are paid. If any net proceeds remain after the first lien, the full HOME repayment, and required closing costs are paid, that remaining amount will return to the original HOME-assisted buyer. These recapture provisions will apply to all City-funded homebuyer assistance programs, including new single family construction assisted with HOME funds, developed by CHDOs or other SF developers.
4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that

will be used under 24 CFR 92.206(b), are as follows:

Below is a summary of key criteria of the City's HOME Refinancing Guidelines. Use of HOME for refinancing of multi-family properties will only be permitted following documentation of compliance with the City's Underwriting Policies and Procedures, and under the following circumstances:

- When needed to ensure long-term financial and physical condition viability and affordability of the housing units (at least 15 years).
- When the cost of rehabilitation exceeds the refinance amount by a ratio of at least 1.5 to 1.
- When the housing benefits vulnerable low income residents, to include disabled persons, households with incomes under 50% of median, or formerly homeless persons.
- When the rehabilitation to be performed is substantial and addresses major systems. "Substantial" for the purposes of these guidelines means replacement or upgrade of multiple systems in 60% or more of the property's total units. Rehabilitation that is limited to painting or basic "make-ready" improvements will not be considered "substantial".

#### **24 CFR 91.220(2)(iv): Purchase Price Limits**

The City uses the HOME affordable homeownership (95% purchase price) limits for the City of Fort Worth provided by HUD.

#### **24 CFR 91.220(1)(2)(v): HOME Allocation Policies/Procedures**

The City of Fort Worth policy for allocation of HOME funds emphasizes three program types: Homebuyer assistance for low-moderate income families; Development of quality affordable rental housing (either through new construction or rehabilitation); Revitalization of neighborhoods through construction of new affordable single family homes on an infill development basis - including lease purchase. Citizens may apply for Homebuyer Assistance through city-approved lenders; a list is available on the City of Fort Worth website at <http://fortworthtexas.gov/neighborhoods/hap/>.

To obtain information about funding for development of rental or single-family housing, interested parties may call the NSD main number, 817-392-7540 to request information regarding upcoming Notices of Funding Availability (NOFA) or the availability of any unprogrammed funds. Rental and single-family funding is allocated through a NOFA process every other spring during Action Plan development, and NOFAs are published on the City's website at the Neighborhood Service Department "Grant Funds" page (<http://fortworthtexas.gov/neighborhoods/grants/>). Information about NOFAs and RFPs is also published in the Fort Worth Star-Telegram. For the 2018-19 Action Plan year, the city will allocate program income anticipated to be received for the Homebuyer Assistance Program, and for program administrative costs.

## 24 CFR 91.220(2)(vi): Preferences in HOME Housing

### *Rental*

Fort Worth has not established preferences in HOME-funded rental housing developments. In some cases, Housing Tax Credit projects may be reserved for Senior Housing and also receive HOME funds. For the 2018-19 year, HOME funds have been allocated to support a project which is designated for PSH for formerly chronically homeless persons.

### *Home Ownership - Down Payment Assistance*

City of Fort Worth Homebuyer Assistance Program (HAP) provides a sliding scale of assistance for down payment and closing costs based on Fort Worth area median income (AMI) percentages as shown.

- 0-35% AMI - \$14,999 Allowable Amount
- 36-40% AMI - \$12,999 Allowable Amount
- 41-50% AMI - \$11,999 Allowable Amount
- 51-60% AMI - \$10,999 Allowable Amount
- 61-80% AMI - \$9,999 Allowable Amount

## **Emergency Solutions Grant (ESG) Reference 91.220(l)(4)**

1. Include written standards for providing ESG assistance (may include as attachment)  
**Individuals and families eligibility:** Households receiving either emergency shelter or rapid re-housing assistance must meet HUD's revised definition of homelessness. Households receiving homelessness prevention assistance must meet the definition of "at risk of homelessness," have incomes at or below 30% AMI and lack sufficient resources and support networks to retain housing. Eligible ESG-assisted individuals and households must reside in the City of Fort Worth. Individuals receiving rapid re-housing assistance must be housed in a unit located in the City of Fort Worth. Agencies will conduct initial evaluation of clients to determine program eligibility and type of assistance needed. Agencies will re-evaluate quarterly the assistance provided to homelessness prevention recipients, and yearly, to rapid re-housing clients. Re-evaluation will ascertain that: i) annual incomes do not exceed 30% AMI; ii) clients lack resources and support networks to retain housing without ESG assistance. Annual incomes are established per 24 CFR 5.609. All clients must receive an exit assessment that will then be entered into HMIS or comparable database. **Coordination among emergency shelters, homelessness prevention, rapid re-housing and other homeless assistance and housing providers:** To receive ESG funds, an agency has to be an active member of the Continuum of Care (CoC). The CoC leads the coordination among agencies to assist the homeless and prevent homelessness. It also engages and coordinates resources to improve current programs and funding strategies. **Determining**

**and prioritizing homelessness prevention and rapid re-housing assistance:** Rapid re-housing and homelessness prevention providers will determine prioritization among eligible clients. This should be based on a risk assessment. Prioritization should take into account: 1) families with children, and elderly and disabled persons who do not require permanent supportive housing; and 2) the share of rent and utilities costs that each client must pay, if any, while receiving homelessness prevention or rapid re-housing assistance. The City recommends that clients share in rent and utility costs, unless there are specific reasons for receiving 100% ESG-assistance. **Duration of rental assistance:** Per §576.103 and §576.104, agencies shall provide clients assistance for no more than 24 months during any three year period with short-term rental assistance, medium-term rental assistance, payment of rental arrears, or any combination thereof. Short-term rental assistance is limited to three months. Medium-term rental assistance extends beyond three months but less than 24 months. Payment of rental arrears consists of a one-time payment for up to six months of rent in arrears, including any late fees on those arrears. **Type, amount, and duration of housing stabilization and/or relocation assistance:** Agencies will establish standards for the type, amount, and duration of housing stabilization and/or relocation services provided, acknowledging that services may not extend for more than 24 months within a three-year period. Housing relocation and stabilization services include financial assistance (moving costs, rental application fees, security deposits, first or last month's rent, utility deposits and utility payments), and services (housing search and placement, housing stability and case management, mediation, legal services, and credit repair). The amount and type of assistance provided shall aim at clients becoming self-sufficient. The City shall have access to documentation that supports the amount and type of assistance provided.

2. If the Continuum of Care has established centralized or coordinated assessment system that meets HUD requirements, describe that centralized or coordinated assessment system. The CoC has developed a coordinated entry access and assessment system for all CoC and ESG funded housing programs to promote rapid rehousing and targeting of limited resources to high priority populations. For more about the CoC coordinated assessment system, please refer to the TCHC website at <http://www.ahomewithhope.org/tchc-services/coordinated-entry>.
3. Identify the process for making sub-awards and describe how the ESG allocation available to private nonprofit organizations (including community and faith-based organizations). The City uses a Request for Proposals (RFP) process for federal funding that includes scoring criteria, guidelines and submission requirements. The RFP is posted on the City of Fort Worth website where it can be accessed and downloaded by interested agencies. The RFP is also emailed to known interested agencies to make sure that they are aware that the RFP is available. Every agency that submits an RFP response is invited to make a brief presentation to the Community Development Council (CDC). The CDC is a board of citizen volunteers who are appointed by the City Council to make federal funding recommendations to the Council. After CDC and staff evaluation, the recommendations are submitted to the City Council for final approval.

The City also makes special efforts to seek out private and nonprofit organizations that serve a specific need or service area. In lieu of the RFP process, the City may choose to negotiate a contract for

services with such organizations, especially if the service is only available from a single provider or there is not sufficient time to allow for the full RFP process. In the case of a negotiated contract, the City specifies the needed services, goals to be attained, and the funds available.

In instances where fund balances remain from a previous year, the City may choose to negotiate a contract amendment with existing subrecipients to provide additional needed services and to meet HUD regulatory requirements.

If the jurisdiction is unable to meet the homeless participation requirement in 24 CFR 576.405(a), the jurisdiction must specify its plan for reaching out to and consulting with homeless or formerly homeless individuals in considering policies and funding decisions regarding facilities and services funded under ESG.

The jurisdiction meets the homeless participation requirement in 24 CFR 576.405(a) through two advisory entities:

The CoC and the Directions HOME program regularly reach out to and consult with homeless or formerly homeless individuals in making policies regarding homeless services.

- Directions Home staff communicates priorities of this body to Neighborhood Services Department staff responsible for overseeing the ESG allocation process. For the 2018-19 program year, Directions Home staff was directly involved in setting priorities for ESG allocations through the annual RFP process which selects ESG subrecipients.
4. If the jurisdiction is unable to meet the homeless participation requirement in 24 CFR 576.405(a), the jurisdiction must specify its plan for reaching out to and consulting with homeless or formerly homeless individuals in considering policies and funding decisions regarding facilities and services funded under ESG.
- The jurisdiction meets the homeless participation requirement in 24 CFR 576.405(a) through two advisory entities:
- The CoC regularly reaches out to and consults with homeless or formerly homeless individuals in making policies regarding homeless services
  - A formerly homeless person sits on the board of the Mayor's Advisory Commission on Homelessness, which is the oversight body for the Directions Home program. Directions Home staff communicates priorities of this body to Neighborhood Services Department staff responsible for overseeing the ESG allocation process. For the 2018-19 program year, Directions Home staff was directly involved in setting priorities for ESG allocations through the annual RFP process which selects ESG subrecipients. Directions Home staff will also be directly involved in administering the ESG program throughout the year.

5. Describe performance standards for evaluating ESG.

Performance standards for evaluating ESG outcomes were developed and updated by the CoC in consultation with staff representatives from all participating jurisdictions. Performance standards were established for each ESG-eligible activity. The most recent ESG performance standards document adopted by the CoC and the City of Fort Worth is provided as an Attachment to this Action Plan. The City works with the CoC and member agencies to update these performance standards to add actual outcomes and measurements to evaluate performance. The City's intent is to continue to at least serve the same number of clients under the current funding or increase services by finding ways to leverage additional sources.

City is committed to meeting HUD goals regarding ESG funds. The CoC is consulted regarding the needs of homeless persons and homeless prevention services. Directions Home staff regularly meets with homeless persons to get their recommendations on homeless prevention services and homeless services. CoC representatives are also encouraged to attend all public hearings, and when appropriate, make presentations to the CDC so that the CDC is better informed on homeless issues and service needs prior to making funding recommendations. The final recommendations are available for the CoC prior to City Council's adoption of final service providers and award amounts that are then included in the City's annual Action Plan. The Homeless Management Information System (HMIS) is administered by the TCHC as the lead agency for the CoC. To ensure that ESG providers participate in HMIS, the City contractually requires all agencies to enter client data into the system, and for victim service providers to enter data into a comparable-level database. In order to increase its collaboration with the CoC, the City has representatives on a variety of CoC committees.

## Appendix - Alternate/Local Data Sources

<b>1</b>	<b>Data Source Name</b> City of Fort Worth
	<b>List the name of the organization or individual who originated the data set.</b> Code Compliance, Real Property, Foreclosure Data
	<b>Provide a brief summary of the data set.</b> Multiple sources
	<b>What was the purpose for developing this data set?</b> In house data compiled from different sources
	<b>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</b> Not applicable.
	<b>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</b> Annual Information
	<b>What is the status of the data set (complete, in progress, or planned)?</b> In progress.

Application for Federal Assistance SF-424								
<b>* 1. Type of Submission:</b> <input type="checkbox"/> Preapplication <input checked="" type="checkbox"/> Application <input type="checkbox"/> Changed/Corrected Application			<b>* 2. Type of Application:</b> <input type="checkbox"/> New <input checked="" type="checkbox"/> Continuation <input type="checkbox"/> Revision			<b>* If Revision, select appropriate letter(s):</b> _____ <b>* Other (Specify):</b> _____		
<b>* 3. Date Received:</b> _____			<b>4. Applicant Identifier:</b> _____					
<b>5a. Federal Entity Identifier:</b> _____			<b>5b. Federal Award Identifier:</b> B-18-MC-48-0010					
<b>State Use Only:</b>								
<b>6. Date Received by State:</b> _____		<b>7. State Application Identifier:</b> _____						
<b>8. APPLICANT INFORMATION:</b>								
<b>* a. Legal Name:</b> City of Fort Worth								
<b>* b. Employer/Taxpayer Identification Number (EIN/TIN):</b> 75-6000528			<b>* c. Organizational DUNS:</b> 0731704580000					
<b>d. Address:</b>								
<b>* Street1:</b> 200 Texas St		_____						
<b>Street2:</b>		_____						
<b>* City:</b> Fort Worth		_____						
<b>County/Parish:</b>		_____						
<b>* State:</b>		TX: Texas						
<b>Province:</b>		_____						
<b>* Country:</b>		USA: UNITED STATES						
<b>* Zip / Postal Code:</b> 76102-6311		_____						
<b>e. Organizational Unit:</b>								
<b>Department Name:</b> Neighborhood Services			<b>Division Name:</b> _____					
<b>f. Name and contact information of person to be contacted on matters involving this application:</b>								
<b>Prefix:</b> Mr.		<b>* First Name:</b> Aubrey						
<b>Middle Name:</b>		_____						
<b>* Last Name:</b> Thagard		_____						
<b>Suffix:</b>		_____						
<b>Title:</b> Director								
<b>Organizational Affiliation:</b> _____								
<b>* Telephone Number:</b> 817-392-7540			<b>Fax Number:</b> 817-392-7428					
<b>* Email:</b> aubrey.thagard@fortworthtexas.gov								

**Application for Federal Assistance SF-424**

**\* 9. Type of Applicant 1: Select Applicant Type:**

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

\* Other (specify):

**\* 10. Name of Federal Agency:**

U.S. Department of Housing and Urban Development

**11. Catalog of Federal Domestic Assistance Number:**

14-218

CFDA Title:

Community Development Block Grants/Entitlement Grants

**\* 12. Funding Opportunity Number:**

\* Title:

**13. Competition Identification Number:**

Title:

**14. Areas Affected by Project (Cities, Counties, States, etc.):**

Add Attachment

Delete Attachment

View Attachment

**\* 15. Descriptive Title of Applicant's Project:**

Community Development Block Grant (2018-2019 Program Year)

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

**Application for Federal Assistance SF-424**

**16. Congressional Districts Of:**

\* a. Applicant

\* b. Program/Project

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment

Delete Attachment

View Attachment

**17. Proposed Project:**

\* a. Start Date:

\* b. End Date:

**18. Estimated Funding (\$):**

* a. Federal	<input type="text" value="7,262,818.00"/>
* b. Applicant	<input type="text" value=""/>
* c. State	<input type="text" value=""/>
* d. Local	<input type="text" value=""/>
* e. Other	<input type="text" value=""/>
* f. Program Income	<input type="text" value="2,200,000.00"/>
* g. TOTAL	<input type="text" value="9,462,818.00"/>

**\* 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

- a. This application was made available to the State under the Executive Order 12372 Process for review on
- b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- c. Program is not covered by E.O. 12372.

**\* 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**

- Yes  No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

**21. \*By signing this application, I certify (1) to the statements contained in the list of certifications\*\* and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances\*\* and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

\*\* I AGREE

\*\* The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

**Authorized Representative:**

Prefix:  \* First Name:   
Middle Name:   
\* Last Name:   
Suffix:

\* Title:

\* Telephone Number:  Fax Number:

\* Email:

\* Signature of Authorized Representative:



\* Date Signed:

Application for Federal Assistance SF-424		
<b>* 1. Type of Submission:</b> <input type="checkbox"/> Preapplication <input checked="" type="checkbox"/> Application <input type="checkbox"/> Changed/Corrected Application		
<b>* 2. Type of Application:</b> <input type="checkbox"/> New <input checked="" type="checkbox"/> Continuation <input type="checkbox"/> Revision		
<b>* If Revision, select appropriate letter(s):</b> _____ <b>* Other (Specify):</b> _____		
<b>* 3. Date Received:</b> _____		<b>4. Applicant Identifier:</b> _____
<b>5a. Federal Entity Identifier:</b> _____		<b>5b. Federal Award Identifier:</b> M-18-MC-48-0204
<b>State Use Only:</b>		
<b>6. Date Received by State:</b> _____		<b>7. State Application Identifier:</b> _____
<b>8. APPLICANT INFORMATION:</b>		
<b>* a. Legal Name:</b> City of Fort Worth		
<b>* b. Employer/Taxpayer Identification Number (EIN/TIN):</b> 75-6000528		<b>* c. Organizational DUNS:</b> 0731704580000
<b>d. Address:</b>		
<b>* Street1:</b> 200 Texas St		
<b>Street2:</b> _____		
<b>* City:</b> Fort Worth		
<b>County/Parish:</b> _____		
<b>* State:</b> TX: Texas		
<b>Province:</b> _____		
<b>* Country:</b> USA: UNITED STATES		
<b>* Zip / Postal Code:</b> 76102-6311		
<b>e. Organizational Unit:</b>		
<b>Department Name:</b> Neighborhood Services		<b>Division Name:</b> _____
<b>f. Name and contact information of person to be contacted on matters involving this application:</b>		
<b>Prefix:</b> Mr.		<b>* First Name:</b> Aubrey
<b>Middle Name:</b> _____		
<b>* Last Name:</b> Thagard		
<b>Suffix:</b> _____		
<b>Title:</b> Director		
<b>Organizational Affiliation:</b> _____		
<b>* Telephone Number:</b> 817-392-7540		<b>Fax Number:</b> 817-392-7428
<b>* Email:</b> aubrey.thagard@fortworthtexas.gov		

**Application for Federal Assistance SF-424**

**\* 9. Type of Applicant 1: Select Applicant Type:**

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

\* Other (specify):

**\* 10. Name of Federal Agency:**

U.S. Department of Housing and Urban Development (HUD)

**11. Catalog of Federal Domestic Assistance Number:**

14-239

CFDA Title:

HOME Investment Partnership Program

**\* 12. Funding Opportunity Number:**

\* Title:

**13. Competition Identification Number:**

Title:

**14. Areas Affected by Project (Cities, Counties, States, etc.):**

Add Attachment

Delete Attachment

View Attachment

**\* 15. Descriptive Title of Applicant's Project:**

HOME (2018-2019 Program Year)

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

**Application for Federal Assistance SF-424**

**16. Congressional Districts Of:**

\* a. Applicant

\* b. Program/Project

Attach an additional list of Program/Project Congressional Districts if needed.

**17. Proposed Project:**

\* a. Start Date:

\* b. End Date:

**18. Estimated Funding (\$):**

* a. Federal	<input type="text" value="2,861,535.00"/>
* b. Applicant	<input type="text" value=""/>
* c. State	<input type="text" value=""/>
* d. Local	<input type="text" value=""/>
* e. Other	<input type="text" value=""/>
* f. Program Income	<input type="text" value="150,000.00"/>
* g. TOTAL	<input type="text" value="3,011,535.00"/>

**\* 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

- a. This application was made available to the State under the Executive Order 12372 Process for review on
- b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- c. Program is not covered by E.O. 12372.

