

2020-2021 Action Plan

Final version 8-15-20 for the use of:
Community Development Block Grant (CDBG)
HOME Investment Partnerships Program (HOME)
Emergency Solutions Grants (ESG)
Housing Opportunities for Persons with Aids (HOPWA)



For more information, call:
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TABLE OF CONTENTS

I. EXECUTIVE SUMMARY	1
1. INTRODUCTION	1
2. Action Plan Objectives and Outcomes	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
II. THE PROCESS	5
PR-05 LEAD & RESPONSIBLE AGENCIES	5
III. ANNUAL ACTION PLAN	7
AP-10 Consultation	7
AP-12 Citizen Participation	12
AP-15 Expected Resources	23
AP-20 Annual Goals and Objectives	29
AP-35 Projects	37
AP-38 Project Summary	39
AP-50 Geographic Distribution	63
AP-55 Affordable Housing	65
AP-60 Public Housing	68
AP-65 Homeless and Other Special Needs Activities	71
AP-70 HOPWA Goals	75

AP-75 Barriers to Affordable Housing.....76

AP-85 Other Actions 77

AP-90 Program Specific Requirements81

SF-424s/Certifications

- Application for Federal Assistance – CDBG
- Application for Federal Assistance—HOME
- Application for Federal Assistance—ESG
- Application for Federal Assistance—HOPWA
- General Certifications
- Grant-Specific 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
- Project Locations Listing
- CDBG Public Service Agencies
- ESG/HOPWA Public Service Agencies
- Trinity Habitat Preserve-A-Home – Rosemont Neighborhood Improvement Strategy Area
- Palladium Fain Street Apartments
- Azalea West Apartments
- Columbia at Renaissance Square II Senior Multifamily Housing Development Corporation of Tarrant County - CHDO - Polytechnic New Construction Project

ATTACHMENTS

- AP-90 HOME Refinancing Guidelines
- AP-90 Program Specific Requirements (ESG Written Standards)
- Fort Worth Housing Solutions Butler RAD Portfolio
- Butler Cavile Update (October 2019)
- The Stop Six Choice Neighborhood Transformation Plan
- 2020-2021 Agency Consultation Contact List
- 2020-2021 Agency Consultation Letter
- Informal Report to City Council Members: 2020-2021 Action Plan For Use of HUD Grant Funds
- City of Fort Worth Comprehensive Plan - Chapter 5: Housing
- 2020-2021 Action Plan Public Hearing Flyer
- 2020-2021 Action Plan Public Hearing Public Notice
- Public Comments

EXECUTIVE SUMMARY

Introduction

The City of Fort Worth is the thirteenth largest and one of the fastest growing cities in the U.S., with a population of more than 800,000. Within the last ten years, Fort Worth has grown from a city of a little more than 700,000 to nearly 900,000 citizens in 2018. The Annual Action Plan provides a concise summary of the actions, activities, and the specific federal and non-federal resources that will be used each year to address the priority needs and specific goals identified by the five-year Consolidated Plan (Con Plan) for the use of federal grant funds from the U.S. Department of Housing and Urban Development (HUD). PY20 is the third action plan of the 2018-2022 Consolidated Plan. The grants included under this Action Plan are the Community Development Block Grant (CDBG), HOME Investment Partnerships Program (HOME), Emergency Solutions Grant (ESG), and Housing Opportunities for Persons with AIDS (HOPWA) Program. The total amount of HUD grant funds expected to be received is \$12,643,159, plus \$150,000 estimated program income.

The Con Plan and Action Plan include policies, strategies, programs, and projects that will enable the City to achieve its mission of working together to build a strong community. This mission focuses on building strong neighborhoods, developing a sound economy, providing a safe community and fostering a healthy environment. The Con Plan and Action Plan promote HUD's three main statutory objectives: Provide Decent Affordable Housing, Create Suitable Living Environments, and Create Economic Opportunities.

Action Plan Objectives and Outcomes

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

These goals include:

1. Preserve Aging Housing Stock: preservation and rehabilitation of existing housing stock (Single Family/Multifamily Homes), including major repair, minor home repair, acquisition/rehabilitation, lead hazard reduction and abatement, health and safety repairs, and related home repair or housing development activities
2. Improve Accessibility of Public/Private Spaces: 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

3. Poverty Reduction and Household Stabilization: programs that support self-sufficiency including adult basic education, employment training and job placement programming for low-income households designed to promote self-sufficiency and household stabilization

4. Promote Affordable Housing for Renters/Owners: 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

5. Children/Youth Training and Mentorship: educational and support services/programs preparing children/youth and their families for success; includes reading/literacy support, tutoring, mentoring, training and enrichment programming for children in low income households and/or neighborhoods

6. Support Programming for Aging-In-Place: 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

7. Targeted Neighborhood Revitalization: includes 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.)

8. Homeless Services: includes all types of services and housing for persons experiencing homelessness and persons at risk of homelessness with a goal of achieving permanent housing

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 over the past three years. These projects have been more closely targeted to neighborhoods most in need of visible and public-safety-related infrastructure improvements, including five community centers, three libraries, and the municipal court main facility. In addition, by partnering with the City's Neighborhood Improvement Program, three communities – Stop Six, Ash Crescent, and Northside – have benefitted from CDBG and HOME grant fund investments. 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 has not increased overall in recent years. 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 five-year plan adopted in 2018, proposed 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 effectively coordinate with the local Continuum of Care and the City's Directions Home locally-funded homeless programs. This effort to improve 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 throughout the five-year period of the 2018-2022 Consolidated Plan.

Summary of Citizen Participation Process and consultation process

Development of this Action Plan relied on two phases of citizen participation and consultation. The more recent phase consisted of a series of public meetings held from October of 2019 until May of 2020 by the Community Development Council (CDC), as well as written correspondence soliciting the viewpoints of a wide variety of stakeholders. A Public hearing was held by the City's Community Development Council during the Action Plan development phase on May 20, 2020. In addition, all agendas of meetings of the CDC were made public at least three 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 June 28, 2020. The 30 day comment period ran from July 1, 2020 to July 31, 2020. Public hearings were held on July 15, 2020, and by the City Council on August 4, 2020. In partnership with the Communications and Public Engagement Office, information regarding the Action Plan, including funding opportunities, public comment periods, and public hearings, were also included in the City Times, posted on NextDoor, and distributed to all neighborhood associations.

Summary of public comments

Public comment received during the development phase of the Action Plan focused on proposed allocations of 2020-21 grant allocations. Approximately twenty (20) comments were provided and included recommendations for proposed funding such as street/sidewalk improvements, park improvements, additional funding for home repairs, pickle ball courts, senior services, teachers, police training, and services for the deaf community. The Community Development Council expressed a desire to fund new agencies and establish new partnerships, and also encouraged participating agencies to ensure that board leadership reflected the racial and ethnic diversity of the Fort Worth community and the client populations being served.

Summary of comments or views not accepted and the reasons for not accepting them

A total of thirty-one (31) social service applications for funding were received and twenty-two (22) of these entities were recommended for funding. In general, agencies not recommended for funding submitted proposals that scored lower than competitor proposals.

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 and 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, assist new homebuyers, and support local social and homeless service providers to the greatest extent possible.

PR-05 Lead & Responsible Agencies – 91.200(b)

Agency/entity responsible for preparing/administering the Consolidated Plan

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

Table 1 – Responsible Agencies

Narrative

The lead agency responsible for overseeing the development of these plans and reports is the City of Fort Worth (CFW), Neighborhood Services Department (NSD). NSD oversees the administration of the Community Development Block Grant (CDBG), Emergency Solutions Grant (ESG), Housing Opportunities for Persons with AIDS (HOPWA) Program and HOME Investment Partnerships (HOME) Program, as well as the Lead Hazard Reduction Demonstration competitive grant program. In addition, other CFW Departments and outside agencies have various roles and responsibilities for administering and implementing the activities covered by the Consolidated Plan.

The Community Development Council (CDC) is a board of citizen volunteers who are appointed by City Council to make funding recommendations for the use of CDBG, ESG, HOPWA, and HOME programs to the City Council. Neighborhood Services coordinates with the Tarrant County Homeless Coalition (TCHC), the lead Continuum of Care (CoC) agency regarding policy and programs that serve the homeless population.

Consolidated Plan Public Contact Information

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AP-10 Consultation – 91.100, 91.200(b), 91.215(l)

Introduction

The City of Fort Worth's Neighborhood Services Department (NSD) coordinates the consultation process for the Action Plan. 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 Draft Action Plan was published and made available at the NSD office, two (2) City of Fort Worth regional libraries and seven (7) Community Action Partners office locations throughout each of the nine Council Districts in Fort Worth 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 Action Plan. Additionally, the City conducts at least one public hearing during the development process before the Action Plan is 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 organizations 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(l))

Neighborhood Services Department consults with and collects information from other departments and outside agencies that have responsibility for administering programs covered by or affected by the Action 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
- City of Arlington Office of Strategic Initiatives

- City of Denton Community Development Division
- North Central Texas Council of Governments
- United Way of Tarrant County
- Tarrant County Department of Human Services
- 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 Action 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. As a part of this ongoing coordination, the *Directions Home* staff also partners with NSD in reviewing grant applications submitted by homeless service providers and makes recommendations regarding funding based on identified needs and priorities.

City staff also attends and participates in quarterly ESG Collaboration meetings hosted by Tarrant County Homeless Coalition. These meetings are held along with other community partners throughout Tarrant County, including City of Arlington and Tarrant County, to coordinate and align community resources.

In addition, the TCHC Housing Committee reviewed the City of Fort Worth Comprehensive Plan Housing Chapter and offered comments regarding the focus, needs, and prioritization of homelessness in Fort Worth.

Permanent Supportive Housing is a high priority identified 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 persons.

The CoC charter 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 has facilitated 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 for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and 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.

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 City has consulted closely with TCHC in developing allocation plans for new ESG funds received to respond to the coronavirus pandemic.

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.

Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdiction's consultations with housing, social service agencies and other entities

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	Fort Worth Housing Solutions
	Agency/Group/Organization Type	PHA
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Market Analysis
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Regular meetings on common projects and activities, especially Fair Housing Planning and Choice Neighborhood redevelopment plan for the Cavile Place/Stop Six area. Partnership in development of additional affordable housing and Permanent Supportive Housing for Homeless Persons
2	Agency/Group/Organization	Tarrant County Homeless Coalition
	Agency/Group/Organization Type	Housing Services-homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	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 Action Plan. These entities included social and health services agencies, entities serving children, youth, and the elderly, The City sent letters to all of these agencies, advising them of the Action Planning process, public hearing dates, and other opportunities to comment, and requesting comment regarding the process. The City consulted with Housing Channel and Development Corporation of Tarrant County, the city's certified CHDOs, regarding affordable housing needs, costs and challenges in the current market. 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 is consistent with the Con Plan strategies.
Age-Friendly Fort Worth	City of Fort Worth	Strategic plan to increase safety, housing and transportation options, etc.; complements Con Plan 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; complements youth after-school programs and other Con Plan goals.

Table 3 – Other local / regional / federal planning efforts

AP-12 Participation – 91.105, 91.200(c)

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 Action Plan 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 Action Plan. As required by the CPP, the City conducted at least one public hearing during the development process before the Action 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 Action Plan and its submission to HUD.

Efforts made to broaden participation included publication of stories about the HUD grants planning process on the City's website, and holding CDC meetings throughout the community instead of downtown, to make attendance easier for local residents.