**\* 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**

- Yes  No

If "Yes", provide explanation and attach

**21. \*By signing this application, I certify (1) to the statements contained in the list of certifications\*\* and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances\*\* and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

\*\* I AGREE

\*\* The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

**Authorized Representative:**

Prefix:  \* First Name:

Middle Name:

\* Last Name:

Suffix:

\* Title:

\* Telephone Number:  Fax Number:

\* Email:

\* Signature of Authorized Representative:



\* Date Signed:

**Application for Federal Assistance SF-424**

\* 1. Type of Submission:

- Preapplication
- Application
- Changed/Corrected Application

\* 2. Type of Application:

- New
- Continuation
- Revision

\* If Revision, select appropriate letter(s):

\* Other (Specify):

\* 3. Date Received:

4. Applicant Identifier:

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

E-18-MC-48-0010

**State Use Only:**

6. Date Received by State:

7. State Application Identifier:

**8. APPLICANT INFORMATION:**

\* a. Legal Name:

City of Fort Worth

\* b. Employer/Taxpayer Identification Number (EIN/TIN):

75-6000528

\* c. Organizational DUNS:

0731704580000

**d. Address:**

\* Street1:

200 Texas St

Street2:

\* City:

Fort Worth

County/Parish:

\* State:

TX: Texas

Province:

\* Country:

USA: UNITED STATES

\* Zip / Postal Code:

76102-6311

**e. Organizational Unit:**

Department Name:

Neighborhood Services

Division Name:

**f. Name and contact information of person to be contacted on matters involving this application:**

Prefix:

Mr.

\* First Name:

Aubrey

Middle Name:

\* Last Name:

Thagard

Suffix:

Title:

Director

Organizational Affiliation:

\* Telephone Number:

817-392-7540

Fax Number:

817-392-7428

\* Email:

aubrey.thagard@fortworthtexas.gov

**Application for Federal Assistance SF-424**

**\* 9. Type of Applicant 1: Select Applicant Type:**

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

\* Other (specify):

**\* 10. Name of Federal Agency:**

U.S. Department of Housing and Urban Development (HUD)

**11. Catalog of Federal Domestic Assistance Number:**

14-231

CFDA Title:

Emergency Solutions Grants Program

**\* 12. Funding Opportunity Number:**

\* Title:

**13. Competition Identification Number:**

Title:

**14. Areas Affected by Project (Cities, Counties, States, etc.):**

Add Attachment

Delete Attachment

View Attachment

**\* 15. Descriptive Title of Applicant's Project:**

Emergency Solutions Grant (2018-2019 Program Year)

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

**Application for Federal Assistance SF-424**

**16. Congressional Districts Of:**

\* a. Applicant

\* b. Program/Project

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment

Delete Attachment

View Attachment

**17. Proposed Project:**

\* a. Start Date:

\* b. End Date:

**18. Estimated Funding (\$):**

* a. Federal	<input type="text" value="587,565.00"/>
* b. Applicant	<input type="text"/>
* c. State	<input type="text"/>
* d. Local	<input type="text"/>
* e. Other	<input type="text"/>
* f. Program Income	<input type="text"/>
* g. TOTAL	<input type="text" value="587,565.00"/>

**\* 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

a. This application was made available to the State under the Executive Order 12372 Process for review on

b. Program is subject to E.O. 12372 but has not been selected by the State for review.

c. Program is not covered by E.O. 12372.

**\* 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**

Yes  No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

**21. \*By signing this application, I certify (1) to the statements contained in the list of certifications\*\* and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances\*\* and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

\*\* I AGREE

\*\* The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

**Authorized Representative:**

Prefix:  \* First Name:   
Middle Name:   
\* Last Name:   
Suffix:

\* Title:

\* Telephone Number:  Fax Number:

\* Email:

\* Signature of Authorized Representative:



\* Date Signed:

Application for Federal Assistance SF-424		
<b>* 1. Type of Submission:</b> <input type="checkbox"/> Preapplication <input checked="" type="checkbox"/> Application <input type="checkbox"/> Changed/Corrected Application		
<b>* 2. Type of Application:</b> <input type="checkbox"/> New <input checked="" type="checkbox"/> Continuation <input type="checkbox"/> Revision		
<b>* If Revision, select appropriate letter(s):</b> _____ <b>* Other (Specify):</b> _____		
<b>* 3. Date Received:</b> _____		<b>4. Applicant Identifier:</b> _____
<b>5a. Federal Entity Identifier:</b> _____		<b>5b. Federal Award Identifier:</b> TXH18F002
<b>State Use Only:</b>		
<b>6. Date Received by State:</b> _____		<b>7. State Application Identifier:</b> _____
<b>8. APPLICANT INFORMATION:</b>		
<b>* a. Legal Name:</b> City of Fort Worth		
<b>* b. Employer/Taxpayer Identification Number (EIN/TIN):</b> 75-6000528		<b>* c. Organizational DUNS:</b> 0731704580000
<b>d. Address:</b>		
<b>* Street1:</b> 200 Texas St		
<b>Street2:</b> _____		
<b>* City:</b> Fort Worth		
<b>County/Parish:</b> _____		
<b>* State:</b> TX: Texas		
<b>Province:</b> _____		
<b>* Country:</b> USA: UNITED STATES		
<b>* Zip / Postal Code:</b> 76102-6311		
<b>e. Organizational Unit:</b>		
<b>Department Name:</b> Neighborhood Services		<b>Division Name:</b> _____
<b>f. Name and contact information of person to be contacted on matters involving this application:</b>		
<b>Prefix:</b> Mr.		<b>* First Name:</b> Aubrey
<b>Middle Name:</b> _____		
<b>* Last Name:</b> Thagard		
<b>Suffix:</b> _____		
<b>Title:</b> Director		
<b>Organizational Affiliation:</b> _____		
<b>* Telephone Number:</b> 817-392-7540		<b>Fax Number:</b> 817-392-7428
<b>* Email:</b> aubrey.thagard@fortworthtexas.gov		

**Application for Federal Assistance SF-424**

**\* 9. Type of Applicant 1: Select Applicant Type:**

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

\* Other (specify):

**\* 10. Name of Federal Agency:**

U.S. Department of Housing and Urban Development (HUD)

**11. Catalog of Federal Domestic Assistance Number:**

14-241

CFDA Title:

Housing Opportunities for Persons with AIDS Program

**\* 12. Funding Opportunity Number:**

\* Title:

**13. Competition Identification Number:**

Title:

**14. Areas Affected by Project (Cities, Counties, States, etc.):**

Add Attachment

Delete Attachment

View Attachment

**\* 15. Descriptive Title of Applicant's Project:**

HOPWA (2018-2019 Program Year)

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

**Application for Federal Assistance SF-424**

**16. Congressional Districts Of:**

\* a. Applicant

\* b. Program/Project

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment

Delete Attachment

View Attachment

**17. Proposed Project:**

\* a. Start Date:

\* b. End Date:

**18. Estimated Funding (\$):**

* a. Federal	<input type="text" value="1,332,758.00"/>
* b. Applicant	<input type="text"/>
* c. State	<input type="text"/>
* d. Local	<input type="text"/>
* e. Other	<input type="text"/>
* f. Program Income	<input type="text"/>
* g. TOTAL	<input type="text" value="1,332,758.00"/>

**\* 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

a. This application was made available to the State under the Executive Order 12372 Process for review on

b. Program is subject to E.O. 12372 but has not been selected by the State for review.

c. Program is not covered by E.O. 12372.

**\* 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**

Yes  No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

21. \*By signing this application, I certify (1) to the statements contained in the list of certifications\*\* and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances\*\* and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)

\*\* I AGREE

\*\* The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

**Authorized Representative:**

Prefix:  \* First Name:

Middle Name:

\* Last Name:

Suffix:

\* Title:

\* Telephone Number:  Fax Number:

\* Email:

\* Signature of Authorized Representative:



\* Date Signed:

## CERTIFICATIONS

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, the jurisdiction certifies that:

**Affirmatively Further Fair Housing** --The jurisdiction will affirmatively further fair housing.

**Uniform Relocation Act and Anti-displacement and Relocation Plan** -- It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, (42 U.S.C. 4601-4655) and implementing regulations at 49 CFR Part 24. It has in effect and is following a residential anti-displacement and relocation assistance plan required under 24 CFR Part 42 in connection with any activity assisted with funding under the Community Development Block Grant or HOME programs.

**Anti-Lobbying** --To the best of the jurisdiction's knowledge and belief:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;
2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and
3. It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

**Authority of Jurisdiction** --The consolidated plan is authorized under State and local law (as applicable) and the jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations.

**Consistency with plan** --The housing activities to be undertaken with Community Development Block Grant, HOME, Emergency Solutions Grant, and Housing Opportunities for Persons With AIDS funds are consistent with the strategic plan in the jurisdiction's consolidated plan.

**Section 3** -- It will comply with section 3 of the Housing and Urban Development Act of 1968 (12 U.S.C. 1701u) and implementing regulations at 24 CFR Part 135.

  
\_\_\_\_\_  
Signature of Authorized Official

8/16/18  
Date

Fernando Costa  
Assistant City Manager  
\_\_\_\_\_  
Title

## Specific Community Development Block Grant Certifications

The Entitlement Community certifies that:

**Citizen Participation** -- It is in full compliance and following a detailed citizen participation plan that satisfies the requirements of 24 CFR 91.105.

**Community Development Plan** -- Its consolidated plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that have been developed in accordance with the primary objective of the CDBG program (i.e., the development of viable urban communities, by providing decent housing and expanding economic opportunities, primarily for persons of low and moderate income) and requirements of 24 CFR Parts 91 and 570.

**Following a Plan** -- It is following a current consolidated plan that has been approved by HUD.

**Use of Funds** -- It has complied with the following criteria:

1. Maximum Feasible Priority. With respect to activities expected to be assisted with CDBG funds, it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low- and moderate-income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include CDBG-assisted activities which the grantee certifies are designed to meet other community development needs having particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available (see Optional CDBG Certification).

2. Overall Benefit. The aggregate use of CDBG funds, including Section 108 guaranteed loans, during program year(s) \_\_\_\_\_ [a period specified by the grantee of one, two, or three specific consecutive program years], shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period.

3. Special Assessments. It will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108 loan guaranteed funds, by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements.

However, if CDBG funds are used to pay the proportion of a fee or assessment that relates to the capital costs of public improvements (assisted in part with CDBG funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds.

In addition, in the case of properties owned and occupied by moderate-income (not low-income) families, an assessment or charge may be made against the property for public improvements financed by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.

**Excessive Force** -- It has adopted and is enforcing:

1. A policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and
2. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction.

**Compliance with Anti-discrimination laws** -- The grant will be conducted and administered in conformity with title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d) and the Fair Housing Act (42 U.S.C. 3601-3619) and implementing regulations.

**Lead-Based Paint** -- Its activities concerning lead-based paint will comply with the requirements of 24 CFR Part 35, Subparts A, B, J, K and R.

**Compliance with Laws** -- It will comply with applicable laws.

  
\_\_\_\_\_  
Signature of Authorized Official

8/16/18  
\_\_\_\_\_  
Date

Fernando Costa  
\_\_\_\_\_  
Assistant City Manager  
Title



**Specific HOME Certifications**

The HOME participating jurisdiction certifies that:

**Tenant Based Rental Assistance** -- If it plans to provide tenant-based rental assistance, the tenant-based rental assistance is an essential element of its consolidated plan.

**Eligible Activities and Costs** -- It is using and will use HOME funds for eligible activities and costs, as described in 24 CFR §§92.205 through 92.209 and that it is not using and will not use HOME funds for prohibited activities, as described in §92.214.

**Subsidy layering** -- Before committing any funds to a project, it will evaluate the project in accordance with the guidelines that it adopts for this purpose and will not invest any more HOME funds in combination with other Federal assistance than is necessary to provide affordable housing;

  
\_\_\_\_\_  
Signature of Authorized Official

8/16/18  
Date

Fernando Costa  
Assistant City Manager  
\_\_\_\_\_  
Title

## **Emergency Solutions Grants Certifications**

The Emergency Solutions Grants Program recipient certifies that:

**Major rehabilitation/conversion/renovation** – If an emergency shelter’s rehabilitation costs exceed 75 percent of the value of the building before rehabilitation, the recipient will maintain the building as a shelter for homeless individuals and families for a minimum of 10 years after the date the building is first occupied by a homeless individual or family after the completed rehabilitation.

If the cost to convert a building into an emergency shelter exceeds 75 percent of the value of the building after conversion, the recipient will maintain the building as a shelter for homeless individuals and families for a minimum of 10 years after the date the building is first occupied by a homeless individual or family after the completed conversion.

In all other cases where ESG funds are used for renovation, the recipient will maintain the building as a shelter for homeless individuals and families for a minimum of 3 years after the date the building is first occupied by a homeless individual or family after the completed renovation.

**Essential Services and Operating Costs** – In the case of assistance involving shelter operations or essential services related to street outreach or emergency shelter, the recipient will provide services or shelter to homeless individuals and families for the period during which the ESG assistance is provided, without regard to a particular site or structure, so long the recipient serves the same type of persons (e.g., families with children, unaccompanied youth, disabled individuals, or victims of domestic violence) or persons in the same geographic area.

**Renovation** – Any renovation carried out with ESG assistance shall be sufficient to ensure that the building involved is safe and sanitary.

**Supportive Services** – The recipient will assist homeless individuals in obtaining permanent housing, appropriate supportive services (including medical and mental health treatment, victim services, counseling, supervision, and other services essential for achieving independent living), and other Federal State, local, and private assistance available for these individuals.

**Matching Funds** – The recipient will obtain matching amounts required under 24 CFR 576.201.

**Confidentiality** – The recipient has established and is implementing procedures to ensure the confidentiality of records pertaining to any individual provided family violence prevention or treatment services under any project assisted under the ESG program, including protection against the release of the address or location of any family violence shelter project, except with the written authorization of the person responsible for the operation of that shelter.

**Homeless Persons Involvement** – To the maximum extent practicable, the recipient will involve, through employment, volunteer services, or otherwise, homeless individuals and families in constructing, renovating, maintaining, and operating facilities assisted under the ESG program, in providing services assisted under the ESG program, and in providing services for occupants of facilities assisted under the program.

**Consolidated Plan** – All activities the recipient undertakes with assistance under ESG are consistent with its consolidated plan.

**Discharge Policy** – The recipient will establish and implement, to the maximum extent practicable and where appropriate, policies and protocols for the discharge of persons from publicly funded institutions or systems of care (such as health care facilities, mental health facilities, foster care or other youth facilities, or correction programs and institutions) in order to prevent this discharge from immediately resulting in homelessness for these persons.



\_\_\_\_\_  
Signature of Authorized Official

8/16/18

\_\_\_\_\_  
Date

Fernando Costa

Assistant City Manager

Title

## Housing Opportunities for Persons With AIDS Certifications

The HOPWA grantee certifies that:

**Activities** -- Activities funded under the program will meet urgent needs that are not being met by available public and private sources.

**Building** -- Any building or structure assisted under that program shall be operated for the purpose specified in the consolidated plan:

1. For a period of not less than 10 years in the case of assistance involving new construction, substantial rehabilitation, or acquisition of a facility,
2. For a period of not less than 3 years in the case of assistance involving non-substantial rehabilitation or repair of a building or structure.

  
\_\_\_\_\_  
Signature of Authorized Official

8/16/18  
\_\_\_\_\_  
Date

Fernando Costa  
Assistant City Manager  
\_\_\_\_\_  
Title

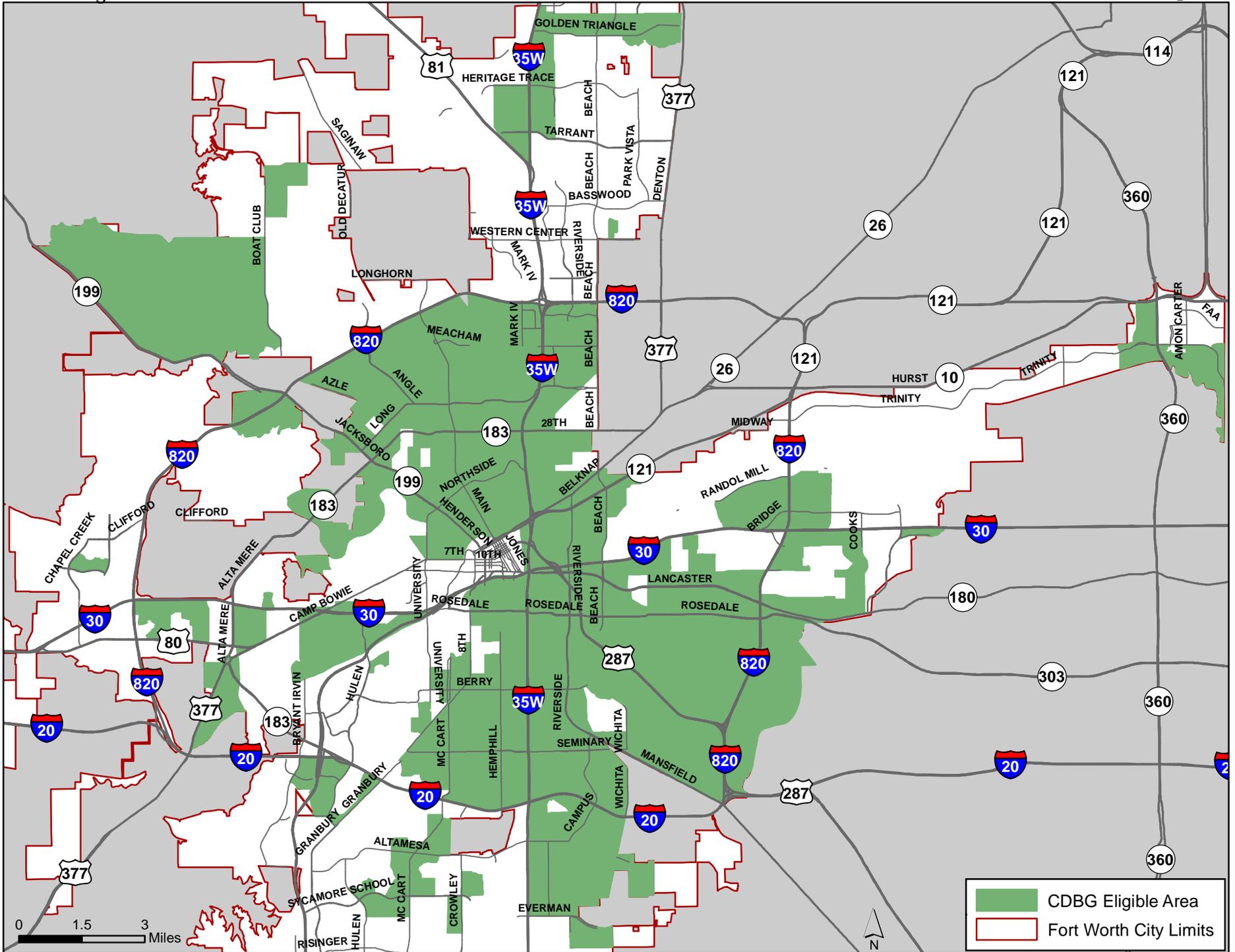
## APPENDIX TO CERTIFICATIONS

### INSTRUCTIONS CONCERNING LOBBYING CERTIFICATION:

#### **Lobbying Certification**

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

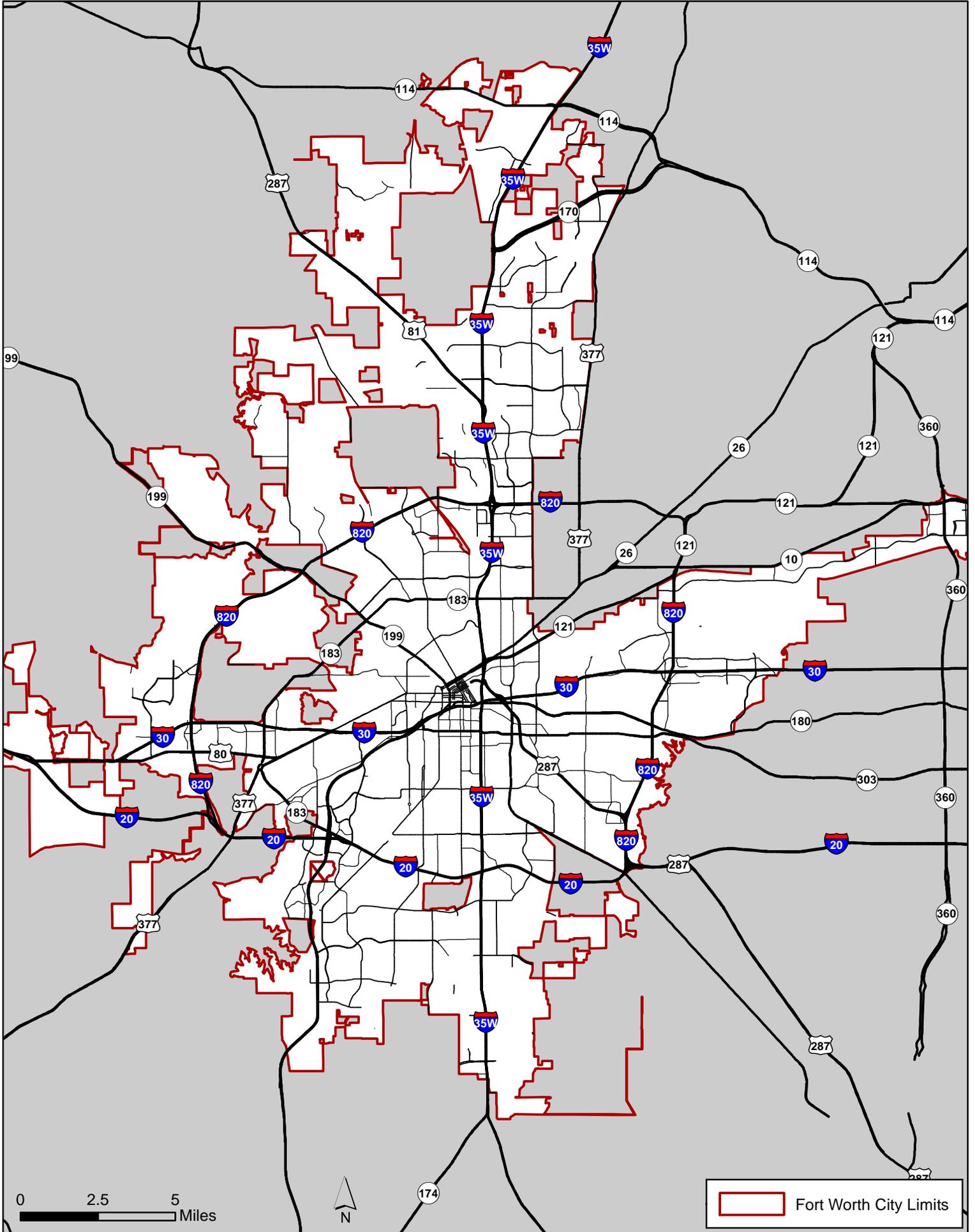
CDBG Eligible Area



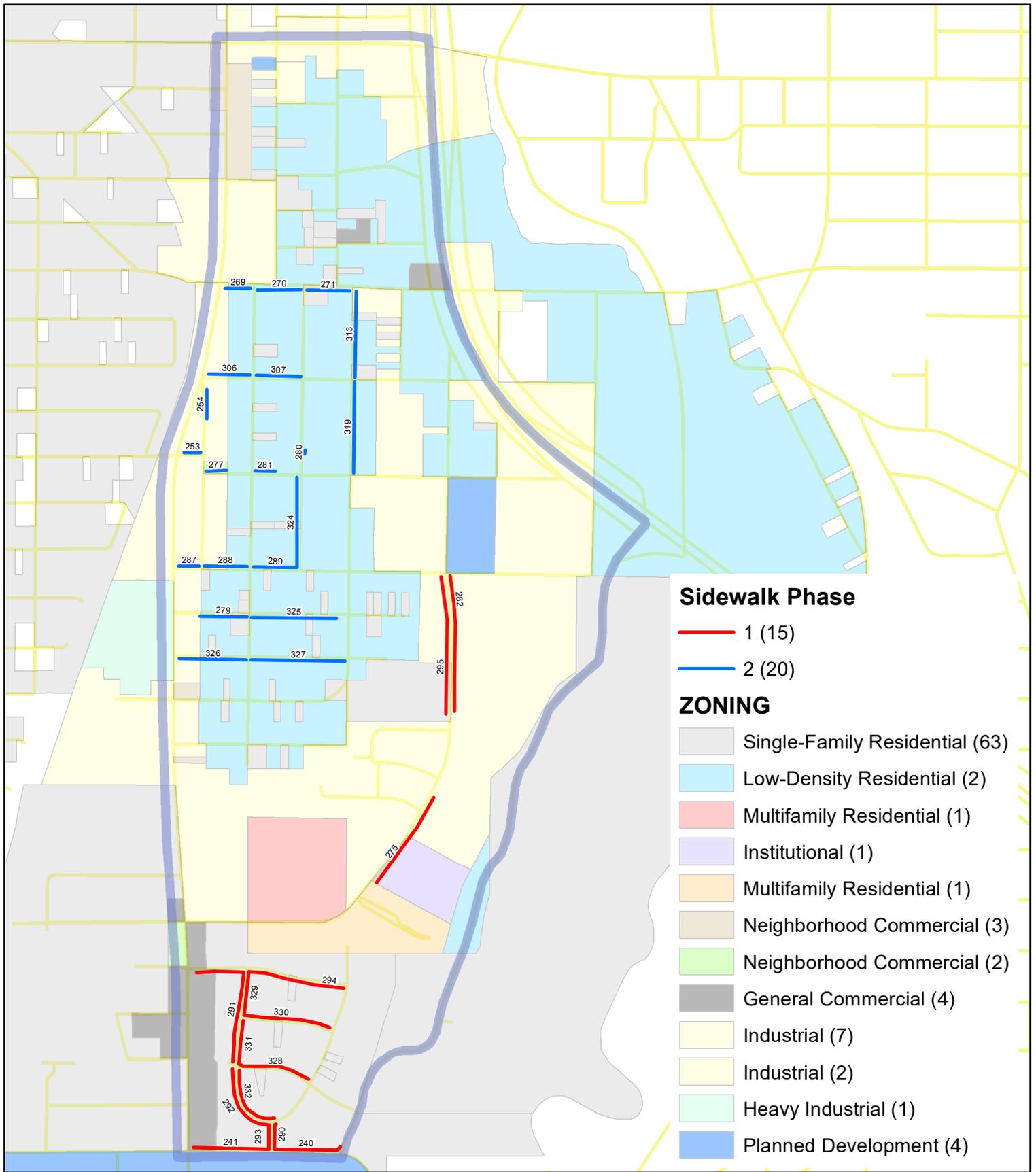




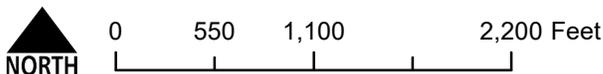




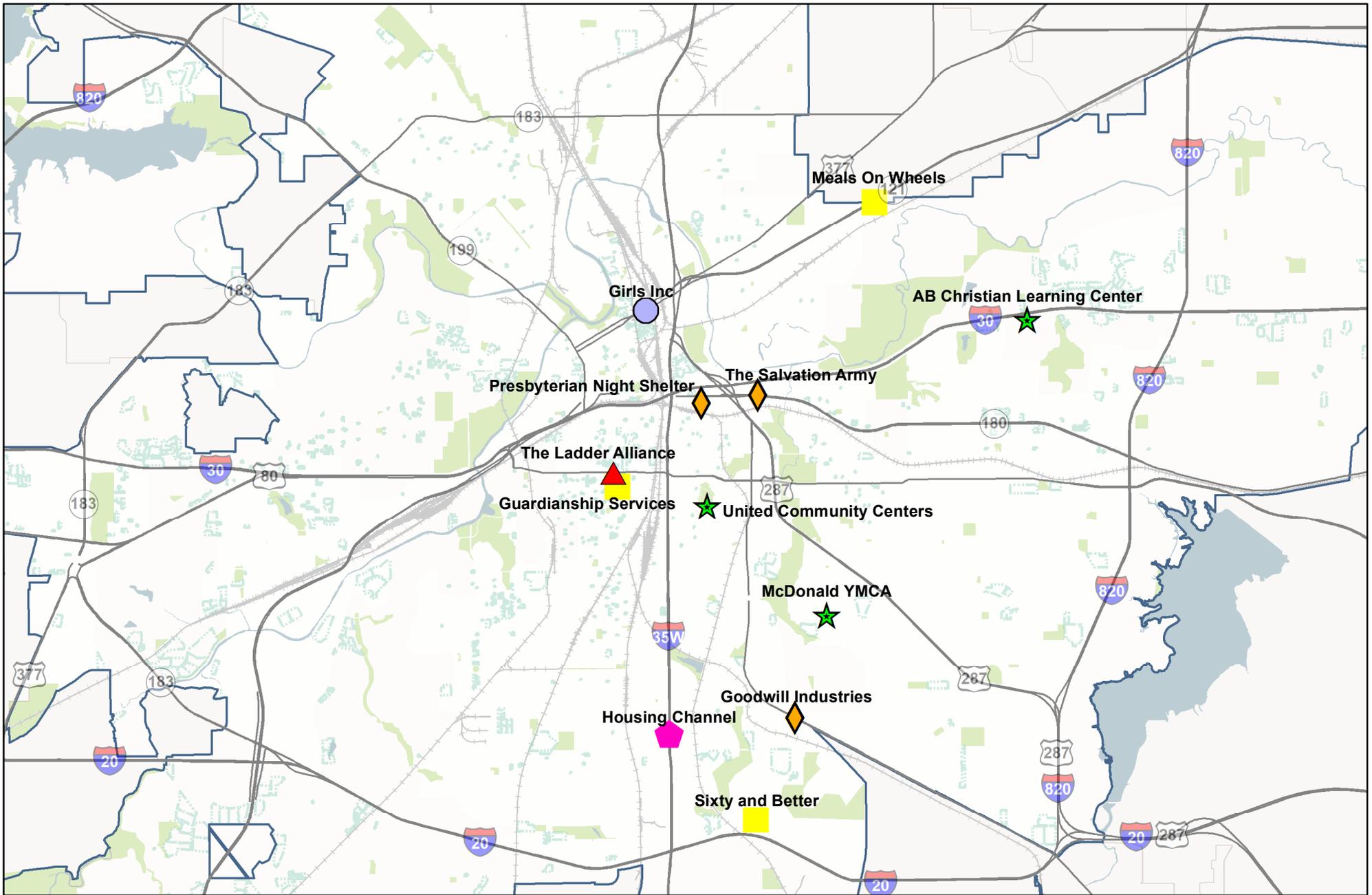




## AC Sidewalk Zoning



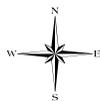
© Copyright 2017 City of Fort Worth. Unauthorized reproduction is a violation of applicable laws. This product is for informational purposes and may not have been prepared for or suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only approximate relative location of property boundaries. The City of Fort Worth assumes no responsibility for the accuracy of said data.



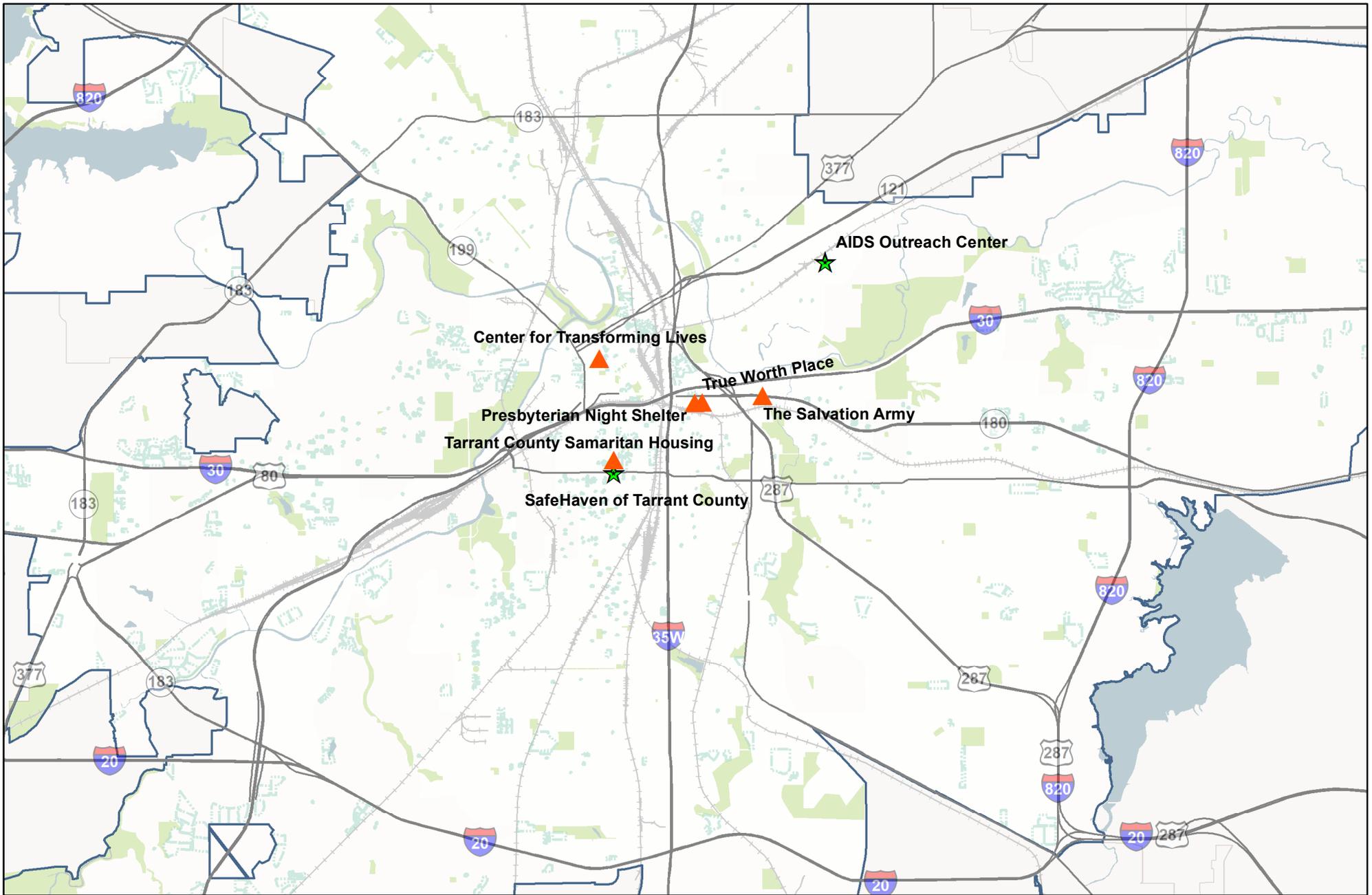
### CDBG PUBLIC SERVICE AGENCIES (CDBG Eligible Area)

**Public Services**

- ★ Child Care Services (3)
- ▲ Employment Job Training (1)
- ◆ Homeless Services (3)
- ◆ Housing Counseling (1)
- Senior Services (3)
- Youth Services (1)



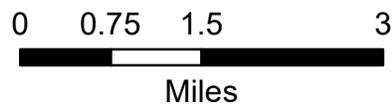
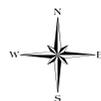
© Copyright 2017 City of Fort Worth. Unauthorized reproduction is a violation of applicable laws. This product is for informational purposes and may not have been prepared for or suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only approximate relative location of property boundaries. The City of Fort Worth assumes no responsibility for the accuracy of said data.