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	Newspaper Ad	Non-targeted/ broad community All citizens and organizations	NOTICE OF FUNDING AVAILABILITY (NOFA) for Community Development Block Grant (CDBG) Program, HOME Investment Partnerships (HOME) Program, Weatherization Program and LeadSafe/Lead Hazard Reduction Demonstration (LHRD) Program Notice published on January 19, 2020 (Fort Worth Star-Telegram).	Three (3) applications were received for CDBG; two (2) applications were received for HOME; one (1) application was received for Weatherization Program funds. No applications were submitted for LHRD Program.	One applicant applying for both CDBG and HOME funding withdrew the application prior to the funding recommendations being submitted. All other applicants were recommended for funding.	www.star-telegram.com

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	Newspaper Ad	Minorities Non-English Speaking - Specify other language: Spanish Persons with disabilities Non-targeted/ broad community Residents of Public and Assisted Housing	REQUEST FOR PROPOSAL FOR PUBLIC SERVICE AGENCIES & NON-PROFITS interested in applying for the following grants: Community Development Block Grant (CDBG), Emergency Solutions Grant (ESG), Housing Opportunities for Persons with AIDS (HOPWA) Notice published on February 2, 2020 (Fort Worth Star-Telegram).	Thirty-three (33) proposals were received from applicant social service agencies.	Agencies not recommended for funding had submitted proposals that scored lower than competitor proposals.	www.star-telegram.com

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	Public Meeting	Non-targeted/ broad community All citizens and organizations	Community Development Council (CDC) Meeting dates: April 29, May 6, 13, 20 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. No comments were received.	N/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	Newspaper Ad	Minorities Non-English Speaking - Specify other language: Spanish Non-targeted/ broad community	Notice of Public Hearing on May 20 before the Community Development Council at 6:30 p.m. via WebEx. Notice published on May 3.	N/A	N/A	www.star-telegram.com

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 Hearing	Non-targeted/ broad community All citizens and organizations	Public Hearing Date: May 20 before the Community Development Council at 6:30 p.m. via WebEx.	Center for Transforming Lives: Staff advocated for program (Idea to Income – Microenterprise Technical Assistance) not recommended for funding.	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.	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)
6	Consultation Letters	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 2020-2021 Action Plan.	N/A	N/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	Newspaper Ad	Minorities Non-English Speaking - Specify other language: Spanish Non-targeted/ broad community	Public Notices summarizing funding recommendations for the 2020-2021 Action Plan and notice of public hearings on July 15 via WebEx online and August 4 before City Council at 7:00 pm in City Hall, Council Chambers. Notice published on June 27 (La Estrella) and June 28 (Fort Worth Star Telegram).	N/A	N/A	www.star-telegram.com , www.diariolaestrella.com

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	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.	N/A	N/A	www.fortworthtexas.gov/neighborhoods/grants/

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	Libraries, Community Centers, Neighborhood Services Department Administrative Office	Non-targeted/ broad community All citizens and organizations	Hard copies of Draft Action Plans distributed on June 30 to two regional libraries as follows: East Regional, Southwest Regional; and seven (7) Community Action Partners office locations as follows: Andrew 'Doc' Session, Como, Martin Luther King Jr., North Tri-Ethnic, Northside, Southside, and Southeast Arlington.	N/A	N/A	www.fortworthtexas.gov/neighborhoods/grants/

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	Internet Outreach	Non-targeted/ broad community	Video prepared by City of Fort Worth Communications & Public Engagement Office posted on City's YouTube page requesting public input on 2020-2021 HUD Annual Action Plan; citizens were encouraged to call, email, or attend a public meeting	Approximately twenty (20) public comments were received from residents identifying various recommendations for funding, including parks, streets, senior services, and services for the deaf community.	N/A	www.fortworthtexas.gov/neighborhoods/grants/

Table 4 – Citizen Participation Outreach

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 2020-21 program year. In addition to the four HUD grants referenced throughout this Action Plan, 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 2020-21 year are:

- Directions Home Program: This locally funded effort has dedicated approximately \$2 million per year toward homelessness reduction efforts, for the past nine 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 2020-21.
- 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	7,412,093	75,000	959,641	8,446,734	14,824,186	Assumes level funding for remaining 2 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: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	2,896,282	75,000	0	2,971,282	5,792,564	Assumes level funding for remaining 2 years of planning period.
HOPWA	public - federal	Permanent housing in facilities Permanent housing placement Short term or transitional housing facilities STRMU Supportive services TBRA	1,695,926	0	0	1,695,926	3,391,852	Assumes level funding for remaining 2 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: \$		
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	638,858	0	0	638,858	1,277,716	Assumes level funding for remaining 2 years of planning period.

Table 5 - 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 2020-21 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.

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.

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: \$2,780,000	Homeowner Housing Rehabilitated: 370 Household Housing Unit
2	Improve Accessibility of Public / Private Spaces	2018	2022	Non-Homeless Special Needs	Citywide	Public and Private Accessibility Improvements	CDBG: \$115,000	Persons Assisted Homeowner Housing Rehabilitated: 65 Household Housing Unit
3	Poverty Reduction and Household Stabilization	2018	2022	Non-Housing Community Development	Citywide	Poverty Reduction and Self-Sufficiency Support	CDBG: \$240,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 506 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: \$1,344,641 HOME: \$2,681,654	Public service activities for Low/Moderate Income Housing Benefit: 385 Households Assisted Rental units constructed: 333 Household Housing Unit Homeowner Housing Added: 4 Household Housing Unit Direct Financial Assistance to Homebuyers: 75 Households Assisted
5	Children/Youth Training and Mentorship	2018	2022	Non-Housing Community Development	Citywide	Educational and Support Service for Children/youth	CDBG: \$340,000	Public service activities other than Low/Moderate Income Housing Benefit: 3164 Persons Assisted
6	Support programming for Aging-In-Place	2018	2022	Non-Homeless Special Needs	Citywide	Aging-In-Place	CDBG: \$186,814	Public service activities other than Low/Moderate Income Housing Benefit: 2283 Persons Assisted
7	Targeted Neighborhood Revitalization	2018	2022	Non-Housing Community Development	Citywide	Neighborhood Revitalization		

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	HOPWA: \$1,695,926 ESG: \$638,858	Public service activities for Low/Moderate Income Housing Benefit: 55 Households Assisted Tenant-based rental assistance / Rapid Rehousing: 128 Households Assisted Homeless Person Overnight Shelter: 3900 Persons Assisted Homelessness Prevention: 125 Persons Assisted HIV/AIDS Housing Operations: 54 Household Housing Unit

Table 6 – Goals Summary

Goal Descriptions

1	Goal Name	Preserve Aging Housing Stock
	Goal Description	<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 \$75k anticipated CDBG program income)</p> <p>Cowtown Brush Up Program</p> <p>Preserve A Home: Rosemont</p>
2	Goal Name	Improve Accessibility of Public / Private Spaces
	Goal Description	<p>Accessibility improvements in both public and private (housing) spaces for low income special needs residents. For 2020-21, this goal includes the REACH Ramp program serving disabled homeowners and accessibility improvements to older public facilities 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.</p>

3	Goal Name	Poverty Reduction and Household Stabilization
	Goal Description	<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 training and certifications, resume preparation, job hunting support, and interview skills training.</p> <p>Activities for the 2020-21 program year include:</p> <p>Guardianship Services</p> <p>The Ladder Alliance</p> <p>Goodwill</p>

4	Goal Name	Promote Affordable Housing for Renters/Owners
	Goal Description	<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, operating costs for Community Housing Development Organizations (CHDOs), and related programs and activities.</p> <p>Activities for this 2020-21 goals include:</p> <p>CHDO – Polytechnic New Construction Project</p> <p>CHDO Operations (Development Corporation of Tarrant County – supporting completion of Polytechnic New Construction Project)</p> <p>Homebuyer Assistance Program (HAP)</p> <p>Housing Counseling & Education (Housing Channel)</p> <p>Palladium Fain Multifamily Housing</p> <p>Azalea West Multifamily Housing</p> <p>Columbia Renaissance Square II Multifamily Senior Housing</p>

5	Goal Name	Children/Youth Training and Mentorship
	Goal Description	<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 2020-21 program year include:</p> <p>AB Christian Learning Center</p> <p>Camp Fire</p> <p>Girls Inc.</p> <p>Read Fort Worth</p> <p>United Community Centers</p>
6	Goal Name	Support programming for Aging-In-Place
	Goal Description	<p>Public service programming to support senior 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 activities.</p> <p>Activities for the 2020-21 program year include:</p> <p>Meals On Wheels (Home-delivered meals)</p> <p>Sixty and Better (Transportation and Health & Wellness Program)</p>

7	Goal Name	Targeted Neighborhood Revitalization
	Goal Description	<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.).</p> <p>This activity includes: Stop Six Choice Neighborhood Grant Project</p>
8	Goal Name	Homeless Services
	Goal Description	<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 utility assistance, and supportive services for this population.</p> <p>Activities for 2020-21 program year include:</p> <p>Presbyterian Night Shelter (CDBG-Moving Home Case Management & Diversion Services for Homeless; ESG Shelter Operations)</p> <p>SafeHaven (ESG Shelter Operations)</p> <p>True Worth Place (ESG Shelter Operations)</p> <p>The Salvation Army (ESG Homelessness Prevention)</p> <p>Center for Transforming Lives (Rapid Rehousing)</p> <p>AIDS Outreach Center</p> <p>Tarrant County Samaritan House</p> <p>Community Action Partners</p>

PROJECTS

AP-35 Projects – 91.220(d)

Introduction

The City will undertake activities during 2020-21 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 twenty-two (22) subrecipient agencies, including supporting programs that serve persons experiencing homelessness and persons living with HIV/AIDS. The City will also provide three home repair programs (Cowntown 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 development activities are proposed: Palladium Fain Street Apartments, Azalea West Apartments, and Columbia Renaissance II, a development for seniors.

Grant funds will be provided to support completion of one single family housing development project in the Polytechnic neighborhood. In addition, the City will support the next Neighborhood Improvement Program Strategy Area, Rosemont, through targeted marketing of HUD-funded home repair programs.

#	Project Name
1	20-21 NSD Program Administration
2	20-21 CFW CDBG Program Delivery
3	20-21 Homeowner Housing Rehabilitation
4	20-21 Rental Rehabilitation
5	20-21 Accessibility Improvements
6	20-21 Poverty Reduction Programs
7	20-21 Affordable Housing
8	20-21 Reading & Educational Support Services
9	20-21 Youth Services
10	20-21 Aging In Place
11	20-21 Neighborhood Revitalization
12	20-21 CDBG Homeless Services
13	20-21 ESG Homeless Services
14	20-21 HOPWA Homeless Services
15	20-21 HOPWA - AIDS Outreach Center
16	20-21 HOPWA - Tarrant County Samaritan House
17	20-21 HOPWA - Community Action Partners

Table 7 - 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, 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

1	Project Name	20-21 NSD Program Administration
	Target Area	Citywide
	Goals Supported	<p>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</p>
	Needs Addressed	<p>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</p>
	Funding	<p>CDBG: \$1,482,419 HOME: \$289,628</p>
	Description	<p>This project is for the planning, administering, operating and monitoring of 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.</p>
	Target Date	09/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	N/A – Program Administration
	Location Description	City of Fort Worth Neighborhood Services Department, 908 Monroe St., Fort Worth, TX 76102

	Planned Activities	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, Planning & Development, and Neighborhood Services departments, as well as applicable office supplies, copying, computer equipment and services, communications, and directly related transportation costs.
2	Project Name	20-21 CFW CDBG Program Delivery
	Target Area	Citywide
	Goals Supported	Preserve Aging Housing Stock Promote Affordable Housing for Renters/Owners
	Needs Addressed	Preservation/Rehab of Existing Housing Stock Affordable Housing (Renter and Owner)
	Funding	CDBG: \$778,219
	Description	<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.</p> <p>The Home Improvement & 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.</p>
	Target Date	09/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	N/A – Program Delivery
	Location Description	<p>City of Fort Worth Neighborhood Services Department</p> <p>Homebuyer Assistance Program: 908 Monroe St., Fort Worth, TX 76102</p> <p>Home Improvement & Construction: 818 Missouri Avenue, Fort Worth, TX 76104</p>

	Planned Activities	<p>Administration & Loan Services 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 75 HAP loans. This includes 75 or more inspections of homebuyer units to ensure that they meet required property standards, as well as associated environmental reviews.</p> <p>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 for low to moderate income neighborhoods. Costs of staff salaries and benefits, training, required equipment and supplies, and vehicle operations and maintenance for site visits is also included.</p>
3	Project Name	20-21 Homeowner Housing Rehabilitation
	Target Area	Citywide
	Goals Supported	Preserve Aging Housing Stock
	Needs Addressed	Preservation/Rehab of Existing Housing Stock
	Funding	CDBG: \$2,030,000
	Description	<p>Priority Repair Program makes urgently needed minor repairs on behalf of low income homeowners, primarily for mechanical systems and roofs. Funds include \$75,000 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.</p> <p>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.</p> <p>The PAH program provides exterior home repairs for low to moderate income homeowners in targeted low to moderate income neighborhoods. For 2020-2021 funds will be allocated to the Rosemont Improvement Strategy Area.</p>
	Target Date	09/30/2021

<p>Estimate the number and type of families that will benefit from the proposed activities</p>	<p>Priority Repair Program: 230 low and moderate income households (up to 60% Area Median Income)</p> <p>Cowtown Brush-Up: 100 low and moderate income households (up to 50% Area Median Income)</p> <p>Preserve-A-Home: 40 low and moderate income households (up to 60% Area Median Income)</p>
<p>Location Description</p>	<p>Priority Repair Program: City of Fort Worth, 818 Missouri Avenue, Fort Worth, TX 76104</p> <p>Cowtown Brush Up: Trinity Habitat for Humanity, 9333 N. Normandale St., Fort Worth, TX 76116</p> <p>Preserve-A-Home: Trinity Habitat for Humanity, 9333 N. Normandale St., Fort Worth, TX 76116</p>
<p>Planned Activities</p>	<p>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.</p> <p>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.</p> <p>Habitat’s PAH program provides exterior home repair services to homes occupied by low to moderate income homeowners. Repairs include sidings, roofs, windows, doors, and painting. May also include Lead Hazard Reduction and Risk assessment costs.</p>

4	Project Name	20-21 Rental Rehabilitation
	Target Area	Citywide
	Goals Supported	Targeted Neighborhood Revitalization
	Needs Addressed	Neighborhood Revitalization
	Funding	\$----
	Description	N/A
	Target Date	09/30//2021
	Estimate the number and type of families that will benefit from the proposed activities	N/A – No currently proposed activities for this program year
	Location Description	N/A – No currently proposed activities for this program year
	Planned Activities	N/A – No currently proposed activities for this program year
5	Project Name	20-21 Accessibility Improvements
	Target Area	Citywide
	Goals Supported	Improve Accessibility of Public / Private Spaces
	Needs Addressed	Public and Private Accessibility Improvements
	Funding	CDBG: \$115,000
	Description	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.
	Target Date	09/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	REACH: 65 low-to-moderate income disabled homeowners
	Location Description	REACH, 1000 Macon St., Fort Worth, TX 76102

	Planned Activities	REACH: Funds will pay for materials, building permits, and contract labor for the installation of ramps, handrails, and grab bars.
6	Project Name	20-21 Poverty Reduction Programs
	Target Area	Citywide
	Goals Supported	Poverty Reduction and Household Stabilization
	Needs Addressed	Poverty Reduction and Self-Sufficiency Support
	Funding	CDBG: \$240,000
	Description	<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>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>Guardianship Services: The “Financial Exploitation Prevention Workshops in the City of Fort Worth” is a series of instructional workshops conducted in different locations throughout the City of Fort Worth, based upon “Money Smart for Older Adults” and "Savvy Saving Seniors, Steps to Avoiding Scams." Guardianship Services Inc.’s Financial Exploitation Prevention Center (FEPC) will also assist those who need additional help or have experienced financial exploitation by connecting them to partner resources and referring them directly to Adult Protective Services and the Tarrant County Criminal District Attorney for investigation.</p>
	Target Date	09/30/2021

	Estimate the number and type of families that will benefit from the proposed activities	<p>The Ladder Alliance: 186 low-to-moderate income persons</p> <p>Goodwill: 110 low-to-moderate income persons</p> <p>Guardianship Services: 210 low-to-moderate income persons</p> <p>TOTAL: 505 low-mod persons</p>
	Location Description	<p>Program services will be offered at the following locations:</p> <p><u>The Ladder Alliance</u></p> <p>One Safe Place, 1100 Hemphill Street, Suite 302, Fort Worth, TX 76104</p> <p>Opening Doors for Women In Need, 3600 Horne Street, Fort Worth, TX 76107</p> <p><u>Goodwill</u></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>Salvation Army, 1855 E. Lancaster Ave., Fort Worth, TX 76103</p> <p>Riverside Community Center, 3700 E. Belknap St., Fort Worth, TX 76111</p> <p>Wesley United Center, 3600 N. Crump St., Fort Worth, TX 76106</p> <p>Bethlehem Center, 951 Evans Avenue, Fort Worth, TX 76104</p> <p><u>Guardianship Services</u></p> <p>1125 College Avenue, Fort Worth, TX 76104</p>
	Planned Activities	<p>The Ladder Alliance: Personnel Salaries and Benefits of staff providing job training through basic and advanced computer skills courses</p> <p>Goodwill: Personnel Salaries and Benefits for staff providing intensive employment services to residents experiencing homelessness and unemployment or underemployment</p> <p>Guardianship Services: Personnel Salaries and Benefits of staff, Facility Operations and Utilities, Legal, Financial, and Insurance</p>
7	Project Name	20-21 Affordable Housing
	Target Area	Citywide
	Goals Supported	Promote Affordable Housing for Renters/Owners

Needs Addressed	Affordable Housing (Renter and Owner)
Funding	CDBG: \$1,344,641 HOME: \$2,681,654
Description	Project will fund housing counseling services, CFW's Homebuyer Assistance Program, CHDO operating expenses, and Polytechnic New Construction Project. Estimated program income of \$75,000 to be allocated to CFW Homebuyer Assistance Program and/or administrative costs.
Target Date	09/30/2021
Estimate the number and type of families that will benefit from the proposed activities	385 low-to-moderate income families served with Housing Counseling & Education 75 low-to-moderate income families served with City of Fort Worth Homebuyer Assistance Program 4 low-to-moderate income families served through Development Corporation of Tarrant County – CHDO Operating/Polytechnic New Construction Project 90 low-to-moderate income families served through Palladium Fain Street Apartments 120 low-to-moderate income seniors served through Columbia Renaissance Square II multifamily housing 123 low-to-moderate income seniors served through Cowan Place multifamily housing
Location Description	Housing Channel, 4200 South Freeway, Tower Suite 307, Fort Worth, TX 76115 Development Corporation of Tarrant County, 1509B South University Drive, Suite 208, Fort Worth, TX 76107 Polytechnic New Construction Project: 2528 Wallace Street, 3732 Avenue J, 3507 Avenue J, 1400 Wallace Street, Fort Worth, TX 76105 Palladium Fain Street Apartments, 4001 Fain Street, Fort Worth, TX 76111 Columbia at Renaissance Square Senior Apartments, 2801 Moresby St., Fort Worth, TX 76119 Cowan Place, 5400 and 5420 E. Rosedale St., Fort Worth, TX 76105

	Planned Activities	<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 75 HAP loans. This includes 75 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>Development Corporation of Tarrant County: CHDO Operating expenses for proposed activities; CHDO Project funds for the Polytechnic New Construction Project.</p> <p>Palladium Fain: acquisition, construction, and/or pre-development costs for 90-unit multifamily housing project</p> <p>Columbia at Renaissance Square Senior Apartments: acquisition, construction, and/or pre-development costs for 120-unit senior housing project</p> <p>Cowan Place: predevelopment costs for 123-unit senior housing project</p>
8	Project Name	20-21 Reading & Educational Support Services
	Target Area	Citywide
	Goals Supported	Children/Youth Training and Mentorship
	Needs Addressed	Educational and Support Service for Children/youth
	Funding	CDBG: \$340,000

	<p>Description</p>	<p>AB Christian Learning Center: Expansion of after school tutoring and reading services to be held at Martin Luther King Community Center for the 2020-21 academic school year for elementary students from designated schools in Stop Six Community.</p> <p>AB Christian Learning Center: Tutoring and mentoring for students in southeast Fort Worth, including students living in 76105, 76112, and 76119, and attending low performing FWISD elementary schools in those zip codes.</p> <p>UCC: United Community Centers will hire two part time teachers to serve in its Educational Enrichment Program (EEP). All literacy instruction is designed to increase reading proficiency for grade level competency by 3rd grade.</p> <p>Read Fort Worth: Read Fort Worth Summer Scholars program provides direct client services focused on prioritizing, high-quality literacy instruction for a targeted population of students who need it most; includes literacy instruction knowledge, staff mentoring/coaching, classroom management support, proctoring program specific literacy assessments, data cleaning/admin support, recruitment support, cross-sector collaboration and partner support</p> <p>Camp Fire First Texas: A safe, healthy, fun and academically rich after school and summer day camp program for children and youth. The research based curriculum focuses on social emotional learning and includes STEAM activities, homework help, outdoor education, reading and literacy development.</p>
	<p>Target Date</p>	<p>09/30/2021</p>
	<p>Estimate the number and type of families that will benefit from the proposed activities</p>	<p>AB Christian Learning Center: 41 children of income-eligible families (After-School Program)</p> <p>AB Christian Learning Center: 144 children of income-eligible families (Children’s Defense Fund Freedom School Summer Reading Program)</p> <p>Camp Fire First Texas: 256 children of income-eligible families</p> <p>United Community Centers: 281 children of income-eligible families</p> <p>Read Fort Worth: 2,442 children of income-eligible families</p>

<p>Location Description</p>	<p><u>AB Christian Learning Center (After School Program):</u> MLK Community Center, 5565 Truman Drive, Fort Worth, TX 76112</p> <p><u>AB Christian Learning Center (Children's Defense Fund Freedom School Summer Reading Program):</u> MLK Community Center, 5565 Truman Drive, Fort Worth, TX 76112</p> <p><u>United Community Centers</u></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> <p><u>Camp Fire First Texas</u></p> <p>IDEA Rise, 3000 South Cherry Lane, Fort Worth, TX, 76116</p> <p>Diamond Hill Station, 2001 East Loraine St., Fort Worth, TX 76106</p> <p>Westcliff Elementary, 4300 Clay Avenue, Fort Worth, TX 76109</p> <p>IDEA Edgecliff, 6701 Crowley Rd., Fort Worth, TX 76134</p> <p><u>Read Fort Worth</u></p> <p>500 N. Main Street, Fort Worth, TX 76164</p>
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	Planned Activities	<p>AB Christian Learning Center (After School Program): Personnel Salaries and Benefits, Direct Assistance (Program Fees)</p> <p>AB Christian Learning Center (Children's Defense Fund Freedom School Summer Reading Program): Personnel Salaries and Benefits, Direct Assistance (Program Fees)</p> <p>United Community Centers: Percentage of salaries program employees operating Educational Enrichment Program, Facility Operations and Utilities, Contract Labor, Field Trips, Teaching Curricula/Supplies</p> <p>ReadFort Worth: Program Staff Salaries, Supplies and Services</p> <p>Camp Fire First Texas: Program Staff Salaries</p>
9	Project Name	20-21 Youth Services
	Target Area	Citywide
	Goals Supported	Children/Youth Training and Mentorship
	Needs Addressed	Educational and Support Service for Children/youth
	Funding	CDBG: \$75,000
	Description	<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 & self-confidence, lack of support at home, lack of interest in school, poor academic performance, poor study habits & time management, substance abuse, anger, aggressive behavior, early sexual behavior, teen pregnancy, and other barriers to academic and personal success.</p>
	Target Date	09/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	Girls Inc. of Tarrant County: 240 youth of income-eligible families

	<p>Location Description</p>	<p><u>Girls Incorporated of Tarrant County</u></p> <p>Diamond Hill Community Center, 1701 NE 36th St., Fort Worth, TX 76106</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 NE 35th St, Fort Worth, TX 76106</p>
	<p>Planned Activities</p>	<p>Funds will be used for the following activities:</p> <p>Girls Incorporated of Tarrant County: Salaries for staff serving students in the North Side area with educational support, life skills training, and professional mentoring</p>
<p>10</p>	<p>Project Name</p>	<p>20-21 Aging In Place</p>
	<p>Target Area</p>	<p>Citywide</p>
	<p>Goals Supported</p>	<p>Support programming for Aging-In-Place</p>
	<p>Needs Addressed</p>	<p>Aging-In-Place</p>
	<p>Funding</p>	<p>CDBG: \$186,814</p>

	<p>Description</p>	<p>PSA Aging In Place programs will provide meals, transportation, case management, financial education and other services to seniors in Fort Worth.</p> <p>Sixty and Better (Health and Wellness Program Expansion): The direct client service that will be provided is education for older adults on how to navigate the aging process. This education will help participants learn to stay physically, mentally, and financially healthy—helping them to age in place.</p> <p>Sixty and Better (Transportation Program): The direct client services provided by the Sixty and Better Transportation Program is accessible and affordable transit to neighborhood older adult activity centers for Fort Worth residents age 62+. The targeted service area is older adult activity centers located in Fort Worth, most in low-income neighborhoods.</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>Target Date</p>	<p>09/30/2021</p>
	<p>Estimate the number and type of families that will benefit from the proposed activities</p>	<p>Sixty and Better (Health and Wellness): 310 presumed benefit seniors</p> <p>Sixty and Better (Transportation): 310 presumed benefit seniors</p> <p>Meals On Wheels: 1663 presumed benefit seniors and/or severely disabled</p>

<p>Location Description</p>	<p>Program services will be offered at the following locations:</p> <p><u>Sixty and Better (Health & Wellness Expansion):</u></p> <p>Sixty and Better Central Office, 1400 Circle Drive, Suite 300, Fort Worth, TX 76119</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>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><u>Sixty and Better (Transportation):</u></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>
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	<p>Location Description</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><u>Meals on Wheels</u></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>Planned Activities</p>	<p>Sixty and Better (Health and Wellness Expansion): Program Staff Salaries, Aging Mastery Program® Books, Volunteer Stipends</p> <p>Sixty and Better (Transportation Program): Program staff salaries, Senior transportation providers</p> <p>Meals on Wheels: Portion of the cost of meals provided for homebound elderly and disabled Fort Worth residents who meet eligibility requirements</p>