ESG/HOPWA PUBLIC SERVICE AGENCIES (CDBG Eligible Area)

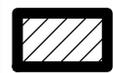
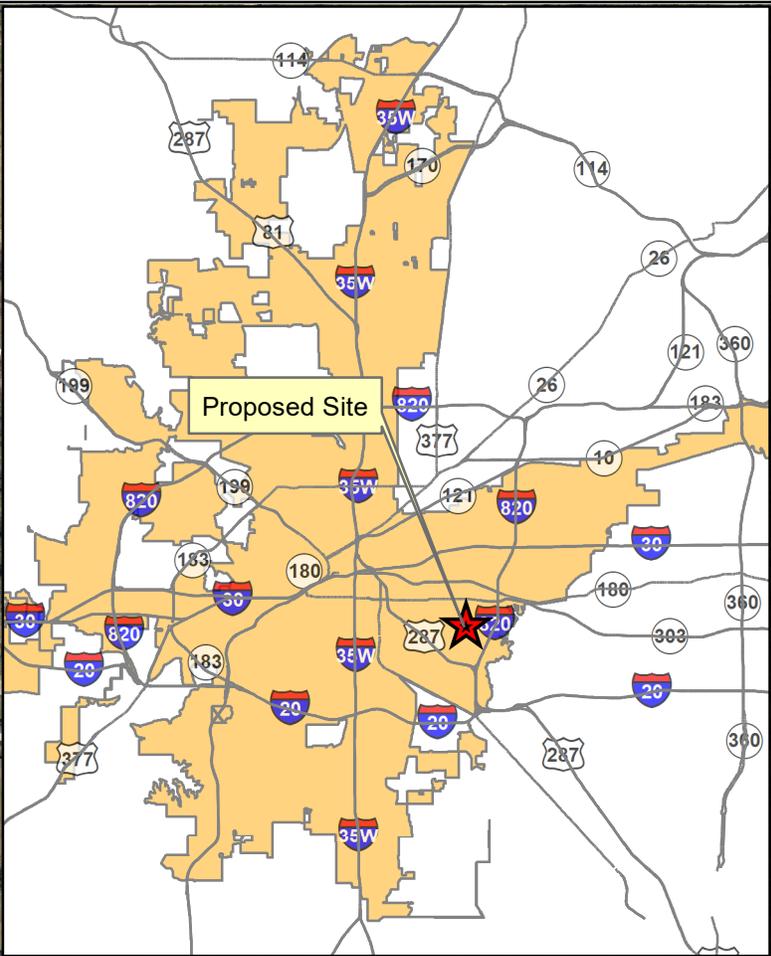
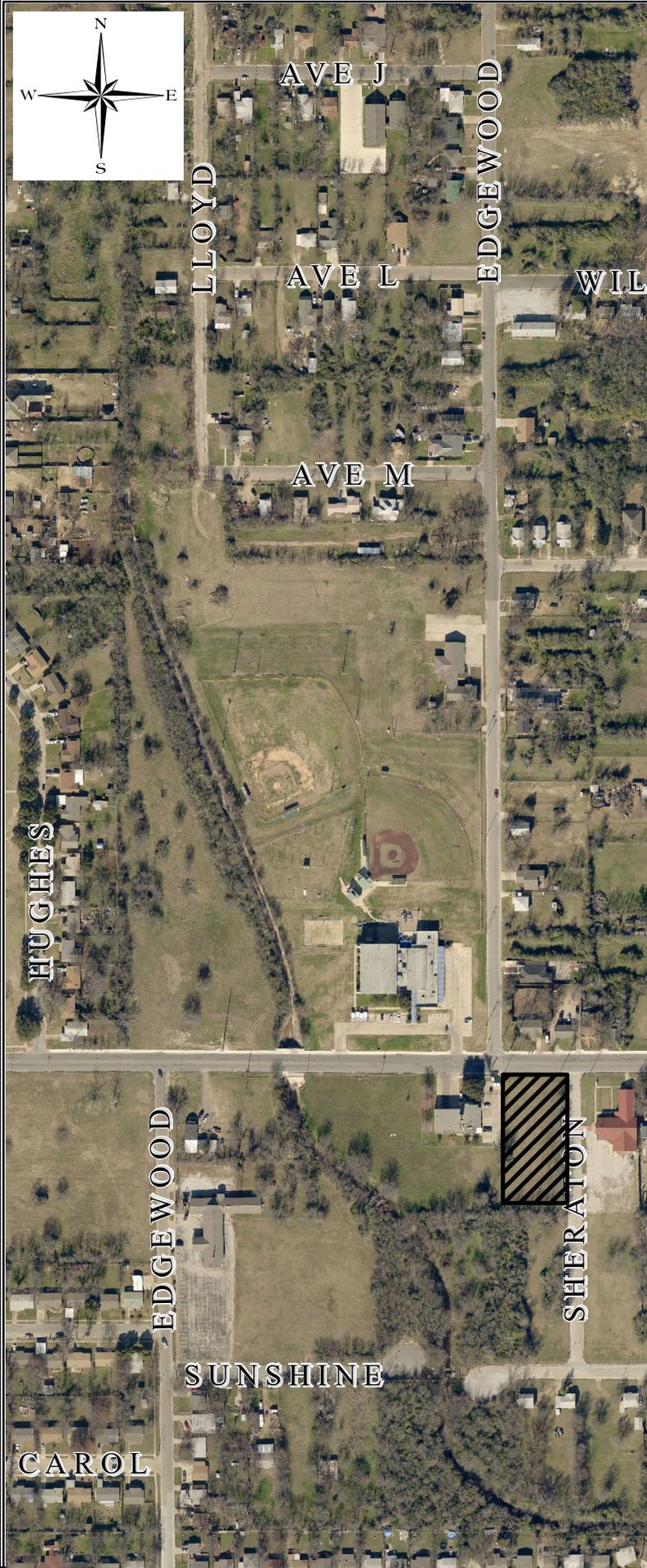
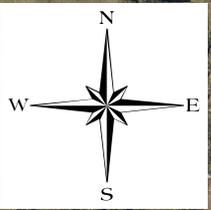
**Public Services**

- ▲ ESG (5)
- ★ HOPWA (2)



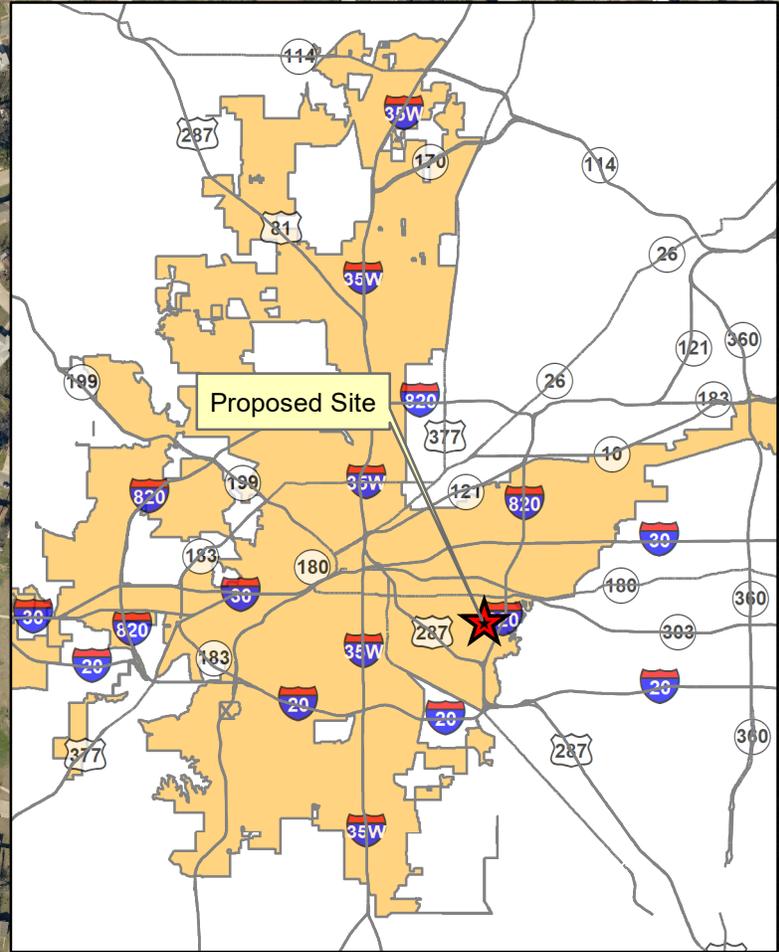
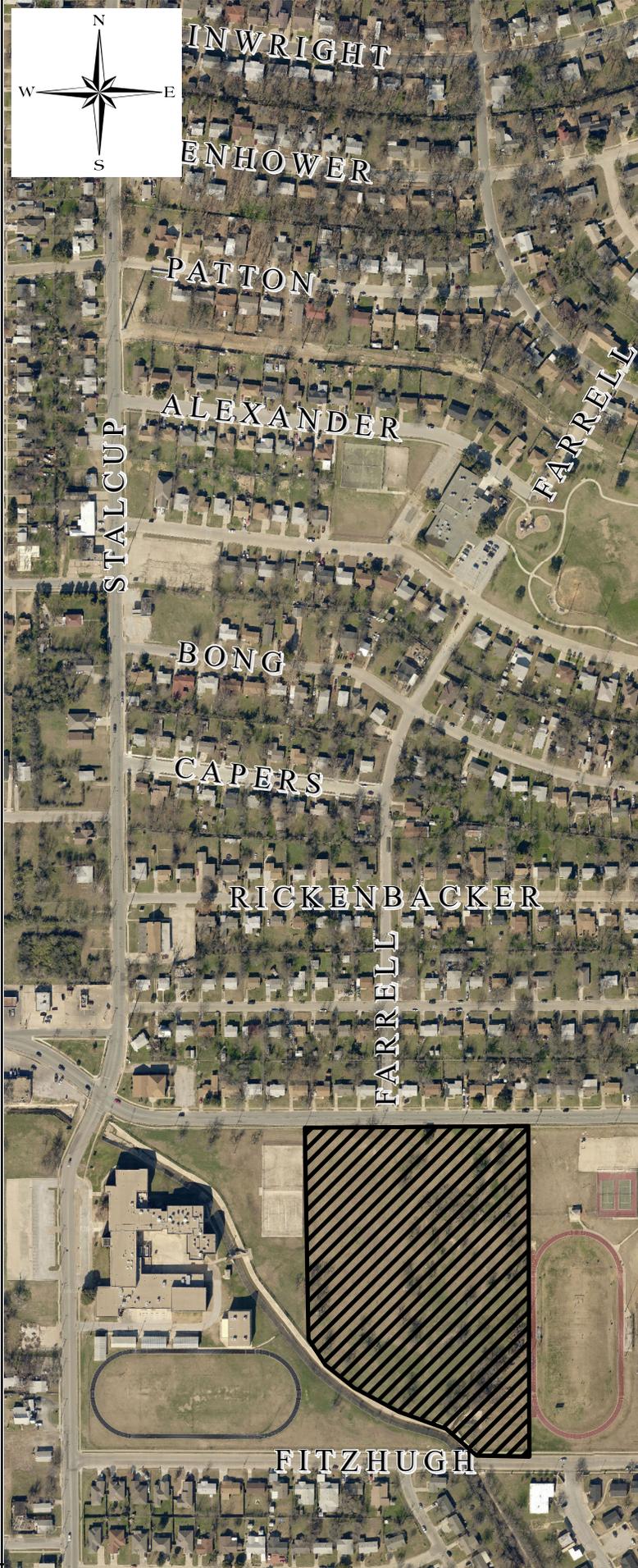
© Copyright 2017 City of Fort Worth. Unauthorized reproduction is a violation of applicable laws. This product is for informational purposes and may not have been prepared for or suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only approximate relative location of property boundaries. The City of Fort Worth assumes no responsibility for the accuracy of said data.

# Bergin Investment Group LLC Sheraton Drive Infrastructure/Water & Sewer



Proposed Avenue at Bergin Investment Group LLC

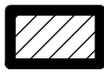
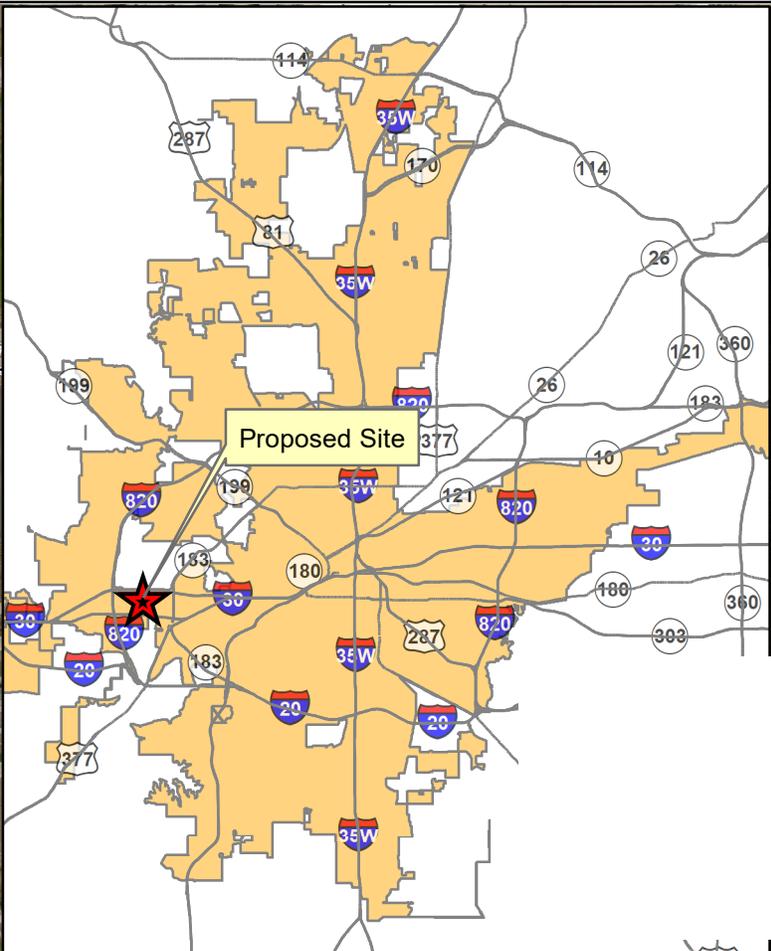
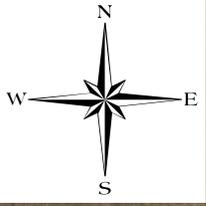
# CFW Park & Recreation - Bunche Park Development



 Proposed Avenue at CFW Park & Recreation



# Atlantic Housing Foundation, Inc. - Manitoba Apts.



Proposed Avenue at Atlantic Housing Foundation Inc





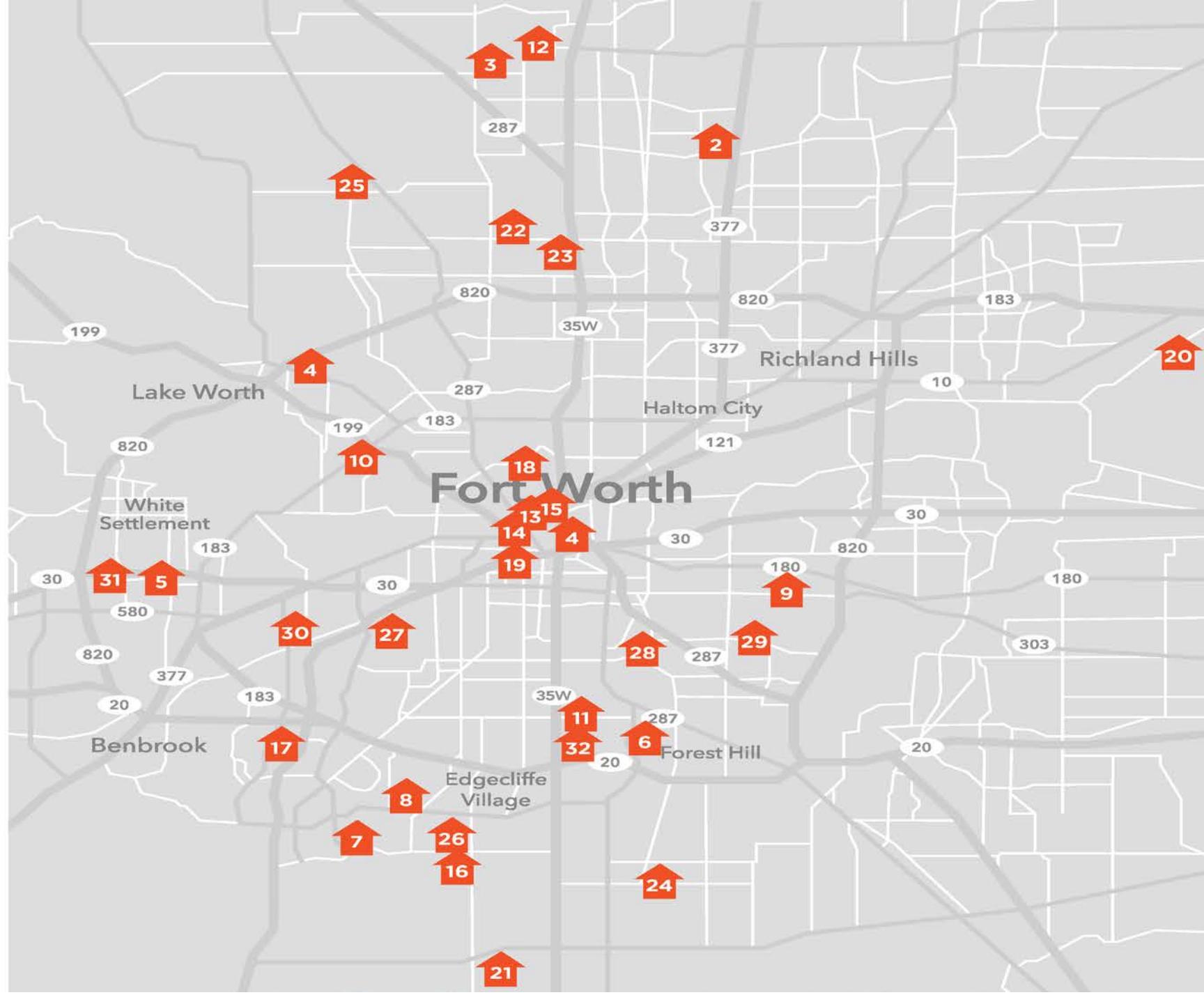
# FORT WORTH HOUSING SOLUTIONS

Housing with a Mission

## Portfolio

- |  |   |
|--|---|
| <b>1</b> Alton Park*<br>5650 Azle Avenue                       | <b>17</b> Overton Park Townhomes<br>5501 Overton Ridge Boulevard            |
| <b>2</b> Aventine Apartments<br>5551 North Tarrant Parkway     | <b>18</b> The Pavilion at Samuels<br>1120 Samuels Avenue                    |
| <b>3</b> Avondale Apartments<br>13101 Avondale Farms Drive     | <b>19</b> Post Oak East Apartments<br>3888 Post Oak East Boulevard          |
| <b>4</b> Butler Place Apartments<br>1201 Luella Street         | <b>20</b> The Reserve at McAlister<br>432 Archbury Road                     |
| <b>5</b> Cambridge Court<br>8135 Calmont Avenue                | <b>21</b> The Reserve at Western Center<br>1800 Western Center Boulevard    |
| <b>6</b> Campus Drive*<br>4651 Campus Drive                    | <b>22</b> Sedona Village<br>2800 Sedona Ranch Drive                         |
| <b>7</b> Candle Tree Apartments<br>7425 South Hulon Street     | <b>23</b> Siddons Place<br>250 Pennsylvania Avenue                          |
| <b>8</b> Carlyle Crossing<br>6300 Vega Drive                   | <b>24</b> Stallion Pointe<br>9075 South Race Street                         |
| <b>9</b> Caville Place Apartments<br>1401 Etta Street          | <b>25</b> The Standard at Boswell*<br>Old Denton Road & Bailey Boswell Road |
| <b>10</b> Fair Oaks Apartments<br>4401 Quail Trail             | <b>26</b> Sycamore Center Villas Apartments<br>7901 Chandra Lane            |
| <b>11</b> Fair Park Apartments<br>4400 Fair Park Boulevard     | <b>27</b> Villas of Oak Hill<br>2501 Oak Hill Circle                        |
| <b>12</b> Harmon Road*<br>12801 Harmon Road                    | <b>28</b> Villas by the Park<br>2450 East Berry Street                      |
| <b>13</b> Hillside Apartments<br>300 Crump Street              | <b>29</b> Villas of Eastwood Terrace<br>4700 East Berry Street              |
| <b>14</b> Hunter Plaza Urban Residences<br>605 West 1st Street | <b>30</b> Villas on the Hill<br>5713 Lincoln Terrace Drive                  |
| <b>15</b> Knights of Pythias Lofts<br>303 Crump Street         | <b>31</b> Wind River Apartments<br>8725 Calmont Drive                       |
| <b>16</b> HomeTowne at Matador Ranch<br>8500 Crowley Road      | <b>32</b> Woodmont Apartment Homes<br>1021 Oak Grove Road                   |