11	Project Name	20-21 Neighborhood Revitalization
	Target Area	Citywide
	Goals Supported	Targeted Neighborhood Revitalization
	Needs Addressed	Neighborhood Revitalization
	Funding	\$ ----
	Description	N/A - No currently proposed activities for this program year
	Target Date	09/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	N/A - No currently proposed activities for this program year
	Location Description	N/A - No currently proposed activities for this program year
	Planned Activities	N/A - No currently proposed activities for this program year
12	Project Name	20-21 CDBG Homeless Services
	Target Area	Citywide
	Goals Supported	Homeless Services
	Needs Addressed	Services and Housing for Homeless
	Funding	CDBG: \$145,000
	Description	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.
	Target Date	09/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	Presbyterian Night Shelter: 601 presumed benefit persons

	Location Description	Presbyterian Night Shelter: Men's Shelter, 2400 Cypress St., Fort Worth, TX 76102 Presbyterian Night Shelter: Women's Shelter, 2401 Cypress St., Fort Worth, TX 76102
	Planned Activities	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	Project Name	20-21 ESG Homeless Services
	Target Area	Citywide
	Goals Supported	Homeless Services
	Needs Addressed	Services and Housing for Homeless
	Funding	ESG: \$638,858
	Description	<p>Presbyterian Night Shelter: 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 & 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>SafeHaven of Tarrant County: 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>Description (cont'd.)</p>	<p>True Worth Place: SHELTER - provides for the basic needs of the homeless including shelter, food, clothing, showers, and access to case management</p> <p>Salvation Army: 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>Center for Transforming Lives: RAPID REHOUSING - Rapid Rehousing program will provide case management for rapid rehousing clients. Comprehensive support services are customized for each client.</p>
<p>Target Date</p>	<p>09/30/2021</p>
<p>Estimate the number and type of families that will benefit from the proposed activities</p>	<p><u>SHELTER</u></p> <p>Presbyterian Night Shelter: 2536 clients SafeHaven of Tarrant County: 688 clients True Worth Place: 5,000 clients</p> <p><u>PREVENTION</u></p> <p>Salvation Army: 90 clients</p> <p><u>RAPID REHOUSING</u></p> <p>Center for Transforming Lives: 55 clients</p>
<p>Location Description</p>	<p>Presbyterian Night Shelter, 2400 Cypress St., Fort Worth, TX 76102</p> <p>SafeHaven of Tarrant County, 1100 Hemphill St., Fort Worth, TX 76104</p> <p>True Worth Place, 1513 E. Presidio St., Fort Worth, TX 76102</p> <p>The Salvation Army, 1855 E. Lancaster Avenue, Fort Worth, TX 76103</p> <p>Center for Transforming Lives, 512 W. 4th St., Fort Worth, TX 76102</p>

	Planned Activities	ESG funds will be allocated as follows: ESG Administrative Costs (7.5%):\$47,914 Shelter Services: Presbyterian Night Shelter - \$131,315 True Worth Place - \$177,000 Safe Haven of Tarrant County - \$75,000 Prevention: Salvation Army - \$107,629 Rapid Re-Housing: Center for Transforming Lives: \$100,000 TOTAL: \$638,858
14	Project Name	20-21 HOPWA Homeless Services
	Target Area	Citywide
	Goals Supported	Homeless Services
	Needs Addressed	Services and Housing for Homeless
	Funding	HOPWA: \$50,878
	Description	The funds will pay the salary and fringe benefits and support costs to oversee the HOPWA Program.
	Target Date	09/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	N/A – Program Administration
	Location Description	City of Fort Worth Neighborhood Services Department, 908 Monroe St., Fort Worth, TX 76102
Planned Activities	Funds will be used to pay for salaries, fringe benefits, insurance, supplies, and associated costs to administer and oversee the HOPWA Program.	
15	Project Name	20-21 HOPWA - AIDS Outreach Center
	Target Area	Citywide
	Goals Supported	Homeless Services
	Needs Addressed	Services and Housing for Homeless

	Funding	HOPWA: \$230,000
	Description	AIDS Outreach Center (AOC) has proposed to facilitate Short-Term Rent, Mortgage & Utilities Assistance (STRMU) 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 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.
	Target Date	09/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	90 HOPWA-eligible clients
	Location Description	AIDS Outreach Center, 400 North Beach St., Fort Worth, TX 76111
	Planned Activities	Funds will be used to pay for salaries, fringe benefits, insurance, supplies, and associated costs to administer and oversee the HOPWA Program.
16	Project Name	20-21 HOPWA - Tarrant County Samaritan House
	Target Area	Citywide
	Goals Supported	Homeless Services
	Needs Addressed	Services and Housing for Homeless
	Funding	HOPWA: \$738,649

<p>Description</p>	<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 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. 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 services, 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. 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. The Program will provide services to HOPWA-Eligible clients residing in Tarrant, Johnson, Parker, Wise, Hood and Somervell counties.</p>
<p>Target Date</p>	<p>09/30/2021</p>
<p>Estimate the number and type of families that will benefit from the proposed activities</p>	<p>99 HOPWA-eligible clients</p>
<p>Location Description</p>	<p>Tarrant County Samaritan Housing, 929 Hemphill St., Fort Worth, TX 76104</p>

	Planned Activities	<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 St, 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>
17	Project Name	20-21 HOPWA - Community Action Partners
	Target Area	Citywide
	Goals Supported	Homeless Services
	Needs Addressed	Services and Housing for Homeless
	Funding	HOPWA: \$676,399
	Description	The Program provides supportive services and Tenant Based Rental Assistance (TBRA) to HOPWA-Eligible clients residing in Tarrant, Johnson, Parker, Wise, Hood, and Somervell counties.
	Target Date	09/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	60 HOPWA-eligible clients
	Location Description	Community Action Partners (Central Intake), 4200 S. Freeway, Suite 2300, Fort Worth, TX 76115
Planned Activities	The funds will provide administrative support and tenant-based rental assistance with supportive services for HOPWA-eligible clients. HOPWA funds will pay for staff salaries and fringe benefit costs, training, and related essential supplies and transportation costs.	

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 (PRP) and Cowtown Brush Up (CTBU) 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 the City's Neighborhood Improvement Areas - Stop Six, Ash Crescent, and Northside as well as the newly identified Neighborhood Improvement Area, Rosemont. 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. Attached maps show actual locations of 2020-21 year affordable housing projects proposed.

The City has made a multi-year commitment to provide funds to a targeted revitalization project sponsored by Fort Worth Housing Solutions in the Stop Six/Cavile Place neighborhood. A total of \$6.25 million was committed by City Council in CDBG and HOME funds over a period of six years.

Geographic Distribution

Target Area	Percentage of Funds
Citywide	90

Table 8 - 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 this area 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 Riverside neighborhood due to the potential for successful redevelopment in this areas (many vacant properties and location near downtown/major freeway).

New single family infill development planned for the Ash Crescent neighborhood and Polytechnic neighborhood will also take advantage of vacant lots and revitalization efforts going on in those areas. The City's commitment of over \$6 million in CDBG and HOME funds over six years to the Choice Neighborhood Revitalization project in Stop Six in southeast Fort Worth represents the culmination of a long-term partnership with Fort Worth Housing Solutions to promote investment in that area. This \$6 million is part of a \$41 million commitment by the City to support FWHS, which was awarded a \$35 million grant for Choice Neighborhoods implementation in the spring of 2020. The planning process for this project has involved a wide variety of citywide stakeholders over several years as broad community input and support was received. 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 located. 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.

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 2020-21 program year, these priorities will be addressed through the following activities:

Homebuyer assistance for 75 homebuyers (CFW HAP)

New construction of 4 single family homes (Polytechnic New Construction Project – DCTC)

Home repairs for 370 low income homeowners (Cowntown Brush Up/PRP/PAH)

Housing accessibility improvements for 65 disabled owners and renters (REACH)

Facility-based housing subsidy assistance to 54 households of persons with HIV/AIDS (Tarrant County Samaritan Housing SRO)

Rental assistance to 73 households of persons with HIV/AIDS (TBRA – CAP/ Tarrant County Samaritan House)

Short-term rental, mortgage, and utility assistance to 90 households of persons with HIV/AIDS (STRMU – AOC)

Rapid Rehousing rental assistance to 55 homeless households (CTL)

Homeless Prevention one-time rental assistance to 90 persons/ households (Salvation Army)

There are three affordable multi-family housing project, representing 333 units, proposed with this Action Plan. They are Palladium Fain Street Apartments, Columbia at Renaissance Senior Housing, and Cowan Place.

One Year Goals for the Number of Households to be Supported	
Homeless	55
Non-Homeless	937
Special-Needs	217
Total	1,209

Table 9 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	362
The Production of New Units	337
Rehab of Existing Units	435
Acquisition of Existing Units	75
Total	1,209

Table 10 - 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 6 includes Rapid Rehousing rental assistance).

The City proposes to assist two new affordable housing development projects and provide ongoing operating support for a previous year project with federal funds in this 2020-21 Action Plan:

HOME funds will be allocated to Development Corporation of Tarrant County (DCTC), a Community Housing Development Organization (CHDO), for the development of four (4) single family homes in the Polytechnic neighborhood. In addition, CHDO Operating funds will be allocated to DCTC for this project.

CDBG funds will also be allocated to Palladium Fain Street, Ltd. for the development of Palladium Fain Street Apartments, a multifamily housing project, located in the Northside area of Fort Worth, which will include a 90-unit complex with nine market rate units. Both CDBG and HOME funds

have been allocated to support the Fort Worth Housing Solutions' Choice Neighborhood Grant application, awarded in April 2020. The City has committed a total of \$1,250,000 (\$750,000 CDBG/\$500,000 HOME) to support the Stop Six Choice Neighborhood Transformation Plan. This plan includes three key areas: The Housing Plan, The Neighborhood Plan, and The People Plan.

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 2020 and September 2021 (an estimated \$75,000) will be dedicated to the Homebuyer Assistance Program and/or for costs associated with administration of the HOME grant.

AP-60 Public Housing – 91.220(h)

Introduction

Fort Worth Housing Solutions addresses the need for affordable housing in Fort Worth through a number of initiatives. It is transitioning out of HUD's public housing program in an effort to deconcentrate poverty and improve opportunities for Fort Worth residents. This will be undertaken through the Rental Demonstration (RAD) program which offers affordable living in a variety of quality apartments across Fort Worth. Tenants pay 30 percent of their adjusted income for rent in this program.

Through RAD, the agency is converting the public housing units at Butler Place Apartments into project-based rental assistance contracts. Approximately 75% of Butler's residents have been relocated to their replacement units in mixed-income communities in high opportunity areas. Completion is anticipated by the end of 2020.

FWHS submitted a HUD Choice Neighborhood Implementation Grant application in early November 2019 and was notified of its success in being awarded the grant in April 2020. The \$35 million federal investment is anticipated to generate nearly \$354 million in development and improvements in the Stop Six Neighborhood. Part of this plan includes the replacement of 300 existing public housing units at J.A. Cavile Place, a conventional public housing property located in the historic Stop Six community. There will be 990 mixed-income rental units developed in six phases of housing development. As a part of this plan, City of Fort Worth has committed \$1,250,000 (\$750,000 CDBG/\$500,000 HOME) of 2020-2021 Action Plan funds to this project. In addition to rental units, the plan includes the construction of a Neighborhood Hub with co-located recreational, educational, health and safety services; and the provision of case management and educational, health and economic mobility services for Cavile residents.

FWHS also owns and manages scattered site units consisting of duplexes that are located throughout the City of Fort Worth.

Through acquisitions, rehabilitation and new construction, the agency is expanding its portfolio of affordable and mixed-income properties. It is also working with private developers utilizing Project-Based Vouchers to provide affordable units, including Permanent Supportive Housing units for persons experiencing homelessness. The agency's portfolio includes 40 properties (funded primarily through Low Income Housing Tax Credits and similar programs).

FWHS's current portfolio of units and vouchers includes: 617 Public Housing Units remaining as of June 23, 2020; 547 RAD (Rental Assistance Demonstration) units closed by end of 2020; 5,883 Affordable housing units; 769 Market rate units; and 6061 Assisted Housing vouchers. A total 717 units are under construction, with 538 affordable.