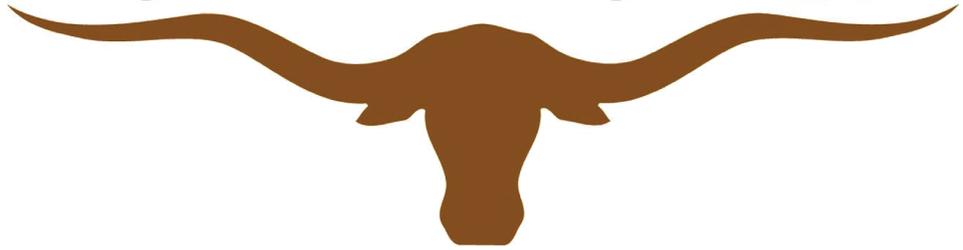
\* Indicates properties under construction





**AGE-FRIENDLY**

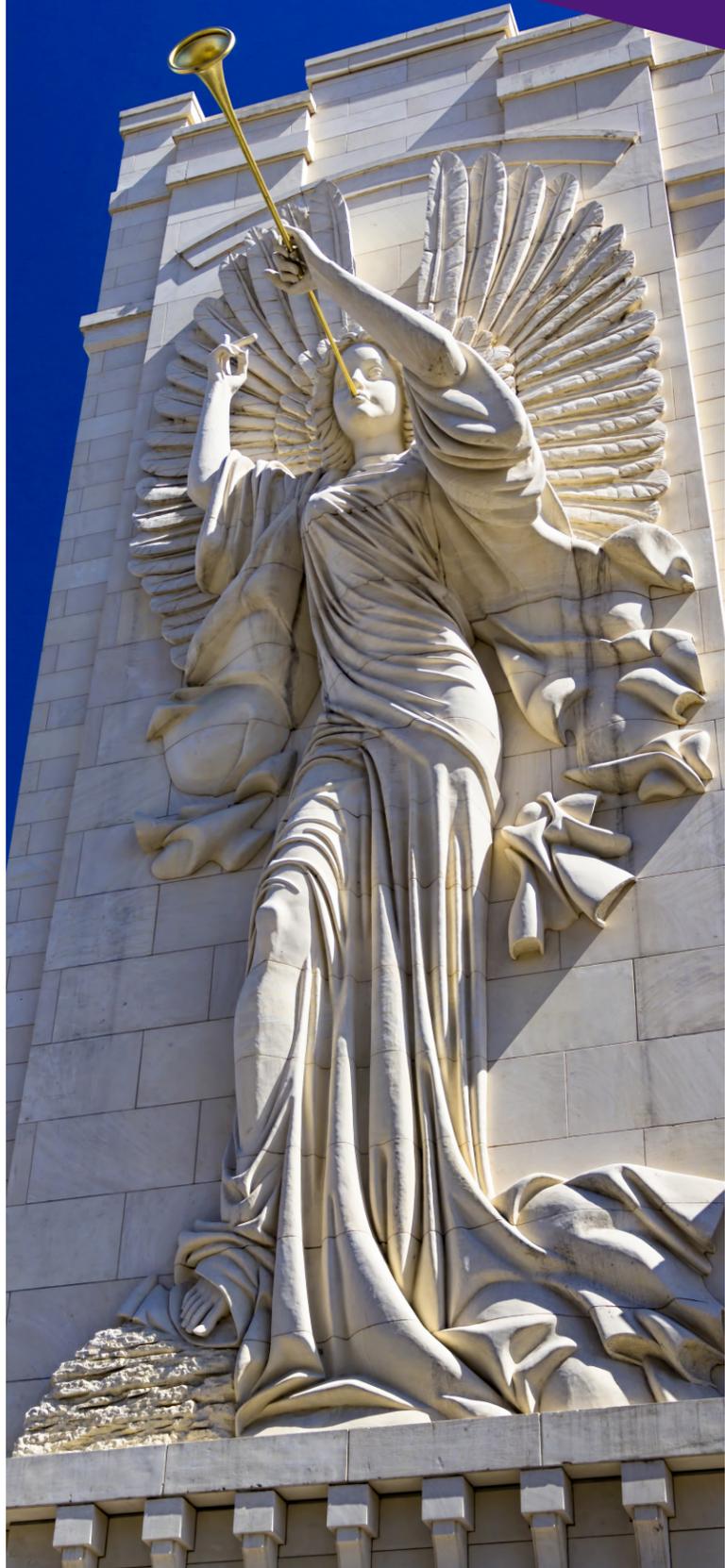
**FORT WORTH**



## DEDICATION

This Age-Friendly Action Plan is dedicated to:

Fort Worth's 50-plus community, who offer us their wisdom and experience, our community partners, and all those whose innovations, planning, and contributions add richness to Fort Worth and its future.



## LETTER FROM THE MAYOR

Written September 17, 2014



The City of Fort Worth is excited about the opportunity to join with AARP Texas and the World Health Organization (WHO) to become an Age-Friendly Community. Along with other selected communities in the nation, Fort Worth is committed to promoting policies to make American cities friendly to aging populations.

For the past decade, Fort Worth has been a leader in improving mobility issues and promoting the health and wellness of its residents. The City's population is currently 792,277 and continues to grow. More than 8 percent of our residents are age 65 and older, and that number will increase to almost 30 percent by the year 2030.

In 2013, our community began work to become a Blue Zones City to build a healthier Fort Worth. In addition, in 2014 voters approved a \$292 million bond package to improve the city's infrastructure needs. The eight domains of an Age Friendly Community and the city's efforts on Blue Zones, Infrastructure complement one another. Our goal is to ensure that Fort Worth residents of all ages have the resources to be healthy, independent and integrated into community life.

As a participant in the national network of Age-Friendly Communities, it is the intent of the City of Fort Worth to:

- Provide mechanisms to enhance the active engagement of older adults.
- Secure a city council resolution to work toward becoming age-friendly.
- Establish a Plan of Action that responds to the needs identified by adults 50+ in the community.
- Commit to measuring activities, review action plan outcomes, and reporting them publicly.

We look forward to working with AARP Texas staff and volunteers to ensure that our community has the appropriate infrastructure in place so we can all age with dignity.



**Betsy Price**  
Mayor of the City of Fort Worth

A handwritten signature in blue ink, appearing to be "Betsy Price".



“

We all age. So making our city age-friendly is ultimately in everyone’s interest.

–Fort Worth resident

”

# CONTENTS

- Community Profile ..... 6**
- Age-Friendly Domains Explained ..... 11**
- Development of the Age-Friendly Fort Worth Action Plan ..... 12**
  - Domain 1: Outdoor Spaces and Buildings ..... 15**
  - Domain 2: Transportation ..... 19**
  - Domain 3: Housing ..... 23**
  - Domain 4: Social Participation ..... 27**
  - Domain 5: Respect and Social Inclusion ..... 31**
  - Domain 6: Civic Participation and Employment ..... 35**
  - Domain 7: Communication and Information ..... 39**
  - Domain 8: Community Support and Health Services ..... 43**
- Summary Table ..... 46**
- Endnotes ..... 50**



# COMMUNITY PROFILE

Unlike other major cities, Fort Worth seems more like one, big neighborhood rather than the thriving metropolis it has become. This blending of big-city living with a hometown feel has made Fort Worth a unique destination for families and businesses and has led to record-breaking growth rates.

Despite the massive influx of new residents, the traditions, values and character of Fort Worth have largely remained unchanged. Whether life-long residents or recent transplants, Fort Worthians have always been hardworking, independent and friendly. These traits have made Fort Worth a prosperous, robust and welcoming city that continuously seeks to improve the lives of its residents.

## A PROUD HISTORY

Established in 1849 as an army outpost overlooking the Trinity River, Fort Worth has grown into the 16th largest city in the U.S. and the 5th largest city in Texas. When the soldiers left, the settlers continued to build their new Tarrant County seat.

With its prime location on the Old Chisholm Trail, the major herding route, Fort Worth quickly established itself as a key trading center as it was the last place to stock up before ranchers drove their herds north. This early reliance on the cattle industry led to Fort Worth's "Cowtown" nickname.

In 1875, the Dallas Herald published a story about the faltering cattle industry causing a delay in expanding the railroad. In the article, the author illustrated the effect by claiming to have seen a panther sleeping in the street outside the courthouse. In true



*Fort Worth may be a big city, but it feels like home.*

Fort Worth fashion, residents took the name and began referring to itself as Panther City.

The arrival of the Texas & Pacific Railway in 1876 led to a boom in Fort Worth's industry and development. From meat packing and brewing to oil and aviation, Fort Worth saw its economy grow into new sectors. This growth continued through both World Wars and during the postwar growth experienced across Texas and the country. This rapid rate of economic development continues today and serves as a primary driver of Fort Worth's population growth.

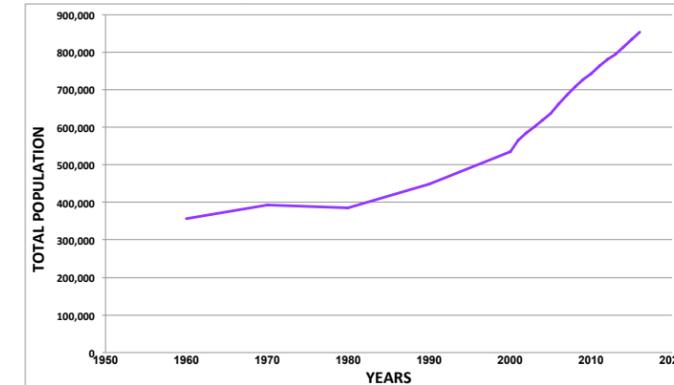


*Fort Worth's history as the city "Where the West Begins."*

## SHIFTING DEMOGRAPHICS

Following its revitalization in the 1980s, Fort Worth's population began growing at a fast pace and the rate only increased further in the 2000s. As Table 1 illustrates, Fort Worth's population is now increasing at an incredible scale and has been routinely ranked among the fastest growing cities by the U.S. Census Bureau.

**Table 1. Fort Worth Population Growth (1960-2016).<sup>1</sup>**



This population growth is largely attributed to four factors:

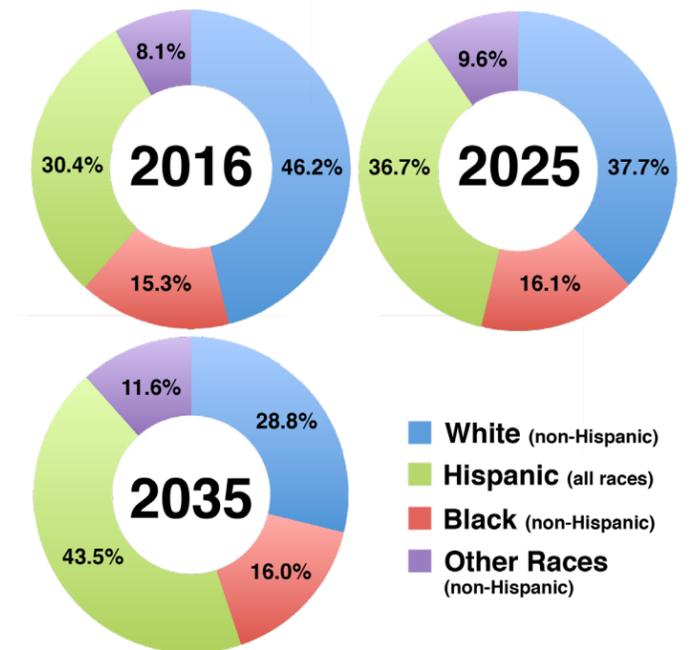
1. Increased longevity of residents, a trend seen around the United States;
2. Relatively higher birth rates in Fort Worth and throughout Texas;
3. New immigrants, largely from Mexico and other Latin American countries; and
4. Domestic migration from other parts of the country.

Both immigration and migration are largely caused by Fort Worth's robust economy and the opportunities it presents, relative to other countries and other states.<sup>2</sup>

Growth can also change the makeup of the population. On race and ethnicity, the U.S. Census Bureau currently reports Fort Worth as 41% White, 34% Hispanic, 19% Black and 6% Other Races.<sup>3</sup> However, projections for Tarrant County show greater diversity as the population increases over the next 20 years (see Chart 1).

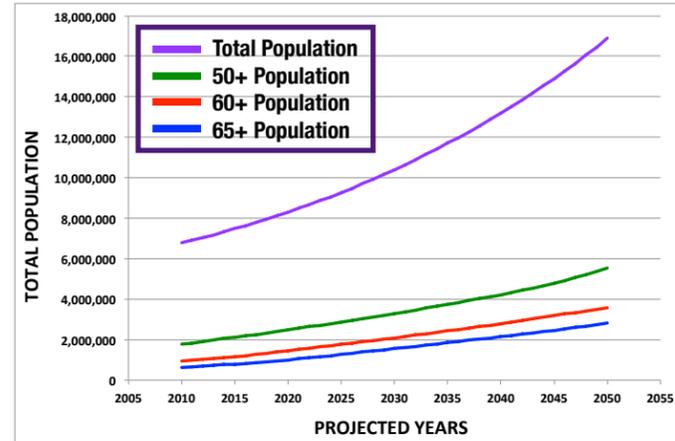
Such shifts stress the importance of outreach efforts and inclusiveness when it comes to city planning and policymaking.

**Chart 1. Tarrant County Projected Population by Race (2016-2035).<sup>4</sup>**



As Fort Worth looks to reach a population of 1 million as early as 2030, city planners must address the ongoing challenge to accommodate the growing number of Fort Worth residents. While population growth will strain infrastructure and resources, it also presents a challenge to ensure that long-time residents can age in place as Fort Worth develops around them.

**Table 2. Population Projections for Dallas-Fort Worth (2010-2050).<sup>5</sup>**



In addition to race, demographic changes will be felt in the age of the population. The aging of the U.S. population has been a key concern for city planners and policymakers for decades. As the Baby Boom generation (those born between 1946 and 1964) grow older, they will change the age profile for the entire country, including Fort Worth. The oldest Baby Boomers began turning 65 in 2011 and all will reach that age by 2030.

While Texas tends to be younger than most other states, the aging population will still have an overall effect. Tables 2 and 3 show projections for the Dallas-Fort Worth area compiled by the Texas Demographic Center. The trend lines show that while the older segments will increase significantly, they will be outpaced by general population growth. However, the proportion of the older population will still increase, albeit not as dramatically as most other parts of the country.

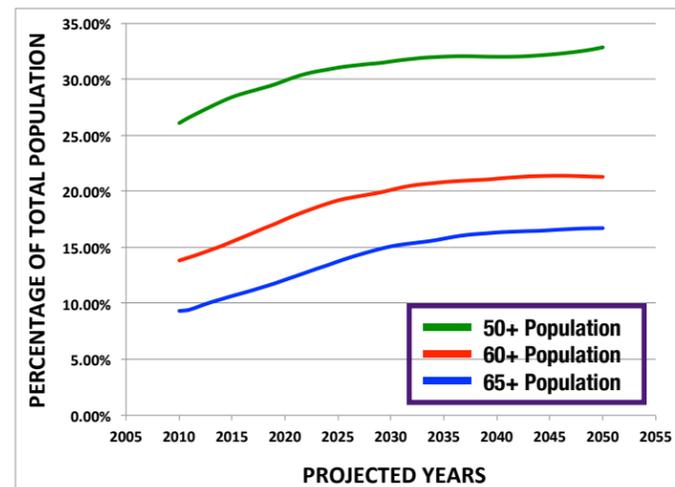


**Fort Worth gains strength through its growing diversity.**

## Fort Worth's Current Population<sup>6</sup>

- Total Population: 796,614 residents.
- Median Age: 31.9 years.
- Population Age 55+: 146,295 residents.
- Percent Age 55+: 18.36% of population.

**Table 3. Projected Age Makeup for Dallas-Fort Worth (2010-2050).<sup>7</sup>**



With an ever-rising percentage of residents entering their older years, the need for age-friendly policies becomes even more pressing.

## INTERSECTING AGENDAS

As Fort Worth has been planning for its future residents and the orderly growth and development of the city, it has largely done so through its continuous Comprehensive Plan, which it describes as:

“...a summary of the recommended policies, strategies, programs and projects that will enable the City to achieve its mission of *focusing on the future and working together to build strong neighborhoods, develop a sound economy and provide a safe community.*”<sup>8</sup>

On December 6, 2016, the Fort Worth City Council passed Resolution no. 4704-12-2016, adopting the Age-Friendly Fort Worth Action Plan and incorporated it by reference into the 2017 Comprehensive Plan; it was officially adopted on December 16, 2016.

As the Age-Friendly Fort Worth Action Plan covers a wide range of city government, community efforts and many aspects of residents' lives, it understandably intersects a number of existing plans, strategies, initiatives and projects currently underway in Fort Worth. Some particularly relevant examples are provided to illustrate the broad scope of making Fort Worth a truly age-friendly community.

## Overlapping Fort Worth Plans, Strategies, and Projects (selected)

- Aquatic Master Plan, 2008
- Bike Fort Worth Plan, 2010
- Blue Zones Project
- Consolidated Plan, 2013-2018, and Annual Action Plan, 2016
- Cultural District Master Plan, 1990
- Downtown Fort Worth Strategic Action Plan, 1993, 2003, 2013
- Fort Worth Cultural Plan, 2002, 2014
- Fort Worth Economic Development Strategic Plan, Pending
- Fort Worth Master Thoroughfare Plan, 2009
- Lake Worth Vision Plan, 2011
- Library Master Plan, 2011
- Model Block Plans
- Neighborhood Empowerment Zone Plans
- Parks, Recreation and Open Spaces Master Plan, 2004, 2015
- Sustainability Action Plan, 2010
- The T Master Plan, 2015
- Trinity River Vision Neighborhood Recreational Enhancement Plan (NREP), 2009
- Urban Village Master Plans, 2007
- Walk Fort Worth Plan, 2014



“  
**Local planning must recognize aging neighborhoods and have plans so people can age in place.**  
”

–Fort Worth resident

## DOMAINS EXPLAINED



### Outdoor Spaces & Buildings:

Public spaces that are safe and accessible, with shade and places to sit, allow for comfort and independence.



### Respect & Social Inclusion:

Inclusive programs that promote diversity, equity, and multi-generational interaction and dialogue foster respect.



### Transportation:

Affordable, convenient, safe and accessible transit options ensure equity of mobility and the ability to travel around the city.



### Civic Participation & Employment:

Paid work, volunteering and local engagement empowers people and creates social change.



### Housing:

Diverse and affordable housing options, along with home modification programs, allow Fort Worth residents of all ages to age in place.



### Communication & Information:

Promoting access to technology and other resources to keep older residents connected to community and family.



### Social Participation:

Access to engaging activities can offer older residents recreation, leisure, education and socializing with others.



### Community Support & Health Services:

A wide network of home care, clinics, and programs can promote wellness and active aging.

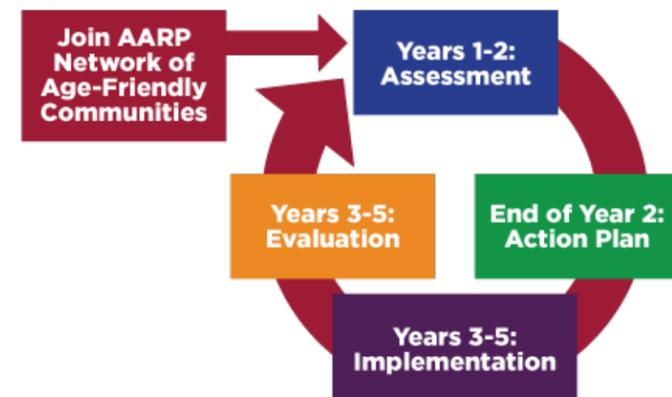
# PLAN DEVELOPMENT

## PROCESS OVERVIEW

In establishing its Age-Friendly Cities and Communities Program, the World Health Organization (WHO) developed a framework for defining the features that make a city age-friendly. The WHO also created a five-year process for cities to earn the age-friendly designation.

AARP, as the U.S. affiliate of the WHO's global network, has developed a similar five-year process tailored to the United States. Essentially, the process involves joining the global network of age-friendly cities, assessing the needs of a given community's older residents, planning and implementing actions that will address those needs, and evaluating the success of the plan. However, this process should not be considered completed at the end of the five-year process; AARP intends the process to be a continuous cycle of improvement.

As Fort Worth joined the AARP Network of Age-Friendly Communities in September 2014, the process is entering its third year.



AARP's five-year process to becoming an Age-Friendly Community.

## LIVABILITY INDEX

In its advocacy for policies that improve the quality of life for people of all ages, AARP provided a new tool in 2015: the Livability Index. The online tool compiled information about cities across the country to assess the livability of a given city and identify policies that would improve conditions. Results are provided by a single index score, which is broken out by different categories covering various aspects of the city's livability.

Fort Worth's overall Livability Index score is 49 of 100, placing it in the middle tier of cities. The separate categories are as follows:

- 55 | **Neighborhood**  
Access to life, work and play
- 55 | **Opportunity**  
Inclusion and possibilities
- 53 | **Health**  
Prevention, access and quality
- 50 | **Transportation**  
Safe and convenient options
- 45 | **Engagement**  
Civic and social involvement
- 44 | **Housing**  
Affordability and access
- 43 | **Environment**  
Clean air and water

While this action plan is organized around the 8 domains structure of Age-Friendly Communities, the Livability Index provides useful insight about the conditions of Fort Worth. As such, in the discussion of each domain, this action plan will include information from the Livability Index.

## COMMUNITY SURVEY

Community engagement and feedback is a key component of AARP's five-year process. To formalize community participation, part of the initial assessment phase is to conduct a community survey.

AARP produced such a survey, titled the *2016 Age-Friendly Community Survey of Fort Worth, TX AARP Members Age 50-plus*. Along the same 8 domain structure, the survey measured the importance of different age-friendly features and the gaps between current conditions and community needs.

The survey results were compiled in a report titled: *Livability for All in Fort Worth: An Age-Friendly Community Survey of AARP Members Age 50-plus*. The takeaway from the survey was threefold:

- AARP members in Fort Worth identified the most important age-friendly community features centered around three areas: Healthcare facilities, services and professionals; street safety; and well-maintained properties and public spaces.
- The survey reported the top need gaps in Fort Worth are concentrated in the areas of job opportunities, community information and volunteer engagement
- Fort Worth residents want to age in place and support city efforts that enable them to do so.

This action plan was largely informed by the survey and information from the survey will be included in each domain discussion.

## DOMAIN COMMITTEES

AARP Texas helped recruit community leaders to serve on an age-friendly planning committee that met collectively to discuss the assessment phase and formation of the action plan.

Subsequently, the planning committee formed working groups centered around each of the 8 age-friendly domains. These working groups met monthly and were crucial to the formation of this action plan.

Each working group deserves particular accolades and will be recognized in their corresponding domain-specific section of this action plan.

## PUBLIC FORUMS

Once the action plan was drafted, AARP Texas helped facilitate three public forums to receive community feedback in September and October 2016.

The public forums largely mirrored the results found in the community survey, with perhaps a slightly increased focus on need gaps in the transportation domain.

## READING THIS PLAN

The following action plan is presented by each of the 8 age-friendly domains and consists of: the vision for each domain, the current conditions, recommendations and involved parties and partners.

“

Neighborhood parks are essential for sustainable, livable cities. Older adults need safe, accessible facilities that benefit their health and well being.

–Fort Worth resident

”



## OUTDOOR SPACES & BUILDINGS

### OUR VISION

We envision a Fort Worth where older adults have the access to public spaces that are safe and designed for accommodating residents of all ages and abilities. This includes parks, public buildings and facilities, and other open spaces.

### WE HEARD

The 2016 Age-Friendly Community Survey highlighted a number of features, including:

- Well-maintained public buildings that are accessible to people of different physical abilities.
- Sidewalks that are in good condition.
- Neighborhood Watch programs.
- Well-maintained and safe public parks.
- Separate pathways for bicyclists and pedestrians.

However, the largest unmet need in this domain was ensuring well-maintained public restrooms that are accessible to people of different physical abilities; 92 percent said it was important, but only 25 percent said this was present in their community.

Safety was a particular point of concern and is reflected in AARP’s Livability Index score. Fort Worth ranked in the bottom third of cities on their crime rate metric. At 480 crimes per 10,000 people (median US neighborhood is 304), its clear that safety is key component to our public spaces.



Ensuring shade and a place to sit makes parks more accessible.

### DOMAIN LEADERS

- **Eva Bonilla**  
*AARP Texas Age-Friendly Volunteer*
- **Andrew MacFarlane**  
*Fort Worth Park and Recreation Department*



Parks offer older Fort Worthians the chance to enjoy nature.



## OUTDOOR SPACES & BUILDINGS

### WE WILL

#### Recommendation 1

Increase access to and utilization of parks, open spaces and public buildings.

- **Action Item 1.1**  
Provide well-maintained and safe parks that are within walking distance of homes, with enough benches and shade.
- **Action Item 1.2**  
Provide well-maintained water fountains that are accessible to people of various physical abilities at community-based parks.
- **Action Item 1.3**  
Provide well-maintained public buildings and facilities that are accessible to people of various physical abilities.
- **Action Item 1.4**  
Integrate age-inclusive policies as a criteria for city decision-making regarding public buildings, outdoor spaces and parks.
- **Action Item 1.5**  
Expand multi-use trail system for bicycles and pedestrians.

#### Recommendation 2

Senior Centers.

- **Action Item 2.1**  
Maintain and upgrade existing facilities. Identify a center as a senior-focused facility and expand senior services at that center.

#### Recommendation 3

Expand Neighborhood Watch programs.

- **Action Item 3.1**  
Ensure all residents benefit from a safety program and expand Neighborhood Watch Programs.



Safe public spaces give 50-plus residents the ability to interact.

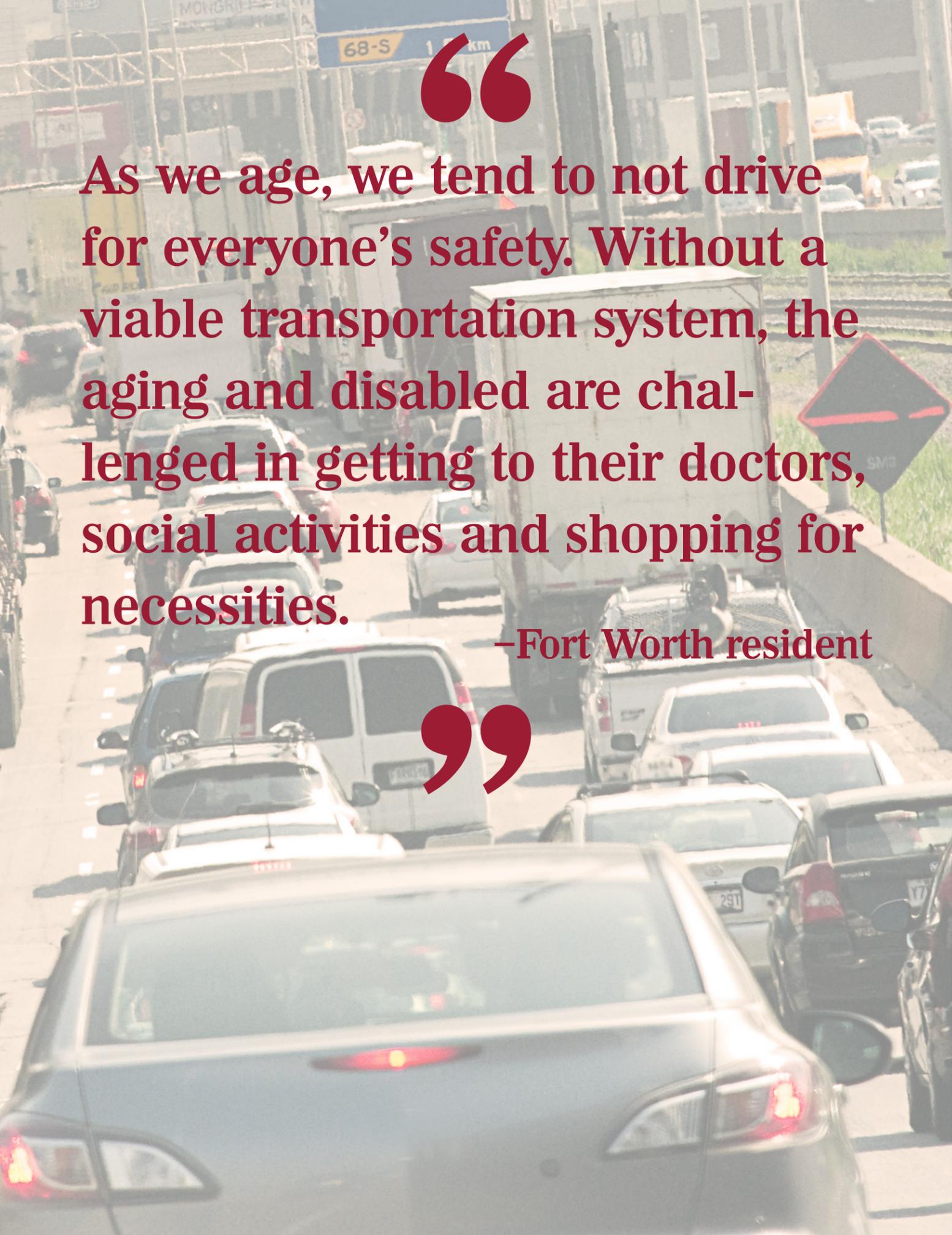
## KEY PLAYERS & PARTNERSHIPS

A number of public entities and other organizations will be vital to effectively improve open spaces and buildings in Fort Worth:

- City of Fort Worth departments:
  - Park and Recreation
  - Property Management
  - Neighborhood Services
  - Human Relations
- Fort Worth Police Department
- Citizens on Patrol (COP)
- Aging Disability Resource Center (ADRC) Coalition
- Tarrant County
- Age-Friendly Fort Worth Planning Committee



Outdoor spaces and buildings must be accessible for all residents.



As we age, we tend to not drive for everyone's safety. Without a viable transportation system, the aging and disabled are challenged in getting to their doctors, social activities and shopping for necessities.

—Fort Worth resident



## TRANSPORTATION

### OUR VISION

We envision a Fort Worth where older adults and those with disabilities enjoy equity of mobility in a transportation system that is accessible, affordable, convenient, wide-reaching and easy to use. This includes all modes of transportation (e.g. walking, bicycling, driving, riding).

### WE HEARD

The 2016 Age-Friendly Community Survey highlighted a number of features, including:

- Well-maintained streets and roads.
- Easy to read traffic signs.
- Well-lit, safe streets and intersections for all users.
- Enforced speed limits.
- Special transportation services for seniors or people with disabilities.
- Affordable public parking lots and areas to park.
- Accessible, affordable, convenient and reliable public transportation.
- Well-maintained public transit vehicles.
- Safe public transportation stops.
- Driver education refresher course.

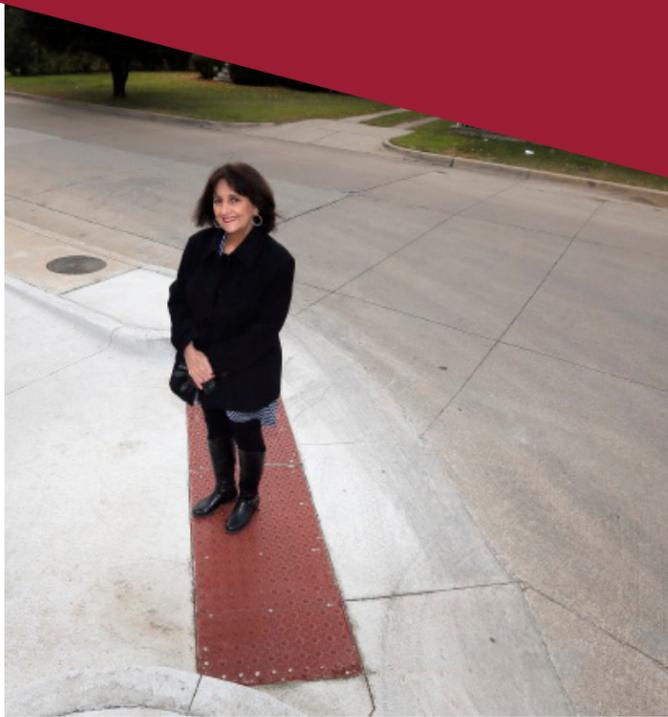
With the many issues aired with Fort Worth's transportation system, audio/visual pedestrian crossings was the largest unmet need in this domain.



*Driving and independence are closely tied together.*

### DOMAIN LEADERS

- **Marcus Rockwell**  
*Sixty & Better*
- **Chandra Muruganandham**  
*Fort Worth Transportation and Public Works Department*
- **Phil Dupler**  
*Fort Worth Transportation Authority*



Eva Bonilla poses with the curb ramp she pressed the city to build.



## TRANSPORTATION

### WE WILL

#### Recommendation 1

Ensure all modes of transportation are safe, affordable and accessible for residents of all ages and abilities, particularly vulnerable adults.

- **Action Item 1.1**  
Explore opportunities to expand and integrate transportation coordination throughout Tarrant County.
- **Action Item 1.2**  
Develop and maintain a master list that outlines transportation eligibility requirements, services provided, boundaries covered and cost per trip.
- **Action Item 1.3**  
Create a committee or find a lead agency to work with Dialysis Centers to identify solutions to fill transportation gaps.
- **Action Item 1.4**  
Integrate age-inclusive policies into the criteria used for City decision-making regarding transportation.
- **Action Item 1.5**  
Explore and identify new resources to supplement expansion and integration of transportation system.

#### Recommendation 2

Provide residents with the information and tools they need to make informed and safe travel choices.

- **Action Item 2.1**  
Create an integrated system for older adults and those with various abilities to access and schedule transportation both via phone and web based.
- **Action Item 2.2**  
Explore creation of partnerships between the T and transport companies to contract in order to fill gap in transport needs.
- **Action Item 2.3**  
Increase transportation awareness beyond 211, word of mouth, and expand transportation education programs (e.g. Transit 101 program).
- **Action Item 2.4**  
Provide affordable car maintenance programs and education for seniors and persons with various abilities.

#### Recommendation 3

Provide sidewalks, or trails, when feasible, to and within parks that are in good condition, free from obstruction and are safe for pedestrian use and accessible for wheelchairs or other mobility assistance devices.

- **Action Item 3.1**  
Increase 2018 Bond funding for sidewalk construction above 2014 level.
- **Action Item 3.2**  
Update City street design standards to address ADA requirements and other complete street goals.



Public transit options must be affordable and convenient to use.

## KEY PLAYERS

A number of public entities and other organizations will be vital to effectively improve transportation in Fort Worth:

- City of Fort Worth departments:
  - Planning and Development
  - Transportation and Public Works
- Fort Worth Transit Authority
- North Central Texas Council of Government (NCTCOG)
- Catholic Charities Fort Worth
- United Way
- Aging Disability Resource Center (ADRC) Coalition
- Age-Friendly Fort Worth Planning Committee

## PARTNERSHIPS

Aside from the key players, a number of partners will be required to effect change in Fort Worth's transportation system:

- My Health My Resources (MHMR) Tarrant County
- Tarrant County
- Texas Dept. of Transportation (TXDOT)
- MY RIDE Tarrant
- MY RIDE North Texas
- Sixty & Better
- Mid City Care Corp.
- Tarrant Riders Network
- Handi Tran
- Lyft
- Uber
- AARP
- Senior Centers



“

Most older adults prefer ‘aging in place’ in the neighborhoods they are familiar with. We feel secure in our homes surrounded by long-time friends and family, our local churches, food stores, hair salons and pharmacies.

”

–Fort Worth resident

## HOUSING

### OUR VISION

We envision a Fort Worth residents of all ages have access to diverse and affordable housing options, allowing Fort Worth residents to age in place. This includes not only housing stock levels, but home modification programs to keep older residents living independently.

### WE HEARD

The 2016 Age-Friendly Community Survey highlighted a number of features, including:

- Well-maintained homes and properties.
- Home repair contractors who are trustworthy and affordable.
- Seasonal services such as lawn work.
- Affordable home prices for residents of varying income levels.
- Well-maintained and safe low-income housing.
- Homes that are equipped with age-friendly features (e.g. no-step entrance, wider doorways).

The survey found the largest unmet need in this domain was home repair service for low-income and older adults; 90 percent said it was important, but only 14 percent said this was present in their community.

Fort Worth also ranked lower relative to median U.S. neighborhoods in a number of housing metrics in the AARP Livability Index Score. Housing was identified as one of Fort Worth’s lowest areas of livability.

### DOMAIN LEADERS

- **Jamie Harwell**  
*United Way’s Area Agency on Aging of Tarrant County*
- **Kelley Poppelreiter**  
*Area Agency on Aging (AAA)  
Aging Disability Resource Center of Tarrant County (ADRC)*
- **Barbara Asbury**  
*Fort Worth Neighborhood Services Department*
- **David Reitz**  
*Fort Worth Neighborhood Services Department*



To age in place, older residents requires age-friendly homes.



# HOUSING



*Aging in place allows residents to feel secure and be healthier.*

## Housing Facts<sup>9</sup>

- Housing costs: \$1,056 per month.
- Cost burden: 18.6% of income.
- 60 yr. old + homeowners: 74.6% (25.3% renters).
- 60 yr. old + who live alone: 38.9%.



*Aging in place allows residents to feel secure and be healthier.*

## WE WILL

### Recommendation 1

Streamline, expand and promote programs that support affordable housing and aging in place.

- **Action Item 1.1**  
Improve awareness of and access to home modification programs for mobility limitations and streamline processes for residents in urgent need.
- **Action Item 1.2**  
Raise awareness about the positive impact that adopting single family universal design standards would have on residents with limited mobility.
- **Action Item 1.3**  
Adopt accessory dwelling unit standards, city-wide, to facilitate the ability to assist loved-ones needing care and provide additional housing options.
- **Action Item 1.4**  
Develop policies to encourage multi-generational housing developments that include access to social services, and businesses that cultivate inter-generational interaction and dwelling.