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 both public housing and RAD residents are addressed with an array of supportive services, including Family Self-Sufficiency and Homeownership programs, job fairs, employment round-tables, free adult basic education and GED classes, a four-star accredited childcare program, and a summer music camp for children.

The City of Fort Worth supports FWHS revitalization efforts proposed for the Cavile Place neighborhood, as well as future 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

Hometown at Matador Senior Housing – 198 units

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

- (1) Close remaining transactions for the RAD conversions of Butler Place Apartments;
- (2) Relocate remaining residents at Butler Place to RAD units at mixed-income apartment communities;
- (3) Implement the plans outlined in the Stop Six Choice Neighborhood Transformation Plan, including continuing the collaborative and Comprehensive redevelopment plan for Cavile Place and surrounding neighborhood;
- (4) Continue to increase portfolio in order to meet the need for affordable and workforce housing units.

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

Fort Worth Housing Solutions offers a Homeownership program to qualified Housing Choice Voucher participants. In this HUD program, eligible participants may purchase a home and use their vouchers for mortgage expenses, which includes principal, interest, taxes, homeowners insurance and a utility allowance. A total of 220 homes have been purchased through the Homeownership program since it began in 2003, and several hundred are in the pipeline.

Additionally, the agency sponsors and actively participates in the City of Fort Worth's annual Housing Summit, which is open to public housing residents, voucher participants, others receiving housing assistance, as well as the general public.

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

FWHS is wrapping up its participation in HUD's public housing program due to its conversion to HUD's Rental Assistance Demonstration (RAD) program, and is therefore presently appealing the latest HUD-issued designation. However, regardless of the results of the appeal, there will be no impact to the financial assistance received from HUD.

Discussion

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

- Increase landlord participation in Housing Choice Voucher programs
- Apply for special purpose vouchers targeted to the homeless, elderly, and families with disabilities
- Build more developer partnerships in order to increase supply of affordable housing in Fort Worth utilizing mixed finance strategies

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 the website at <http://www.fwhs.org/>.

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

Introduction

The City of Fort Worth works closely with the Continuum of Care to fund programs which reduce and end homelessness. The City expands the capacity of the CoC by funding permanent supportive housing and rapid rehousing programs. The City also addresses system needs through funding a critical documents clerk, Direct Client Service Fund, Veterans Housing Fund, overflow shelter and system navigators.

Mayor Betsy Price is a member of the leadership council on the Continuum of Care. She is briefed regularly and asked for input particularly on the strategic plan. The City is also represented on the membership council of the Continuum of Care and on numerous committees. This close working relationship provides the City the opportunity to be responsive to system needs and adjust funding to support the homeless system.

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 partners with seven Continuum of Care agencies that have street outreach teams that serve the Fort Worth area: Catholic Charities, John Peter Smith Hospital, My Health, My Resources of Tarrant County, Veterans Administration, ACH Child and Family Services, Endeavors, and Hands of Hope. These outreach teams provide services to unsheltered homeless persons to connect them to stable housing. The outreach teams work individually with clients to conduct HUD and ViSPADT assessments in accordance with the Continuum of Care's Coordinated Assessment System.

There are two general teams: Hands of Hope and Catholic Charities' Street Outreach Services (SOS) teams.

The local public hospital, John Peter Smith, has an outreach team focused on unsheltered clients with medical needs. They often treat people in the field and refer to more intensive medical services. The local mental health authority, My Health, My Resources, has an outreach team which specializes in evaluating and treating unsheltered clients with addiction and/or mental health needs.

There are two agencies with outreach teams that specialize in veteran services, Veterans Administration and Endeavors.

ACH Child and Family Services outreach team HOPE provides outreach and case management

services to runaway and homeless youth.

Through ESG, the City provides some funding to True Worth Place, a centralized resource center that unsheltered individuals utilize during the day to gain access to a variety of services such as medical, mental health, employment and housing.

Addressing the emergency shelter and transitional housing needs of homeless persons

The City provides continued ESG Funding for emergency shelters and homeless service agencies to maintain the core safety net. Agencies being recommended for ESG funding in the 2020-21 Action Plan to provide these services include the Presbyterian Night Shelter, True Worth Place and Safe Haven of Tarrant County. From September 2019 through February 2020, the City funded overflow emergency shelter beds – 40 for families/women and 80 for men.

The City, through its Directions Home program, will also fund 100 overflow beds from June 1, 2020-March 31, 2021, to reduce the unsheltered population and connect people to opportunities for one-time assistance.

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

- Participation in and support for the Continuum of Care process

Funding of homelessness prevention services through ESG is a City goal that any sub-recipient receiving federal funds to benefit persons experiencing homelessness 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.

For 2020-21, homeless prevention and rapid rehousing funds will be provided to The Salvation Army and the Center for Transforming Lives.

The City's Housing Finance Corporation supports the development and operations of Permanent Supportive Housing (PSH) by incentivizing developers to dedicated units to PSH.

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 supports development of additional Permanent Supportive Housing (PSH) units and gives Consolidated Plan Certifications to affordable housing projects with PSH components. The City also provides general fund dollars for planning work of the Continuum of Care by TCHC, which works to improve coordination and planning in the local homeless service system. The City also provides matching funds for navigators to help clients quickly locate units. Directions Home funding also serves as matching funds and leverage annually for programs that re-house homeless persons and shortens the average length of stay in local homeless shelters. The City, through Directions Home, funds two permanent supportive housing programs and provides mental health services for those clients. Directions Home also funds two rapid rehousing programs which quickly house mainly families and some individuals and provides short term rental assistance and case management. Directions Home has a veterans housing fund which incentivizes landlords to accept veterans with high housing barriers. Directions Home funds the Direct Client Service Fund that assist individuals with deposit, administrative fees and rent to quickly housed individuals that have income and need assistance to obtain housing. Directions Home also funds two new programs

starting April 1, 2019. Rapid exit is intended to provide one time move in assistance and to connect people to employment. A reducing family homeless program focusing on diversion and rapid exit has also begun.

Discussion:

City's ESG funding (\$638,858) and homeless-related CDBG funding (\$145,000) represent only a small portion of homeless resources, as a majority of federal and local funding to assist this population comes from HUD through the Continuum of Care (approximately \$13 million annually) and the Directions Home program supported with City general fund dollars.

AP-70 HOPWA Goals– 91.220 (1) (3)

One year goals for the number of households to be provided housing through the use of HOPWA for:	
Short-term rent, mortgage, and utility assistance to prevent homelessness of the individual or family	90
Tenant-based rental assistance	73
Units provided in permanent housing facilities developed, leased, or operated with HOPWA funds	54
Units provided in transitional short-term housing facilities developed, leased, or operated with HOPWA funds	0
Total	217

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. Continued coordination with FWHS and FWHFC in 2020-21 will help 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 affordable housing provides 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

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. 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.

The EnVision Center at MLK is in its second year of operations and is primarily focused on providing services to the Stop Six community, but is available to persons throughout Tarrant County. Programs offered include Tuition Assistance Program and online workshops for entrepreneurs and job seekers, in partnership with Google. Clients are also eligible for rental and utility assistance in partnership with Community Action Partners.

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 2020-21 program year include the following:

- Polytechnic New Construction Project, 4 single-family homes for low-to-moderate homebuyers
- Palladium Fain Multifamily Housing, 90 rental units with 10% (9 units) market rate units.

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 215 housing units: an estimated 45 of these will be completed during the 2020-21 program year using grant and CDBG matching funds;
- Inspections of 230 housing units to determine the presence of lead-based paint hazards: an estimated 80 of these will be completed during the 2020-21 program year;
- Delivery of 150 community outreach/education events: at least 50 of these events (non-traditional outreach events, i.e. Webinars, Online Ads due to COVID and Social Distancing) will be held during the 2020-21 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 EnVision Center, operated through the Community Services Division of Neighborhood Services, provide funding for job training, certifications, uniforms, and work-related tools and supplies for low-to-moderate income individuals in the Stop Six neighborhood. The City will continue to seek additional resources to continue this effort.

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.

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.

Program Specific Requirements

AP-90 Program Specific Requirements – 91.220(l) (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, and 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 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, eligible costs, reporting requirements, and other policies. Applicants must demonstrate that they serve low-to-moderate income families; HOPWA sponsors must also 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, and regulatory compliance with any previous City contract. The projects or programs proposed must also meet one of the City's Consolidated Plan goals. 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. During the 2020-21 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 2020-21 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	150,000
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
Total Program Income:	150,000

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.	0.00%

HOME Investment Partnership Program (HOME)
Reference 24 CFR 91.220(1) (2)

1. 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).

2. 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 \$20,000, 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 up to \$14,999; up to 10 years \$15,000 and higher); 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

More detailed information is provided below in the response to Question 3 to address additional HOME resale/recapture guidelines, specifically regarding affordability of units, purchasing limits, and allocations.

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:

HOME Refinancing Guidelines attached

Emergency Solutions Grant (ESG) Reference 91.220(1) (4)

1. Include written standards for providing ESG assistance (may include as attachment)

ESG written standards attached

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) will be

allocated

The City uses a Request for Proposals (RFP) process for federal funding that includes scoring criteria, guidelines and submission requirements; since 2018, the City has used the ZoomGrants online application software. 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 application via ZoomGrants 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.

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
 - Directions Home staff works close with the CoC and communicates priorities to Neighborhood Services Department staff responsible for overseeing the ESG allocation process. For the 2020-21 program year, Directions Home staff was directly involved in setting priorities for ESG allocations through the annual RFP process which selects ESG subrecipients.
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.

Application for Federal Assistance SF-424								
* 1. Type of Submission: <input type="checkbox"/> Preapplication <input checked="" type="checkbox"/> Application <input type="checkbox"/> Changed/Corrected Application			* 2. Type of Application: <input type="checkbox"/> New <input checked="" type="checkbox"/> Continuation <input type="checkbox"/> Revision			* If Revision, select appropriate letter(s): _____ * Other (Specify): _____		
* 3. Date Received: _____			4. Applicant Identifier: _____					
5a. Federal Entity Identifier: _____			5b. Federal Award Identifier: B-20-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: Victor		_____				
Middle Name: T.		_____						
* Last Name: Turner		_____						
Suffix:		_____						
Title: Director								
Organizational Affiliation: _____								
* Telephone Number: 817-392-7540			Fax Number: 817-392-7428					
* Email: Victor.Turner@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 (2020-2021 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	7,412,093.00
* b. Applicant	
* c. State	
* d. Local	
* e. Other	
* f. Program Income	75,000.00
* g. TOTAL	7,487,093.00

* 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:

ASSURANCES - CONSTRUCTION PROGRAMS

OMB Number: 4040-0009
Expiration Date: 02/28/2022

Public reporting burden for this collection of information is estimated to average 15 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Office of Management and Budget, Paperwork Reduction Project (0348-0042), Washington, DC 20503.


PLEASE DO NOT RETURN YOUR COMPLETED FORM TO THE OFFICE OF MANAGEMENT AND BUDGET. SEND IT TO THE ADDRESS PROVIDED BY THE SPONSORING AGENCY.

NOTE: Certain of these assurances may not be applicable to your project or program. If you have questions, please contact the Awarding Agency. Further, certain Federal assistance awarding agencies may require applicants to certify to additional assurances. If such is the case, you will be notified.

As the duly authorized representative of the applicant, I certify that the applicant:

1. Has the legal authority to apply for Federal assistance, and the institutional, managerial and financial capability (including funds sufficient to pay the non-Federal share of project costs) to ensure proper planning, management and completion of project described in this application.
2. Will give the awarding agency, the Comptroller General of the United States and, if appropriate, the State, the right to examine all records, books, papers, or documents related to the assistance; and will establish a proper accounting system in accordance with generally accepted accounting standards or agency directives.
3. Will not dispose of, modify the use of, or change the terms of the real property title or other interest in the site and facilities without permission and instructions from the awarding agency. Will record the Federal awarding agency directives and will include a covenant in the title of real property acquired in whole or in part with Federal assistance funds to assure non-discrimination during the useful life of the project.
4. Will comply with the requirements of the assistance awarding agency with regard to the drafting, review and approval of construction plans and specifications.
5. Will provide and maintain competent and adequate engineering supervision at the construction site to ensure that the complete work conforms with the approved plans and specifications and will furnish progressive reports and such other information as may be required by the assistance awarding agency or State.
6. Will initiate and complete the work within the applicable time frame after receipt of approval of the awarding agency.
7. Will establish safeguards to prohibit employees from using their positions for a purpose that constitutes or presents the appearance of personal or organizational conflict of interest, or personal gain.
8. Will comply with the Intergovernmental Personnel Act of 1970 (42 U.S.C. §§4728-4763) relating to prescribed standards of merit systems for programs funded under one of the 19 statutes or regulations specified in Appendix A of OPM's Standards for a Merit System of Personnel Administration (5 C.F.R. 900, Subpart F).
9. Will comply with the Lead-Based Paint Poisoning Prevention Act (42 U.S.C. §§4801 et seq.) which prohibits the use of lead-based paint in construction or rehabilitation of residence structures.
10. Will comply with all Federal statutes relating to non-discrimination. These include but are not limited to: (a) Title VI of the Civil Rights Act of 1964 (P.L. 88-352) which prohibits discrimination on the basis of race, color or national origin; (b) Title IX of the Education Amendments of 1972, as amended (20 U.S.C. §§1681 1683, and 1685-1686), which prohibits discrimination on the basis of sex; (c) Section 504 of the Rehabilitation Act of 1973, as amended (29 U.S.C. §794), which prohibits discrimination on the basis of handicaps; (d) the Age Discrimination Act of 1975, as amended (42 U.S.C. §§6101-6107), which prohibits discrimination on the basis of age; (e) the Drug Abuse Office and Treatment Act of 1972 (P.L. 92-255), as amended relating to nondiscrimination on the basis of drug abuse; (f) the Comprehensive Alcohol Abuse and Alcoholism Prevention, Treatment and Rehabilitation Act of 1970 (P.L. 91-616), as amended, relating to nondiscrimination on the basis of alcohol abuse or alcoholism; (g) §§523 and 527 of the Public Health Service Act of 1912 (42 U.S.C. §§290 dd-3 and 290 ee 3), as amended, relating to confidentiality of alcohol and drug abuse patient records; (h) Title VIII of the Civil Rights Act of 1968 (42 U.S.C. §§3601 et seq.), as amended, relating to nondiscrimination in the sale, rental or financing of housing; (i) any other nondiscrimination provisions in the specific statute(s) under which application for Federal assistance is being made; and (j) the requirements of any other nondiscrimination statute(s) which may apply to the application.

11. Will comply, or has already complied, with the requirements of Titles II and III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (P.L. 91-646) which provide for fair and equitable treatment of persons displaced or whose property is acquired as a result of Federal and federally-assisted programs. These requirements apply to all interests in real property acquired for project purposes regardless of Federal participation in purchases.
12. Will comply with the provisions of the Hatch Act (5 U.S.C. §§1501-1508 and 7324-7328) which limit the political activities of employees whose principal employment activities are funded in whole or in part with Federal funds.
13. Will comply, as applicable, with the provisions of the Davis-Bacon Act (40 U.S.C. §§276a to 276a-7), the Copeland Act (40 U.S.C. §276c and 18 U.S.C. §874), and the Contract Work Hours and Safety Standards Act (40 U.S.C. §§327-333) regarding labor standards for federally-assisted construction subagreements.
14. Will comply with flood insurance purchase requirements of Section 102(a) of the Flood Disaster Protection Act of 1973 (P.L. 93-234) which requires recipients in a special flood hazard area to participate in the program and to purchase flood insurance if the total cost of insurable construction and acquisition is \$10,000 or more.
15. Will comply with environmental standards which may be prescribed pursuant to the following: (a) institution of environmental quality control measures under the National Environmental Policy Act of 1969 (P.L. 91-190) and Executive Order (EO) 11514; (b) notification of violating facilities pursuant to EO 11738; (c) protection of wetlands pursuant to EO 11990; (d) evaluation of flood hazards in floodplains in accordance with EO 11988; (e) assurance of project consistency with the approved State management program developed under the Coastal Zone Management Act of 1972 (16 U.S.C. §§1451 et seq.); (f) conformity of Federal actions to State (Clean Air) implementation Plans under Section 176(c) of the Clean Air Act of 1955, as amended (42 U.S.C. §§7401 et seq.); (g) protection of underground sources of drinking water under the Safe Drinking Water Act of 1974, as amended (P.L. 93-523); and, (h) protection of endangered species under the Endangered Species Act of 1973, as amended (P.L. 93-205).
16. Will comply with the Wild and Scenic Rivers Act of 1968 (16 U.S.C. §§1271 et seq.) related to protecting components or potential components of the national wild and scenic rivers system.
17. Will assist the awarding agency in assuring compliance with Section 106 of the National Historic Preservation Act of 1966, as amended (16 U.S.C. §470), EO 11593 (identification and protection of historic properties), and the Archaeological and Historic Preservation Act of 1974 (16 U.S.C. §§469a-1 et seq).
18. Will cause to be performed the required financial and compliance audits in accordance with the Single Audit Act Amendments of 1996 and OMB Circular No. A-133, "Audits of States, Local Governments, and Non-Profit Organizations."
19. Will comply with all applicable requirements of all other Federal laws, executive orders, regulations, and policies governing this program.
20. Will comply with the requirements of Section 106(g) of the Trafficking Victims Protection Act (TVPA) of 2000, as amended (22 U.S.C. 7104) which prohibits grant award recipients or a sub-recipient from (1) Engaging in severe forms of trafficking in persons during the period of time that the award is in effect (2) Procuring a commercial sex act during the period of time that the award is in effect or (3) Using forced labor in the performance of the award or subawards under the award.

SIGNATURE OF AUTHORIZED CERTIFYING OFFICIAL	TITLE
	Assistant City Manager
APPLICANT ORGANIZATION	DATE SUBMITTED
City of Fort Worth	8/4/2020

Application for Federal Assistance SF-424

* 1. Type of Submission: <input type="checkbox"/> Preapplication <input checked="" type="checkbox"/> Application <input type="checkbox"/> Changed/Corrected Application	* 2. Type of Application: <input type="checkbox"/> New <input checked="" type="checkbox"/> Continuation <input type="checkbox"/> Revision	* If Revision, select appropriate letter(s): _____ * Other (Specify): _____
---	---	--

* 3. Date Received: _____	4. Applicant Identifier: _____
-------------------------------------	--

5a. Federal Entity Identifier: _____	5b. Federal Award Identifier: M-20-MC-48-0204
--	---

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): 75-600528	* 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: Victor
Middle Name: T.	_____
* Last Name: Turner	_____
Suffix: _____	_____
Title: Director	_____
Organizational Affiliation: _____	_____
* Telephone Number: 817-392-7540	Fax Number: 817-392-7428
* Email: Victor.Turner@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 Partnerships 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 (2020-2021 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	2,896,282.00
* b. Applicant	
* c. State	
* d. Local	
* e. Other	
* f. Program Income	75,000.00
* g. TOTAL	2,971,282.00

* 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:

ASSURANCES - CONSTRUCTION PROGRAMS

OMB Number: 4040-0009
Expiration Date: 02/28/2022

Public reporting burden for this collection of information is estimated to average 15 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Office of Management and Budget, Paperwork Reduction Project (0348-0042), Washington, DC 20503.


PLEASE DO NOT RETURN YOUR COMPLETED FORM TO THE OFFICE OF MANAGEMENT AND BUDGET. SEND IT TO THE ADDRESS PROVIDED BY THE SPONSORING AGENCY.

NOTE: Certain of these assurances may not be applicable to your project or program. If you have questions, please contact the Awarding Agency. Further, certain Federal assistance awarding agencies may require applicants to certify to additional assurances. If such is the case, you will be notified.

As the duly authorized representative of the applicant, I certify that the applicant:

1. Has the legal authority to apply for Federal assistance, and the institutional, managerial and financial capability (including funds sufficient to pay the non-Federal share of project costs) to ensure proper planning, management and completion of project described in this application.
2. Will give the awarding agency, the Comptroller General of the United States and, if appropriate, the State, the right to examine all records, books, papers, or documents related to the assistance; and will establish a proper accounting system in accordance with generally accepted accounting standards or agency directives.
3. Will not dispose of, modify the use of, or change the terms of the real property title or other interest in the site and facilities without permission and instructions from the awarding agency. Will record the Federal awarding agency directives and will include a covenant in the title of real property acquired in whole or in part with Federal assistance funds to assure non-discrimination during the useful life of the project.
4. Will comply with the requirements of the assistance awarding agency with regard to the drafting, review and approval of construction plans and specifications.
5. Will provide and maintain competent and adequate engineering supervision at the construction site to ensure that the complete work conforms with the approved plans and specifications and will furnish progressive reports and such other information as may be required by the assistance awarding agency or State.
6. Will initiate and complete the work within the applicable time frame after receipt of approval of the awarding agency.
7. Will establish safeguards to prohibit employees from using their positions for a purpose that constitutes or presents the appearance of personal or organizational conflict of interest, or personal gain.
8. Will comply with the Intergovernmental Personnel Act of 1970 (42 U.S.C. §§4728-4763) relating to prescribed standards of merit systems for programs funded under one of the 19 statutes or regulations specified in Appendix A of OPM's Standards for a Merit System of Personnel Administration (5 C.F.R. 900, Subpart F).
9. Will comply with the Lead-Based Paint Poisoning Prevention Act (42 U.S.C. §§4801 et seq.) which prohibits the use of lead-based paint in construction or rehabilitation of residence structures.
10. Will comply with all Federal statutes relating to non-discrimination. These include but are not limited to: (a) Title VI of the Civil Rights Act of 1964 (P.L. 88-352) which prohibits discrimination on the basis of race, color or national origin; (b) Title IX of the Education Amendments of 1972, as amended (20 U.S.C. §§1681 1683, and 1685-1686), which prohibits discrimination on the basis of sex; (c) Section 504 of the Rehabilitation Act of 1973, as amended (29 U.S.C. §794), which prohibits discrimination on the basis of handicaps; (d) the Age Discrimination Act of 1975, as amended (42 U.S.C. §§6101-6107), which prohibits discrimination on the basis of age; (e) the Drug Abuse Office and Treatment Act of 1972 (P.L. 92-255), as amended relating to nondiscrimination on the basis of drug abuse; (f) the Comprehensive Alcohol Abuse and Alcoholism Prevention, Treatment and Rehabilitation Act of 1970 (P.L. 91-616), as amended, relating to nondiscrimination on the basis of alcohol abuse or alcoholism; (g) §§523 and 527 of the Public Health Service Act of 1912 (42 U.S.C. §§290 dd-3 and 290 ee 3), as amended, relating to confidentiality of alcohol and drug abuse patient records; (h) Title VIII of the Civil Rights Act of 1968 (42 U.S.C. §§3601 et seq.), as amended, relating to nondiscrimination in the sale, rental or financing of housing; (i) any other nondiscrimination provisions in the specific statute(s) under which application for Federal assistance is being made; and (j) the requirements of any other nondiscrimination statute(s) which may apply to the application.

11. Will comply, or has already complied, with the requirements of Titles II and III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (P.L. 91-646) which provide for fair and equitable treatment of persons displaced or whose property is acquired as a result of Federal and federally-assisted programs. These requirements apply to all interests in real property acquired for project purposes regardless of Federal participation in purchases.
12. Will comply with the provisions of the Hatch Act (5 U.S.C. §§1501-1508 and 7324-7328) which limit the political activities of employees whose principal employment activities are funded in whole or in part with Federal funds.
13. Will comply, as applicable, with the provisions of the Davis-Bacon Act (40 U.S.C. §§276a to 276a-7), the Copeland Act (40 U.S.C. §276c and 18 U.S.C. §874), and the Contract Work Hours and Safety Standards Act (40 U.S.C. §§327-333) regarding labor standards for federally-assisted construction subagreements.
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18. Will cause to be performed the required financial and compliance audits in accordance with the Single Audit Act Amendments of 1996 and OMB Circular No. A-133, "Audits of States, Local Governments, and Non-Profit Organizations."
19. Will comply with all applicable requirements of all other Federal laws, executive orders, regulations, and policies governing this program.
20. Will comply with the requirements of Section 106(g) of the Trafficking Victims Protection Act (TVPA) of 2000, as amended (22 U.S.C. 7104) which prohibits grant award recipients or a sub-recipient from (1) Engaging in severe forms of trafficking in persons during the period of time that the award is in effect (2) Procuring a commercial sex act during the period of time that the award is in effect or (3) Using forced labor in the performance of the award or subawards under the award.