### Recommendation 2

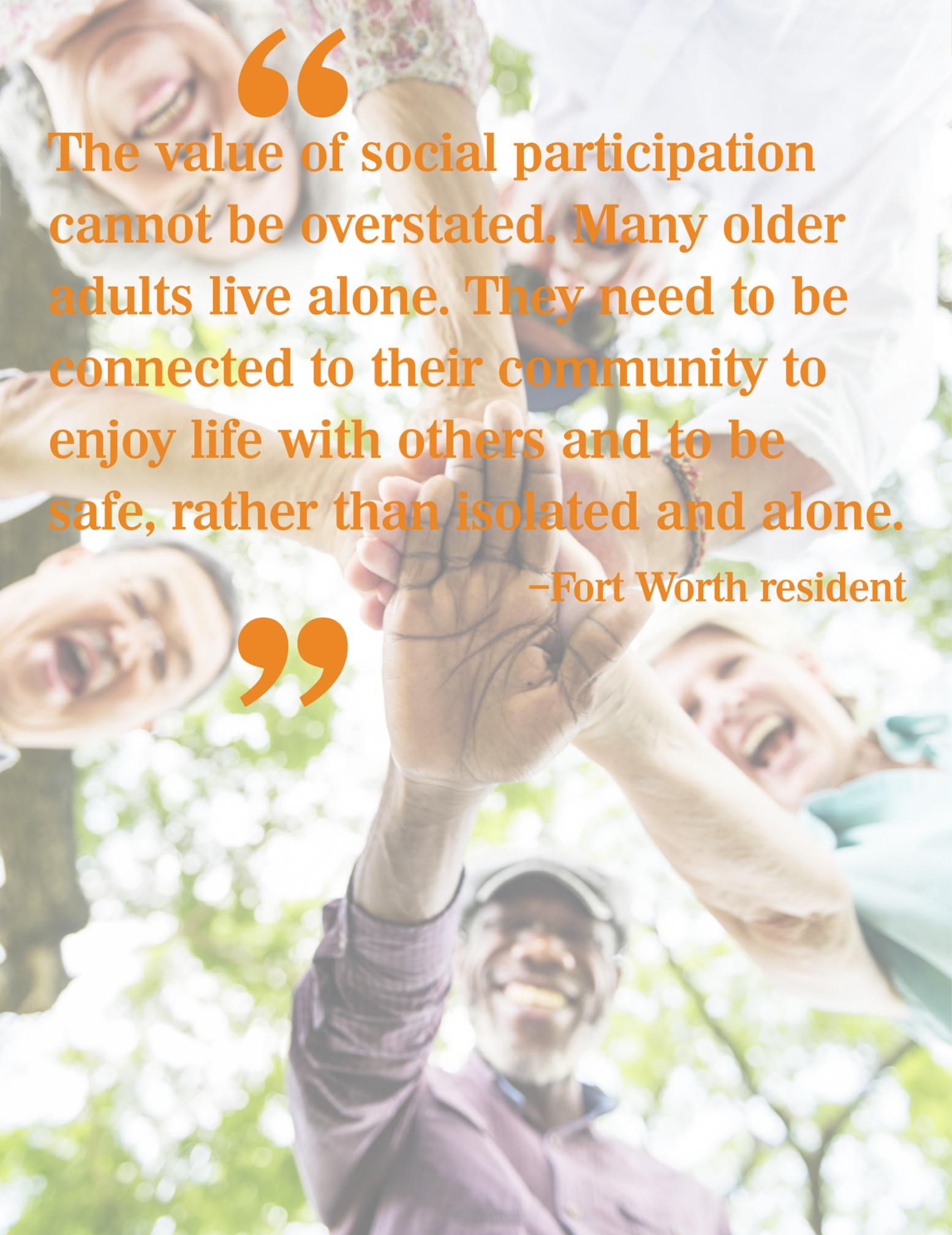
Expand and promote the development of diverse housing options, inclusionary zoning, and other resources that create affordable options for seniors of various income levels.

- **Action Item 2.1**  
Encourage the development of new and innovative models of affordable housing with an emphasis on inclusionary zoning.
- **Action Item 2.2**  
Increase and prioritize affordable housing funding for seniors.
- **Action Item 1.3**  
Expedite permitting process for secondary apartments/additional dwelling units.
- **Action Item 1.4**  
Require developers to include affordable units as part of development agreements.

## KEY PLAYERS & PARTNERSHIPS

A number of organizations will be needed to improving housing options in Fort Worth:

- **City of Fort Worth Departments:**
  - Planning and Development
  - Neighborhood Services
  - Economic Development
  - Communications
- Texas Department of Housing and Community Affairs
- United Way's Area Agency on Aging of Tarrant County
- Texas Health and Human Services Commission
- Aging Disability Resource Center (ADRC) Coalition
- REACH of Fort Worth
- Fort Worth Housing Solutions
- Housing Finance Corporation
- Age-Friendly Fort Worth Planning Committee



“

The value of social participation cannot be overstated. Many older adults live alone. They need to be connected to their community to enjoy life with others and to be safe, rather than isolated and alone.

–Fort Worth resident

”



## SOCIAL PARTICIPATION

### OUR VISION

We envision a Fort Worth that offers older adults a wide array of recreational, leisure and educational activities where they feel welcome. To encourage participation, the activities must be accessible, conveniently located, affordable, cross-cultural and inter-generational.

### WE HEARD

The 2016 Age-Friendly Community Survey highlighted a number of needed features in the area of social participation, including:

- Activities that offer senior discounts.
- Activities specifically geared towards older adults.
- Activities that are affordable to all ages.
- Conveniently located venues for entertainment.
- A variety of cultural activities for diverse populations.
- Social clubs (e.g. gardening, crafts).
- Continuing education classes.
- Local schools that involve older adults in events and activities.

However, the largest unmet need in this domain was informing older adults about social activities available with accurate and widely publicized information. 91 percent said this was important, but only 29 percent said such information was present in their community.



*Recreational opportunities allow older adults to socialize.*

### DOMAIN LEADERS

- **Jerome H. Mosman**  
*Sixty & Better*
- **Sonia Singleton**  
*Fort Worth Neighborhood Services Department*



## SOCIAL PARTICIPATION

### WE WILL

#### Recommendation 1

Strengthen and develop recreational, leisure and educational activities involving and targeting older adults.

- **Action Item 1.1**  
Expand neighborhood programs and activities for older residents.
- **Action Item 1.2**  
Coordinate with non-governmental partners to organize creative nighttime events, sports outings, and competitions involving and targeting older residents (e.g. 50-plus night club nights, dances, walking soccer).
- **Action Item 1.3**  
Promote a print- and web-based portal that includes activities likely to attract residents (e.g. arts, recreational, leisure and educational activities).
- **Action Item 1.4**  
Create a safe and social space for members of the LGBT community.

#### Recommendation 2

Create a city inter-agency committee to optimize facilities for senior engagement.

- **Action Item 2.1**  
Develop an asset map to identify all existing and new opportunities for senior social engagement at public libraries, public facilities, and schools (including colleges & universities).
- **Action Item 2.2**  
Identify opportunities for co-located services and develop programming at community centers in dedicated areas for both youth and older adults.
- **Action Item 2.3**  
Have the city prepare and give yearly report on progress of Age-Friendly Fort Worth and report to City Council and relevant commissions.

### PARTNERSHIPS

- United Way's Area Agency on Aging of Tarrant County
- American Heart Association
- American Cancer Society
- Alzheimer's Association
- Meals on Wheels of Tarrant Co.

- Aging Disability Resource Center (ADRC) Coalition
- John Peter Smith Hospital (JPS)
- Southwestern Baptist Theological Seminary (SWBTS)
- FW Independent School District

- Sixty & Better
- AARP
- Community Action
- LGBTQ S.A.V.E.S.
- Senior Olympics
- WIC Clinics
- TCCD
- TCU
- TWU
- UNT HSC

### KEY PLAYERS

A number of organizations will be instrumental in the domain of social participation:

- City of Fort Worth Departments:
  - Neighborhood Services
  - Community Engagement
  - Park and Recreation
  - Library
- YMCA of Metropolitan Fort Worth
- Fort Worth Convention & Visitors Bureau
- Coalition for Aging LGBT
- Age-Friendly Fort Worth Planning Committee



Wellness requires older adults to stay social and interact.



Fort Worth needs engaging activities can connect with older adults.



Older adults often struggle with loneliness and isolation.



## RESPECT & SOCIAL INCLUSION

### OUR VISION

We envision a Fort Worth that respects and includes all residents. This requires the city and community coming together to ensure inclusive programs that promote diversity and equity, along with multi-generational interaction and dialogue. Together these efforts will foster the respect and inclusion that all residents deserve.

### WE HEARD

The 2016 Age-Friendly Community Survey asked residents about the features and needs of their community and largely covered issues of respect and social inclusion within the other areas of the survey. As such, much of survey data included this age-friendly domain as part of social participation. However, the public forums offered participants the chance to discuss respect and social inclusion in greater detail.

Forum participants discussed Fort Worth's current and growing diversity and the corresponding need to ensure that the city values and gains strength from its diversity. Forum participants also highlighted Latinos, immigrants and LGBT groups who have aging populations that can be particularly ignored and vulnerable to isolation.

In terms of age-friendly features to foster respect and social inclusion, the forums found that many of the same policies and programs to increase social participation and civic engagement would serve this domain as well, so long as such policies and programs are respectful and inclusive.



*Age-Friendly Communities respect and include all residents.*

### DOMAIN LEADERS

- **Jerome H. Mosman**  
*Sixty & Better*
- **Kelley Poppelreiter**  
*ADRC Coalition & United Way's Area Agency on Aging of Tarrant County*
- **Marilyn Marvin**  
*Fort Worth Library*
- **Veronica Villegas**  
*Fort Worth Human Relations Department*
- **Monique Hill**  
*Fort Worth Neighborhood Services Department*

“  
**Older adults have a wealth of knowledge and should be respected and valued for their past and current contributions made within our community.**

–Fort Worth resident

”





*Respect involves social inclusion, particularly for older adults.*

## RESPECT & SOCIAL INCLUSION

### WE WILL

#### Recommendation 1

Expand programs and services that engage and empower older adults.

- **Action Item 1.1**  
Identify Age-Friendly customer service practices that are mindful of various abilities, cultures, genders and submit recommendations to the city in order to improve city department services.
- **Action Item 1.2**  
Support development of Age-Friendly business practices that provide a welcoming and inclusive environment for customers of all ages, cultures and abilities (e.g. seating availability, larger print, inclusive language, cultural sensitivity).

#### Recommendation 2

Create intergenerational opportunities for seniors.

- **Action Item 2.1**  
Develop intergenerational education partnerships between schools, libraries, and senior programs.
- **Action Item 2.2**  
Ensure all city community centers provide intergenerational and inclusive programs and activities for seniors.

#### Recommendation 3

Expand awareness of and access to services for older adults and those with different abilities in diverse communities.

- **Action Item 3.1**  
Ensure all city programs, services and strategic plans address the needs of all residents with emphasis on the most vulnerable.
- **Action Item 3.2**  
Ensure services and programs targeted to residents create a welcoming environment that respects ethnic, racial, age, cultural diversity and those with various abilities.
- **Action Item 1.3**  
Expand and sustain City of Fort Worth Silver Star initiative addressing needs of socially isolated 60-plus residents living below federal poverty level.



*Our city and community must work together to foster respect.*

## KEY PLAYERS

A number of organizations will be needed to make respect and social inclusion an organizing principle in Fort Worth:

- City of Fort Worth Departments:
  - Neighborhood Services
  - Library
  - Park and Recreation
  - Communications and Public Engagement
  - Human Relations
- Aging Disability Resource Center (ADRC) Coalition
- AARP
- Age-Friendly Fort Worth Planning Committee

## PARTNERSHIPS

Additional partnerships will be needed to truly foster respect and social inclusion in Fort Worth:

- United Way's Area Agency on Aging of Tarrant County
- Fort Worth Chamber of Commerce
- Sixty & Better
- YMCA
- Coalition for Aging LGBT
- Blue Zones
- My Health My Resources (MHMR) Tarrant County
- TCU Senior programs
- TCCD Senior programs



*Social inclusion helps older adults feel part of the community.*



## CIVIC PARTICIPATION & EMPLOYMENT

### OUR VISION

We envision a Fort Worth where residents are fully able to participate and contribute to their community. This involves both paid and volunteer work as well as having a meaningful role in the local government and our political process. Our older residents will be empowered by such measures to ensure they remain a vital and contributing part of our community.

### WE HEARD

The 2016 Age-Friendly Community Survey highlighted a number of features, including:

- Opportunities for older adults to participate in decision-making roles.
- Jobs that are adapted to meet the needs of people with disabilities.
- A broader range of job opportunities and volunteer activities offered to older adults.
- Easy to find information on available local volunteer opportunities.
- Volunteer training opportunities to help better perform volunteer roles.

The survey found the largest unmet needs in this domain was transportation to and from volunteer activities and job training opportunities to older adults. Both of these needs had the largest gap between their rated importance (91% and 89%, respectively) and the rated availability (13% and 11%, respectively), which left both with a gap of 78 percent.

### DOMAIN LEADERS

- **Eva Bonilla**  
*AARP Texas Age-Friendly Volunteer*
- **Michael McClinton**  
*Business Assistance Center (BAC)*
- **Michelle Gutt**  
*Fort Worth Communications and Public Engagement Dept.*
- **Marie Francis**  
*Fort Worth Neighborhood Services Dept.*
- **Maiya Hollie**  
*Fort Worth Human Resources Dept.*



AARP and Age-Friendly Fort Worth volunteers.



“  
**With people living longer, it is very important to be employed, start a business or be involved in your community.**  
 –Fort Worth resident

”



Older adults value giving back to their community.



## CIVIC PARTICIPATION & EMPLOYMENT

### WE WILL

#### Recommendation 1

Increase employment and entrepreneurial opportunities for residents age 50-plus and people with disabilities of any age.

- **Action Item 1.1**  
Establish an inter-agency work group to increase coordination and spread awareness of employment services for 50-plus residents, including phased retirement; explore employment applications and interview processes, in order to facilitate a simple process for older residents and people with various abilities of any age.
- **Action Item 1.2**  
Increase awareness of adult internship/fellowship program for residents age 50-plus and people with various abilities of any age.
- **Action Item 1.3**  
Develop a series of easy-to-comprehend fact sheets on topics, practices and resources to identify home-based, part-time and job-sharing employment opportunities, age discrimination claims, and starting a business.
- **Action Item 1.4**  
Offer technical assistance and explore incentives to help small and local businesses become age-friendly and hire residents age 50-plus.

#### Recommendation 2

Strengthen, develop, and promote volunteerism and civic participation among persons age 50-plus.

- **Action Item 2.1**  
Produce a “State of Volunteerism in the City” report, assessing volunteerism by age group, activity, and organization, providing recruiting and retraining techniques and recommendations.
- **Action Item 2.2**  
Enhance and promote volunteer and mentorship opportunities in a database to improve usability, increase choices, and better match residents with volunteer opportunities.
- **Action Item 1.3**  
Compile and publish a listing of all opportunities for civic participation, and how to get involved (e.g., board/commission members).



Many older adults continue to work after retirement.



Starting a business can be a productive outlet for older adults.

## KEY PLAYERS

A number of organizations will be critical to addressing issues of civic participation and employment:

- City of Fort Worth Departments:
  - Neighborhood Services
  - Communications and Public Engagement
  - Human Resources
  - Human Relations Commission
  - Economic Development
- Social Security Administration
- Workforce Solutions for Tarrant Co.
- Veterans Administration
- Cornerstone Assistance Network
- SER-SCSEP
- Age-Friendly Fort Worth Planning Committee

## PARTNERSHIPS

A number of partnerships will be needed to achieve our goals in the domain of civic participation and employment.

- Texas Health and Human Services Commission
- Texas Dept. of Assistive and Rehabilitative Services (DARS)
- Aging Disability Resource Center (ADRC) Coalition
- Community Action Partners
- United Way’s Area Agency on Aging of Tarrant County
- AARP
- The Women’s Center
- Business Assistance Center
- TCCD senior programs
- TCU Silver Frogs
- Faith Based Networks



## COMMUNICATION & INFORMATION

### OUR VISION

We envision a Fort Worth where all of its residents are connected and informed as to what the city has to offer. Much of this requires coordination among various city agencies and the community, but another critical component is better outreach efforts and ensuring our older residents have the access and training to technology that can keep them connected with their community, friends and family.

### WE HEARD

The 2016 Age-Friendly Community Survey highlighted a number of features, including:

- Printed information that has large lettering and is clearly displayed.
- Access to information in one, central location.
- An automated community information source.
- Free access to computers and the Internet in public places.
- Information that is available in different languages..

The survey found the largest unmet need in this domain was Information delivered in person to people who have difficulty leaving their home; 90 percent said it was important, but only 14 percent said this was present in their community.

### DOMAIN LEADERS

- **Annabel Luna**  
*JPS Health Network*
- **Sam Adamie**  
*Tarrant County Homeless Commission*
- **Michelle Gutt**  
*Fort Worth Communications and Public Engagement Department*
- **Tracy Edwards**  
*Fort Worth Community Engagement*



*Keeping older adults informed can be easier with technology.*

“Keeping older folks engaged begins with keeping them informed and connected to their community, family and friends through outreach efforts and technology.”

—Fort Worth resident



## COMMUNICATION & INFORMATION

### WE WILL

#### Recommendation 1

Create a portal or clearing house for information regarding issues and interests related to older adults.

- **Action Item 1.1**

Work with the Area Agency on Aging to promote awareness about the Aging and Disability Resource Center (ADRC) as a valuable resource in Fort Worth communities by facilitating outreach in City events and incorporating website links where able.

- **Action Item 1.2**

Expand, update and maintain information about aging services on the City of Fort Worth website, 211 website and Tarrant Cares website.

- **Action Item 1.3**

Promote user-friendly, multi-lingual, multi-modality (e.g. online, telephone, print) information about aging services and resources.

#### Recommendation 2

Provide public materials that are age-friendly.

- **Action Item 2.1**

Increase awareness and ensure health literacy information is available through City customer service departments and their partners using age-friendly guidelines.

- **Action Item 2.2**

Use ability- and age-inclusive language, readability, and visual appeal on flyers, brochures and notifications in materials produced by the city.

#### Recommendation 3

Publicize existing opportunities for technology training and its benefits for older adults.

- **Action Item 3.1**

Develop partnerships between city, non-profit and faith-based organizations to provide trainings and promotion of them on their websites.

- **Action Item 3.2**

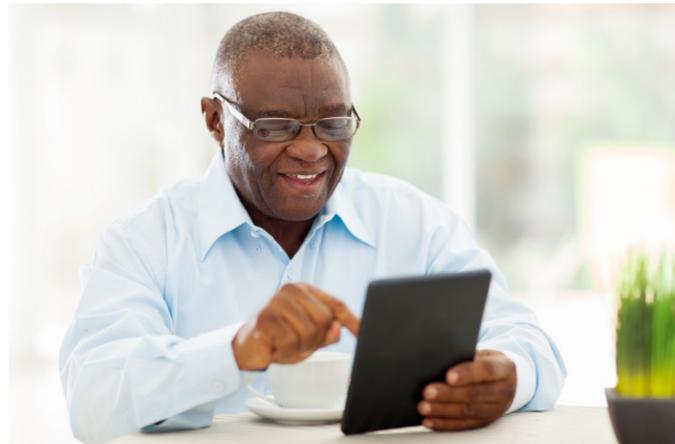
Expand partnerships to develop innovative strategies to better meet the needs of vulnerable, or socially isolated residents who lack access to technology.