SIGNATURE OF AUTHORIZED CERTIFYING OFFICIAL	TITLE
	Assistant City Manager
APPLICANT ORGANIZATION City of Fort Worth	DATE SUBMITTED 6/4/2020

Application for Federal Assistance SF-424		
* 1. Type of Submission: <input type="checkbox"/> Preapplication <input checked="" type="checkbox"/> Application <input type="checkbox"/> Changed/Corrected Application	* 2. Type of Application: <input type="checkbox"/> New <input checked="" type="checkbox"/> Continuation <input type="checkbox"/> Revision	* If Revision, select appropriate letter(s): _____ * Other (Specify): _____
* 3. Date Received: _____	4. Applicant Identifier: _____	
5a. Federal Entity Identifier: _____	5b. Federal Award Identifier: E-20-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: Victor	_____
Middle Name: T.	_____	
* Last Name: Turner	_____	
Suffix:	_____	
Title: Director		
Organizational Affiliation: _____		
* Telephone Number: 817-392-7540	Fax Number: 817-392-7428	
* Email: Victor.Turner@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 Grant Program

*** 12. Funding Opportunity Number:**

* Title:

13. Competition Identification Number:

Title:

U

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 (2020-2021 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="638,858.00"/>
* 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=""/>
* g. TOTAL	<input type="text" value="638,858.00"/>

* 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:

ASSURANCES - CONSTRUCTION PROGRAMS

OMB Number: 4040-0009
Expiration Date: 02/28/2022

Public reporting burden for this collection of information is estimated to average 15 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Office of Management and Budget, Paperwork Reduction Project (0348-0042), Washington, DC 20503.


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NOTE: Certain of these assurances may not be applicable to your project or program. If you have questions, please contact the Awarding Agency. Further, certain Federal assistance awarding agencies may require applicants to certify to additional assurances. If such is the case, you will be notified.

As the duly authorized representative of the applicant, I certify that the applicant:

1. Has the legal authority to apply for Federal assistance, and the institutional, managerial and financial capability (including funds sufficient to pay the non-Federal share of project costs) to ensure proper planning, management and completion of project described in this application.
2. Will give the awarding agency, the Comptroller General of the United States and, if appropriate, the State, the right to examine all records, books, papers, or documents related to the assistance; and will establish a proper accounting system in accordance with generally accepted accounting standards or agency directives.
3. Will not dispose of, modify the use of, or change the terms of the real property title or other interest in the site and facilities without permission and instructions from the awarding agency. Will record the Federal awarding agency directives and will include a covenant in the title of real property acquired in whole or in part with Federal assistance funds to assure non-discrimination during the useful life of the project.
4. Will comply with the requirements of the assistance awarding agency with regard to the drafting, review and approval of construction plans and specifications.
5. Will provide and maintain competent and adequate engineering supervision at the construction site to ensure that the complete work conforms with the approved plans and specifications and will furnish progressive reports and such other information as may be required by the assistance awarding agency or State.
6. Will initiate and complete the work within the applicable time frame after receipt of approval of the awarding agency.
7. Will establish safeguards to prohibit employees from using their positions for a purpose that constitutes or presents the appearance of personal or organizational conflict of interest, or personal gain.
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11. Will comply, or has already complied, with the requirements of Titles II and III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (P.L. 91-646) which provide for fair and equitable treatment of persons displaced or whose property is acquired as a result of Federal and federally-assisted programs. These requirements apply to all interests in real property acquired for project purposes regardless of Federal participation in purchases.
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19. Will comply with all applicable requirements of all other Federal laws, executive orders, regulations, and policies governing this program.
20. Will comply with the requirements of Section 106(g) of the Trafficking Victims Protection Act (TVPA) of 2000, as amended (22 U.S.C. 7104) which prohibits grant award recipients or a sub-recipient from (1) Engaging in severe forms of trafficking in persons during the period of time that the award is in effect (2) Procuring a commercial sex act during the period of time that the award is in effect or (3) Using forced labor in the performance of the award or subawards under the award.

SIGNATURE OF AUTHORIZED CERTIFYING OFFICIAL	TITLE
	Assistant City Manager
APPLICANT ORGANIZATION	DATE SUBMITTED
City of Fort Worth	8/4/2020

Application for Federal Assistance SF-424

* 1. Type of Submission: <input type="checkbox"/> Preapplication <input checked="" type="checkbox"/> Application <input type="checkbox"/> Changed/Corrected Application	* 2. Type of Application: <input type="checkbox"/> New <input checked="" type="checkbox"/> Continuation <input type="checkbox"/> Revision	* If Revision, select appropriate letter(s): _____ * Other (Specify): _____
---	---	--

* 3. Date Received: _____	4. Applicant Identifier: _____
-------------------------------------	--

5a. Federal Entity Identifier: _____	5b. Federal Award Identifier: TXH20F002
--	---

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: Victor
Middle Name: T	
* Last Name: Turner	
Suffix: _____	
Title: Director	

Organizational Affiliation: _____	
* Telephone Number: 817-392-7540	Fax Number: _____
* Email: Victor.Turner@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 (2020-2021 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="1,695,926.00"/>
* 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=""/>
* g. TOTAL	<input type="text" value="1,695,926.00"/>

* 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:

ASSURANCES - CONSTRUCTION PROGRAMS

OMB Number: 4040-0009
Expiration Date: 02/28/2022

Public reporting burden for this collection of information is estimated to average 15 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Office of Management and Budget, Paperwork Reduction Project (0348-0042), Washington, DC 20503.


PLEASE DO NOT RETURN YOUR COMPLETED FORM TO THE OFFICE OF MANAGEMENT AND BUDGET. SEND IT TO THE ADDRESS PROVIDED BY THE SPONSORING AGENCY.

NOTE: Certain of these assurances may not be applicable to your project or program. If you have questions, please contact the Awarding Agency. Further, certain Federal assistance awarding agencies may require applicants to certify to additional assurances. If such is the case, you will be notified.

As the duly authorized representative of the applicant, I certify that the applicant:

1. Has the legal authority to apply for Federal assistance, and the institutional, managerial and financial capability (including funds sufficient to pay the non-Federal share of project costs) to ensure proper planning, management and completion of project described in this application.
2. Will give the awarding agency, the Comptroller General of the United States and, if appropriate, the State, the right to examine all records, books, papers, or documents related to the assistance; and will establish a proper accounting system in accordance with generally accepted accounting standards or agency directives.
3. Will not dispose of, modify the use of, or change the terms of the real property title or other interest in the site and facilities without permission and instructions from the awarding agency. Will record the Federal awarding agency directives and will include a covenant in the title of real property acquired in whole or in part with Federal assistance funds to assure non-discrimination during the useful life of the project.
4. Will comply with the requirements of the assistance awarding agency with regard to the drafting, review and approval of construction plans and specifications.
5. Will provide and maintain competent and adequate engineering supervision at the construction site to ensure that the complete work conforms with the approved plans and specifications and will furnish progressive reports and such other information as may be required by the assistance awarding agency or State.
6. Will initiate and complete the work within the applicable time frame after receipt of approval of the awarding agency.
7. Will establish safeguards to prohibit employees from using their positions for a purpose that constitutes or presents the appearance of personal or organizational conflict of interest, or personal gain.
8. Will comply with the Intergovernmental Personnel Act of 1970 (42 U.S.C. §§4728-4763) relating to prescribed standards of merit systems for programs funded under one of the 19 statutes or regulations specified in Appendix A of OPM's Standards for a Merit System of Personnel Administration (5 C.F.R. 900, Subpart F).
9. Will comply with the Lead-Based Paint Poisoning Prevention Act (42 U.S.C. §§4801 et seq.) which prohibits the use of lead-based paint in construction or rehabilitation of residence structures.
10. Will comply with all Federal statutes relating to non-discrimination. These include but are not limited to: (a) Title VI of the Civil Rights Act of 1964 (P.L. 88-352) which prohibits discrimination on the basis of race, color or national origin; (b) Title IX of the Education Amendments of 1972, as amended (20 U.S.C. §§1681 1683, and 1685-1686), which prohibits discrimination on the basis of sex; (c) Section 504 of the Rehabilitation Act of 1973, as amended (29 U.S.C. §794), which prohibits discrimination on the basis of handicaps; (d) the Age Discrimination Act of 1975, as amended (42 U.S.C. §§6101-6107), which prohibits discrimination on the basis of age; (e) the Drug Abuse Office and Treatment Act of 1972 (P.L. 92-255), as amended relating to nondiscrimination on the basis of drug abuse; (f) the Comprehensive Alcohol Abuse and Alcoholism Prevention, Treatment and Rehabilitation Act of 1970 (P.L. 91-616), as amended, relating to nondiscrimination on the basis of alcohol abuse or alcoholism; (g) §§523 and 527 of the Public Health Service Act of 1912 (42 U.S.C. §§290 dd-3 and 290 ee 3), as amended, relating to confidentiality of alcohol and drug abuse patient records; (h) Title VIII of the Civil Rights Act of 1968 (42 U.S.C. §§3601 et seq.), as amended, relating to nondiscrimination in the sale, rental or financing of housing; (i) any other nondiscrimination provisions in the specific statute(s) under which application for Federal assistance is being made; and (j) the requirements of any other nondiscrimination statute(s) which may apply to the application.

11. Will comply, or has already complied, with the requirements of Titles II and III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (P.L. 91-646) which provide for fair and equitable treatment of persons displaced or whose property is acquired as a result of Federal and federally-assisted programs. These requirements apply to all interests in real property acquired for project purposes regardless of Federal participation in purchases.
12. Will comply with the provisions of the Hatch Act (5 U.S.C. §§1501-1508 and 7324-7328) which limit the political activities of employees whose principal employment activities are funded in whole or in part with Federal funds.
13. Will comply, as applicable, with the provisions of the Davis-Bacon Act (40 U.S.C. §§276a to 276a-7), the Copeland Act (40 U.S.C. §276c and 18 U.S.C. §874), and the Contract Work Hours and Safety Standards Act (40 U.S.C. §§327-333) regarding labor standards for federally-assisted construction subagreements.
14. Will comply with flood insurance purchase requirements of Section 102(a) of the Flood Disaster Protection Act of 1973 (P.L. 93-234) which requires recipients in a special flood hazard area to participate in the program and to purchase flood insurance if the total cost of insurable construction and acquisition is \$10,000 or more.
15. Will comply with environmental standards which may be prescribed pursuant to the following: (a) institution of environmental quality control measures under the National Environmental Policy Act of 1969 (P.L. 91-190) and Executive Order (EO) 11514; (b) notification of violating facilities pursuant to EO 11738; (c) protection of wetlands pursuant to EO 11990; (d) evaluation of flood hazards in floodplains in accordance with EO 11988; (e) assurance of project consistency with the approved State management program developed under the Coastal Zone Management Act of 1972 (16 U.S.C. §§1451 et seq.); (f) conformity of Federal actions to State (Clean Air) implementation Plans under Section 176(c) of the Clean Air Act of 1955, as amended (42 U.S.C. §§7401 et seq.); (g) protection of underground sources of drinking water under the Safe Drinking Water Act of 1974, as amended (P.L. 93-523); and, (h) protection of endangered species under the Endangered Species Act of 1973, as amended (P.L. 93-205).
16. Will comply with the Wild and Scenic Rivers Act of 1968 (16 U.S.C. §§1271 et seq.) related to protecting components or potential components of the national wild and scenic rivers system.
17. Will assist the awarding agency in assuring compliance with Section 106 of the National Historic Preservation Act of 1966, as amended (16 U.S.C. §470), EO 11593 (identification and protection of historic properties), and the Archaeological and Historic Preservation Act of 1974 (16 U.S.C. §§469a-1 et seq.).
18. Will cause to be performed the required financial and compliance audits in accordance with the Single Audit Act Amendments of 1996 and OMB Circular No. A-133, "Audits of States, Local Governments, and Non-Profit Organizations."
19. Will comply with all applicable requirements of all other Federal laws, executive orders, regulations, and policies governing this program.
20. Will comply with the requirements of Section 106(g) of the Trafficking Victims Protection Act (TVPA) of 2000, as amended (22 U.S.C. 7104) which prohibits grant award recipients or a sub-recipient from (1) Engaging in severe forms of trafficking in persons during the period of time that the award is in effect (2) Procuring a commercial sex act during the period of time that the award is in effect or (3) Using forced labor in the performance of the award or subawards under the award.

SIGNATURE OF AUTHORIZED CERTIFYING OFFICIAL	TITLE
	Assistant City Manager
APPLICANT ORGANIZATION	DATE SUBMITTED
City of Fort Worth	8/4/2020

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

8/4/2020
Date

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) 2020-2021 [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

8/4/2020
Date

Assistant City Manager
Title

OPTIONAL Community Development Block Grant Certification

Submit the following certification only when one or more of the activities in the action plan are designed to meet other community development needs having particular urgency as specified in 24 CFR 570.208(c):

The grantee hereby certifies that the Annual Plan includes one or more specifically identified CDBG-assisted activities which 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 to meet such needs.



Signature of Authorized Official

8/4/2020
Date

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

8/4/2020

Date

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

8/4/2020
Date

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

8/4/2020

Date

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.