- **Action Item 3.3**

Develop online and print collateral promoting technology training for City and partner distribution when facilitating outreach.



*The ability to use technology can reinforce independence.*



*Access to technology can keep older residents connected.*



*Technology can serve to keep older adults engaged.*

## KEY PLAYERS & PARTNERS

A number of organizations will be vital to improving housing options in Fort Worth.

- City of Fort Worth Departments:
  - Communication and Public Engagement
  - Community Engagement
- Aging Disability Resource Center (ADRC) Coalition
- UNT HSC Center for Geriatrics WE HAIL Program
- Meals on Wheels of Tarrant Co.
- Sixty & Better
- United Way's Area Agency on Aging of Tarrant County
- AARP
- Faith Based Community
- TCU Silver Frogs
- Age-Friendly Fort Worth Planning Committee

“

We have to think of healthcare not only as treating diseases, but also as health promotion and wellness for all ages. We need to be proactive and have access to professionals that understand the aging process better.

–Fort Worth resident

”



## COMMUNITY SUPPORT & HEALTH SERVICES

### OUR VISION

We envision a Fort Worth where its older residents have access to a wide network of home care, clinics and programs that can promote wellness and active aging.

### WE HEARD

The 2016 Age-Friendly Community Survey highlighted a number of features, including:

- Well-maintained hospitals and health care facilities.
- Respectful and helpful hospital and clinic staff.
- A variety of health care professionals, including well-trained certified home health care providers.
- Convenience in terms of both location of emergency care, health and social services and information on local health and supportive services.
- Health and wellness programs and classes with fitness activities specifically geared towards older adults.
- Multi-lingual health care professionals.

The survey found the largest unmet need in this domain was affordable home health care providers; 95 percent said it was important, but only 29 percent said this was present in their community.

The AARP Livability Index Score also reported Fort Worth in the bottom third of cities in terms of patient satisfaction, indicating this as a definite area for improvement.

### DOMAIN LEADERS

- **Kristen Reuter**  
*UNT HSC Center for Geriatrics*
- **Michelle Gutt**  
*Fort Worth Communications and Public Engagement Department*
- **Billie Waite**  
*AARP Texas*



Everyone wants access to quality healthcare.



## KEY PLAYERS

Improving the community support and health services available in Fort Worth will require work from:

- City of Fort Worth Departments:
  - Communications and Public Engagement
  - Planning and Development
  - Economic Development
- Aging Disability Resource Center (ADRC) Coalition
- Fort Worth Police Department
- Fort Worth Fire Department
- Fort Worth Safe Communities Coalition
- Sixty & Better
- Age-Friendly Fort Worth Planning Committee

## COMMUNITY SUPPORT & HEALTH SERVICES



*We must support our communities by offering health services.*

### WE WILL

#### Recommendation 1

Increase consumer awareness about community resources.

- **Action Item 1.1**  
Expand a team of navigators to assist residents with identifying, understanding and accessing appropriate services and programs through No Wrong Door Program.
- **Action Item 1.2**  
Provide cross-training for navigators and a series of fact sheets such as accessing financial planning, will and estate planning, Medicaid qualification, and long term care resources for individuals, families, spouses and domestic partners.
- **Action Item 1.3**  
Expand community outreach and public awareness around caregiver support, peer counseling, and in-home support programs with an emphasis on dementia and Alzheimer's education.
- **Action Item 1.4**  
Increase public awareness of and access to fresh produce, health foods, SNAP, and pet food.

#### Recommendation 2

Promote Care Coordination.

- **Action Item 2.1**  
Create an asset map of public, private, and nonprofit low or no-cost senior health services.

- **Action Item 2.2**

Distribute senior health services asset map to City, community partners, and health community.

- **Action Item 2.3**

Integrate asset map through city and partner websites.

#### Recommendation 3

Promote safety, health and wellness.

- **Action Item 3.1**  
Create incentives, partnerships, and training for the establishment of new, and expansion of existing programs to increase access to fresh produce and health foods.
- **Action Item 3.2**  
Expand evidenced-based falls prevention programs for residents with balance and mobility issues.
- **Action Item 3.3**  
Expand awareness campaign and regular drop-off locations for safe disposal of over-the-counter and prescription medications.
- **Action Item 3.4**  
Strengthen elder abuse detection by providing education to law enforcement and other first responders.
- **Action Item 3.5**  
Provide Customer Service center operators with training on elder abuse, neglect and exploitation.
- **Action Item 3.6**  
Publicize emergency response and preparedness strategies for 50-plus community on the city's website.

## PARTNERSHIPS

- Meals on Wheels of Tarrant Co.
- DFW-CHW Coalition
- United Way's Area Agency on Aging of Tarrant County
- Tarrant Cares
- Tarrant Co. Food Policy Council
- Blue Zones
- Tarrant Area Food Bank
- John Peter Smith Hospital (JPS)
- UNT HSC Center for Geriatrics WE HAIL Program
- My Health My Resources (MHMR)

# AGE-FRIENDLY FORT WORTH ACTION PLAN

## SUMMARY TABLE

## DOMAINS 1-4

### DOMAIN 1: OUTDOOR SPACES & BUILDINGS

<b>1.1: Increase access to and utilization of parks, open spaces and public buildings.</b>
<b>1.1.1:</b> Provide well-maintained and safe parks that are within walking distance of homes, with enough benches and shade.
<b>1.1.2:</b> Provide well-maintained water fountains that are accessible to people of various physical abilities at community-based parks.
<b>1.1.3:</b> Provide well-maintained public buildings and facilities that are accessible to people of various physical abilities.
<b>1.1.4:</b> Integrate age-inclusive policies as a criteria for city decision-making regarding public buildings, outdoor spaces and parks.
<b>1.1.5:</b> Expand multi-use trail system for bicycles and pedestrians.
<b>1.2: Senior Centers.</b>
<b>1.2.1:</b> Maintain and upgrade existing facilities. Identify a center as a senior-focused facility and expand senior services at that center.
<b>1.3: Expand Neighborhood Watch programs.</b>
<b>1.3.1:</b> Ensure all residents benefit from a safety program and expand Neighborhood Watch Programs.

### DOMAIN 2: TRANSPORTATION

<b>2.1: Ensure all modes of transportation are safe, affordable and accessible for residents of all ages and abilities, particularly vulnerable adults.</b>
<b>2.1.1:</b> Explore opportunities to expand and integrate transportation coordination throughout Tarrant County.
<b>2.1.2:</b> Develop and maintain a master list that outlines transportation eligibility requirements, services provided, boundaries covered and cost per trip.
<b>2.1.3:</b> Create a committee or find a lead agency to work with Dialysis Centers to identify solutions to fill transportation gaps.
<b>2.1.4:</b> Integrate age-inclusive policies into the criteria used for city decision-making regarding transportation.
<b>2.1.5:</b> Explore and identify new resources to supplement expansion and integration of transportation system.
<b>2.2: Provide residents with the information and tools they need to make informed and safe travel choices.</b>
<b>2.2.1:</b> Create an integrated system for older adults and those with various abilities to access and schedule transportation both via phone and web based.
<b>2.2.2:</b> Explore creation of partnerships between the T and transport companies to contract in order to fill gap in transport needs.
<b>2.2.3:</b> Increase transportation awareness beyond 211, word of mouth, and expand transportation education programs (e.g. Transit 101 program).
<b>2.2.4:</b> Provide affordable car maintenance programs and education for seniors and persons with various abilities.
<b>2.3: Provide sidewalks, or trails, when feasible, to and within parks that are in good condition, free from obstruction and are safe for pedestrian use and accessible for wheelchairs or other mobility assistance devices.</b>
<b>2.3.1:</b> Increase 2018 bond funding for sidewalk construction above 2014 level.
<b>2.3.2:</b> Update city street design standards to address ADA requirements and other complete street goals.

### DOMAIN 3: HOUSING

<b>3.1: Streamline, expand and promote programs that support affordable housing and aging in place.</b>
<b>3.1.1:</b> Improve awareness of and access to home modification programs for mobility limitations and streamline processes for residents in urgent need.
<b>3.1.2:</b> Raise awareness about the positive impact that adopting single family universal design standards would have on residents with limited mobility.
<b>3.1.3:</b> Adopt accessory dwelling unit standards, city-wide, to facilitate the ability to assist loved-ones needing care and provide additional housing options.
<b>3.1.4:</b> Develop policies to encourage multi-generational housing developments that include access to social services, and businesses that cultivate inter-generational interaction and dwelling.
<b>3.2: Expand and promote the development of diverse housing options, inclusionary zoning, and other resources that create affordable options for seniors of various income levels.</b>
<b>3.2.1:</b> Encourage the development of new and innovative models of affordable housing with an emphasis on inclusionary zoning.
<b>3.2.2:</b> Increase and prioritize affordable housing funding for seniors.
<b>3.1.3:</b> Expedite permitting process for secondary apartments/additional dwelling units.
<b>3.1.4:</b> Require developers to include affordable units as part of development agreements.

### DOMAIN 4: SOCIAL PARTICIPATION

<b>4.1: Strengthen and develop recreational, leisure and educational activities involving and targeting older adults.</b>
<b>4.1.1:</b> Expand neighborhood programs and activities for older residents.
<b>4.1.2:</b> Coordinate with non-governmental partners to organize creative nighttime events, sports outings, and competitions involving and targeting older residents (e.g. 50-plus night club nights, dances, walking soccer).
<b>4.1.3:</b> Promote a print- and web-based portal that includes activities likely to attract residents (e.g. arts, recreational, leisure and educational activities).
<b>4.1.4:</b> Create a safe and social space for members of the LGBT community.
<b>4.2: Create a city inter-agency committee to optimize facilities for senior engagement.</b>
<b>4.2.1:</b> Develop an asset map to identify all existing and new opportunities for senior social engagement at public libraries, public facilities, and schools (including colleges & universities).
<b>4.2.2:</b> Identify opportunities for co-located services and develop programming at community centers in dedicated areas for both youth and older adults.
<b>4.2.3:</b> Have the city prepare and give yearly report on progress of Age-Friendly Fort Worth and report to the Fort Worth City Council and relevant commissions.

# SUMMARY TABLE

DOMAIN 5: RESPECT & SOCIAL INCLUSION
<b>5.1: Expand programs and services that engage and empower older adults.</b>
<b>5.1.1:</b> Identify Age-Friendly customer service practices that are mindful of various abilities, cultures, genders and submit recommendations to the city in order to improve city department services.
<b>5.1.2:</b> Support development of Age-Friendly business practices that provide a welcoming and inclusive environment for customers of all ages, cultures and abilities (e.g. seating availability, larger print, inclusive language, cultural sensitivity).
<b>5.2: Create intergenerational opportunities for seniors.</b>
<b>5.2.1:</b> Develop intergenerational education partnerships between schools, libraries, and senior programs.
<b>5.2.2:</b> Ensure all city community centers provide intergenerational and inclusive programs and activities for seniors.
<b>5.3: Expand awareness of and access to services for older adults and those with different abilities in diverse communities.</b>
<b>5.3.1:</b> Ensure all city programs, services and strategic plans address the needs of all residents with emphasis on the most vulnerable.
<b>5.3.2:</b> Ensure services and programs targeted to residents create a welcoming environment that respects ethnic, racial, age, cultural diversity and those with various abilities.
<b>5.1.3:</b> Expand and sustain City of Fort Worth Silver Star initiative addressing needs of socially isolated 60-plus residents living below federal poverty level.

DOMAIN 6: CIVIC PARTICIPATION & EMPLOYMENT
<b>6.1: Increase employment and entrepreneurial opportunities for residents age 50-plus and people with disabilities of any age.</b>
<b>6.1.1:</b> Establish an inter-agency work group to increase coordination and spread awareness of employment services for 50-plus residents, including phased retirement; explore employment applications and interview processes, in order to facilitate a simple process for older residents and people with various abilities of any age.
<b>6.1.2:</b> Increase awareness of adult internship/fellowship program for residents age 50-plus and people with various abilities of any age.
<b>6.1.3:</b> Develop a series of easy-to-comprehend fact sheets on topics, practices and resources to identify home-based, part-time and job-sharing employment opportunities, age discrimination claims, and starting a business.
<b>6.1.4:</b> Offer technical assistance and explore incentives to help small and local businesses become age-friendly and hire residents age 50-plus.
<b>6.2: Strengthen, develop, and promote volunteerism and civic participation among persons age 50-plus.</b>
<b>6.2.1:</b> Produce a "State of Volunteerism in the City" report, assessing volunteerism by age group, activity, and organization, providing recruiting and retraining techniques and recommendations.
<b>6.2.2:</b> Enhance and promote volunteer and mentorship opportunities in a database to improve usability, increase choices, and better match residents with volunteer opportunities.
<b>6.1.3:</b> Compile and publish a listing of all opportunities for civic participation, and how to get involved (e.g., board/commission members).

# DOMAINS 5-8

DOMAIN 7: COMMUNICATION & INFORMATION
<b>7.1: Create a portal or clearing house for information regarding issues and interests related to older adults.</b>
<b>7.1.1:</b> Work with the Area Agency on Aging to promote awareness about the Aging and Disability Resource Center (ADRC) as a valuable resource in Fort Worth communities by facilitating outreach in city events and incorporating website links where able.
<b>7.1.2:</b> Expand, update and maintain information about aging services on the City of Fort Worth website, 211 website and Tarrant Cares website.
<b>7.1.3:</b> Promote user-friendly, multi-lingual, multi-modality (e.g. online, telephone, print) information about aging services and resources.
<b>7.2: Provide public materials that are age-friendly.</b>
<b>7.2.1:</b> Increase awareness and ensure health literacy information is available through City customer service departments and their partners using age-friendly guidelines.
<b>7.2.2:</b> Use ability- and age-inclusive language, readability, and visual appeal on flyers, brochures and notifications in materials produced by the city.
<b>7.3: Publicize existing opportunities for technology training and its benefits for older adults.</b>
<b>7.3.1:</b> Develop partnerships between city, non-profit and faith-based organizations to provide trainings and promotion of them on their websites.
<b>7.3.2:</b> Expand partnerships to develop innovative strategies to better meet the needs of vulnerable, or socially isolated residents who lack access to technology.
<b>7.3.3:</b> Develop online and print collateral promoting technology training for City and partner distribution when facilitating outreach.

DOMAIN 8: COMMUNITY SUPPORT & HEALTH SERVICES
<b>8.1: Increase consumer awareness about community resources.</b>
<b>8.1.1:</b> Expand a team of navigators to assist residents with identifying, understanding and accessing appropriate services and programs through No Wrong Door Program.
<b>8.1.2:</b> Provide cross-training for navigators and a series of fact sheets such as accessing financial planning, will and estate planning, Medicaid qualification, and long term care resources for individuals, families, spouses and domestic partners.
<b>8.1.3:</b> Expand community outreach and public awareness around caregiver support, peer counseling, and in-home support programs with an emphasis on dementia and Alzheimer's education.
<b>8.1.4:</b> Increase public awareness of and access to fresh produce, health foods, SNAP, and pet food.
<b>8.2: Promote Care Coordination.</b>
<b>8.2.1:</b> Create an asset map of public, private, and nonprofit low or no-cost senior health services.
<b>8.2.2:</b> Distribute senior health services asset map to City, community partners, and health community.
<b>8.2.3:</b> Integrate asset map through city and partner websites.
<b>8.3: Promote safety, health and wellness.</b>
<b>8.3.1:</b> Create incentives, partnerships, and training for the establishment of new, and expansion of existing programs to increase access to fresh produce and health foods.
<b>8.3.2:</b> Expand evidenced-based falls prevention programs for residents with balance and mobility issues.
<b>8.3.3:</b> Expand awareness campaign and regular drop-off locations for safe disposal of over-the-counter and prescription medications.
<b>8.3.4:</b> Strengthen elder abuse detection by providing education to law enforcement and other first responders.
<b>8.3.5:</b> Provide Customer Service center operators with training on elder abuse, neglect and exploitation.
<b>8.3.6:</b> Publicize emergency response and preparedness strategies for 50-plus community on the city's website.

# ENDNOTES

1 “Population.” City of Fort Worth, Texas. [fortworthtexas.gov/about/population](http://fortworthtexas.gov/about/population). Accessed 30 October 2017.

2 “Population Trends.” 2017 Comprehensive Plan. City of Fort Worth, Texas. [fortworthtexas.gov/comprehensiveplan/current](http://fortworthtexas.gov/comprehensiveplan/current). Accessed 30 October 2017.

3 Comparative Demographic Estimates (Table CP05). 2011-2015 American Community Survey 5-year Estimates. U.S. Census Bureau, 30 October 2017.

4 Texas Demographic Center, University of Texas at San Antonio. 2014 Texas Population Projections By Migration Scenario Tool, Migration Rate 2000-2010, County Level: Tarrant. [txsdc.utsa.edu/Data/TPEPP/Projections](http://txsdc.utsa.edu/Data/TPEPP/Projections). Accessed 30 October 2017.

The underlying U.S. Census Bureau data used to make population projections is unavailable at the Fort Worth City level. Consequently, Texas Demographic Center aggregates data for larger geographic area to make its projections. For population projections of race, used Tarrant County level data.

5 Texas Demographic Center, University of Texas at San Antonio. 2014 Texas Population Projections By Migration Scenario Tool, Migration Rate 2000-2010, CSA (2013) Level: Dallas-Fort Worth. [txsdc.utsa.edu/Data/TPEPP/Projections](http://txsdc.utsa.edu/Data/TPEPP/Projections). Accessed 30 October 2017.

The underlying U.S. Census Bureau data used to make population projections is unavailable at the Fort Worth City level. Consequently, Texas Demographic Center aggregates data for larger geographic area to make its projections. For population projections of race, used Dallas-Fort Worth level data.

6 Comparative Demographic Estimates (Table CP05). 2011-2015 American Community Survey 5-year Estimates. U.S. Census Bureau, 30 October 2017.

7 See Endnote # 5.

8 “Summary.” 2017 Comprehensive Plan. City of Fort Worth, Texas. [fortworthtexas.gov/comprehensiveplan/current](http://fortworthtexas.gov/comprehensiveplan/current). Accessed 30 October 2017.

9 “AARP Livability Index: Housing” AARP Public Policy Institute, Online Database: [livabilityindex.aarp.org/search#Fort+Worth+TX+USA](http://livabilityindex.aarp.org/search#Fort+Worth+TX+USA). Accessed 30 October 2017.

Population 60 Years and Over in the United States (Table S0102). 2016 American Community Survey 1-year Estimates. U.S. Census Bureau, 30 October 2017.



“  
As we live longer,  
we should live stronger.  
–Fort Worth resident



**Fort Worth**

**Where the West Begins**

**Cowtown**

**Panther City**

*Fort Worth*

**Queen City of the Prairies**

**The Paris of the Plains**

**Funkytown**

**Culture & Cowboys**