2020-2021 Annual Action Plan ATTACHMENTS

MAPS

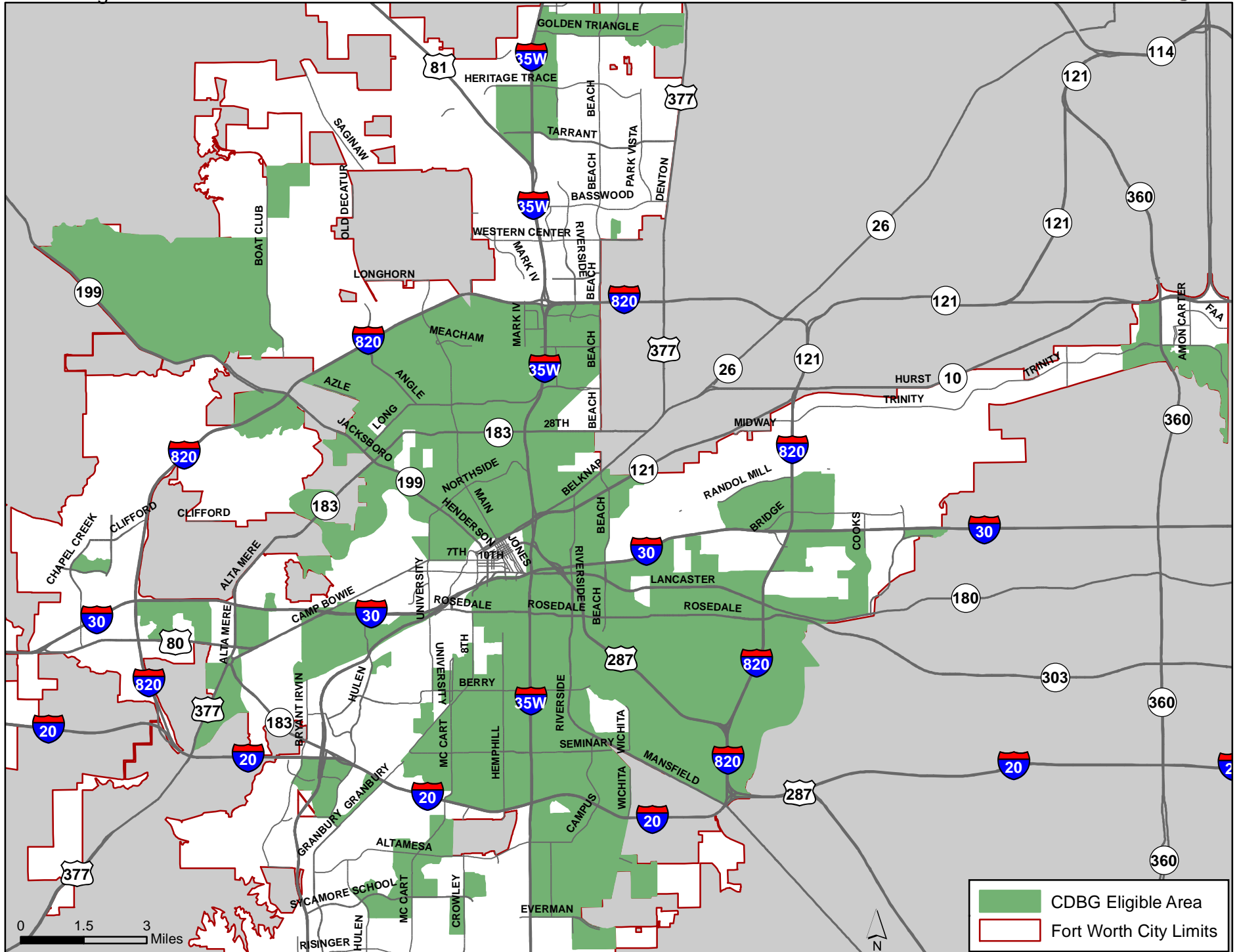
CDBG Eligible Areas
HOME – Homebuyer Assistance Program
CDBG Cowtown Brush Up Program
CDBG – REACH Project Ramp
CDBG – Priority Repair Program
CDBG – Homebuyer and Housing Services Program
Project Locations Listing
CDBG Public Service Agencies
ESG/HOPWA Public Service Agencies
Preserve-A-Home (Rosemont Neighborhood Improvement Strategy Area)
Palladium Fain Street Apartments
Azalea West Apartments
Columbia at Renaissance Square II Senior Multifamily Housing
Development Corporation of Tarrant County – CHDO – Polytechnic New
Construction Project

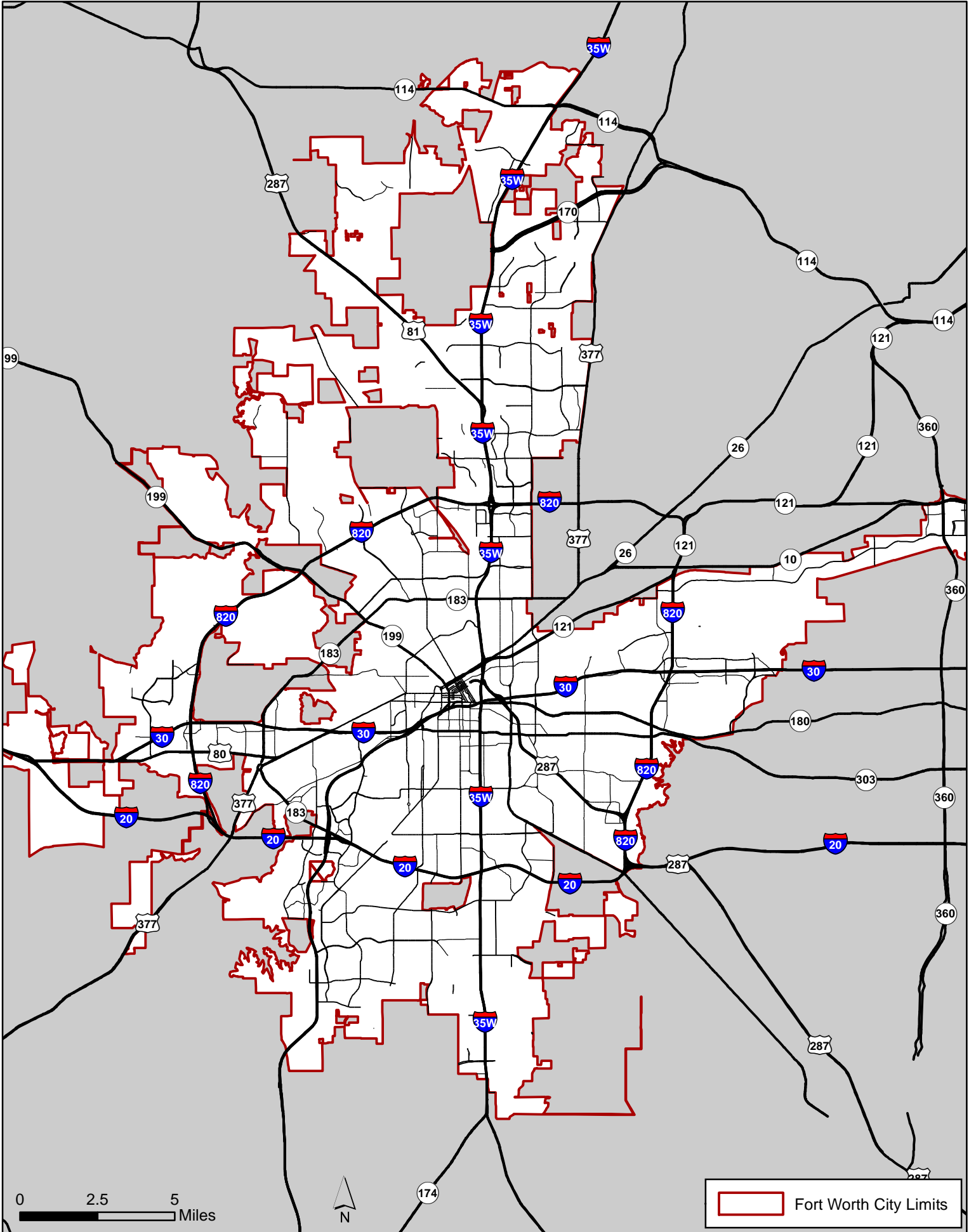
ADDITIONAL INFORMATION

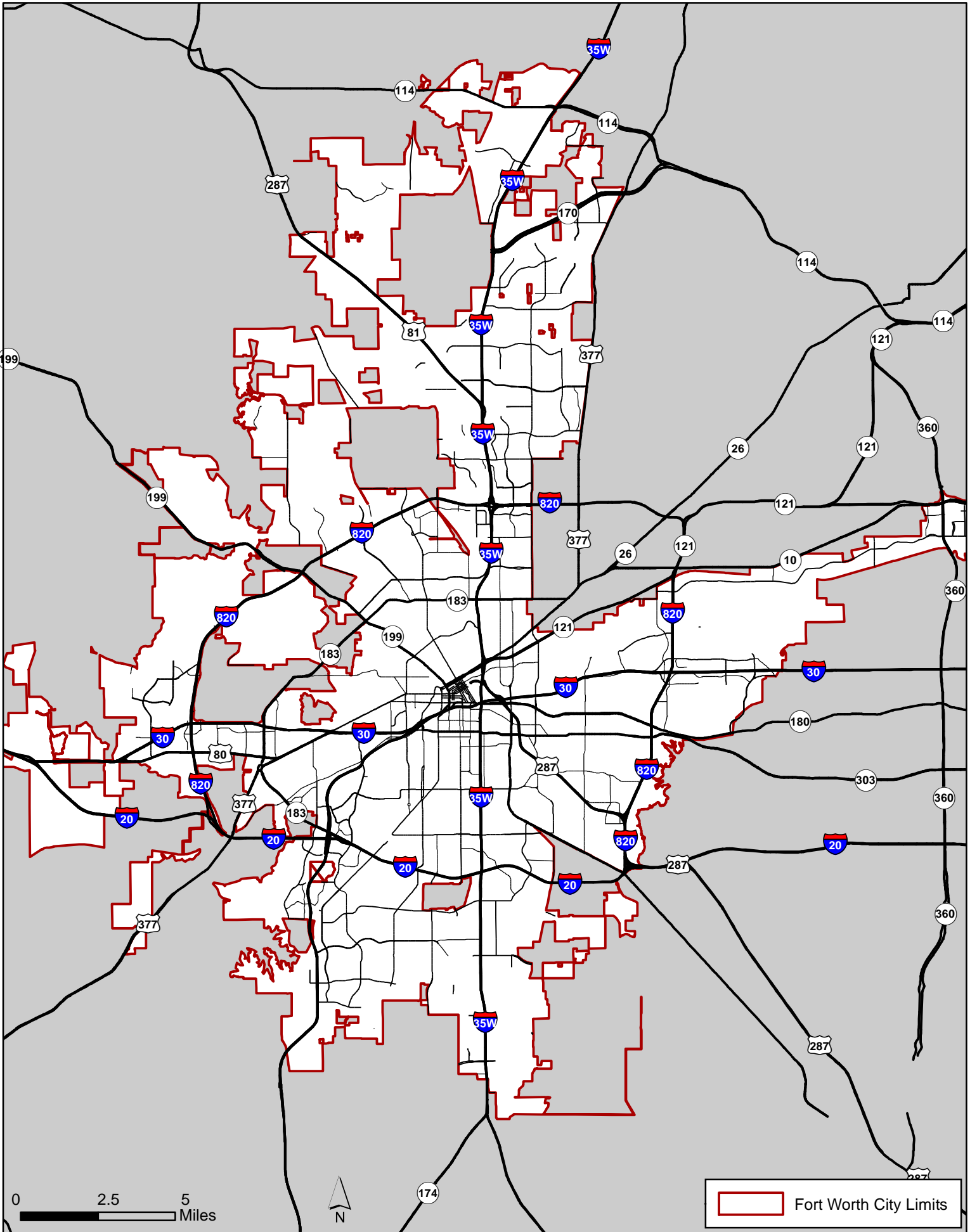
AP-90 HOME Refinancing Guidelines
AP-90 Emergency Solutions Grant – Written Standards for Providing ESG
Assistance
Fort Worth Housing Solutions Butler RAD Portfolio
Butler Cavile Update (October 2019)
The Stop Six Choice Neighborhood Transformation Plan
2020-2021 Agency Consultation Contact List
2020-2021 Agency Consultation Letter
Informal Report to City Council Members: 2020-2021 Action Plan For Use
of HUD Grant Funds
City of Fort Worth Comprehensive Plan – Chapter 5: Housing
2020-2021 Action Plan Public Hearing Flyer
2020-2021 Action Plan Public Hearing Public Notice
Public Comments

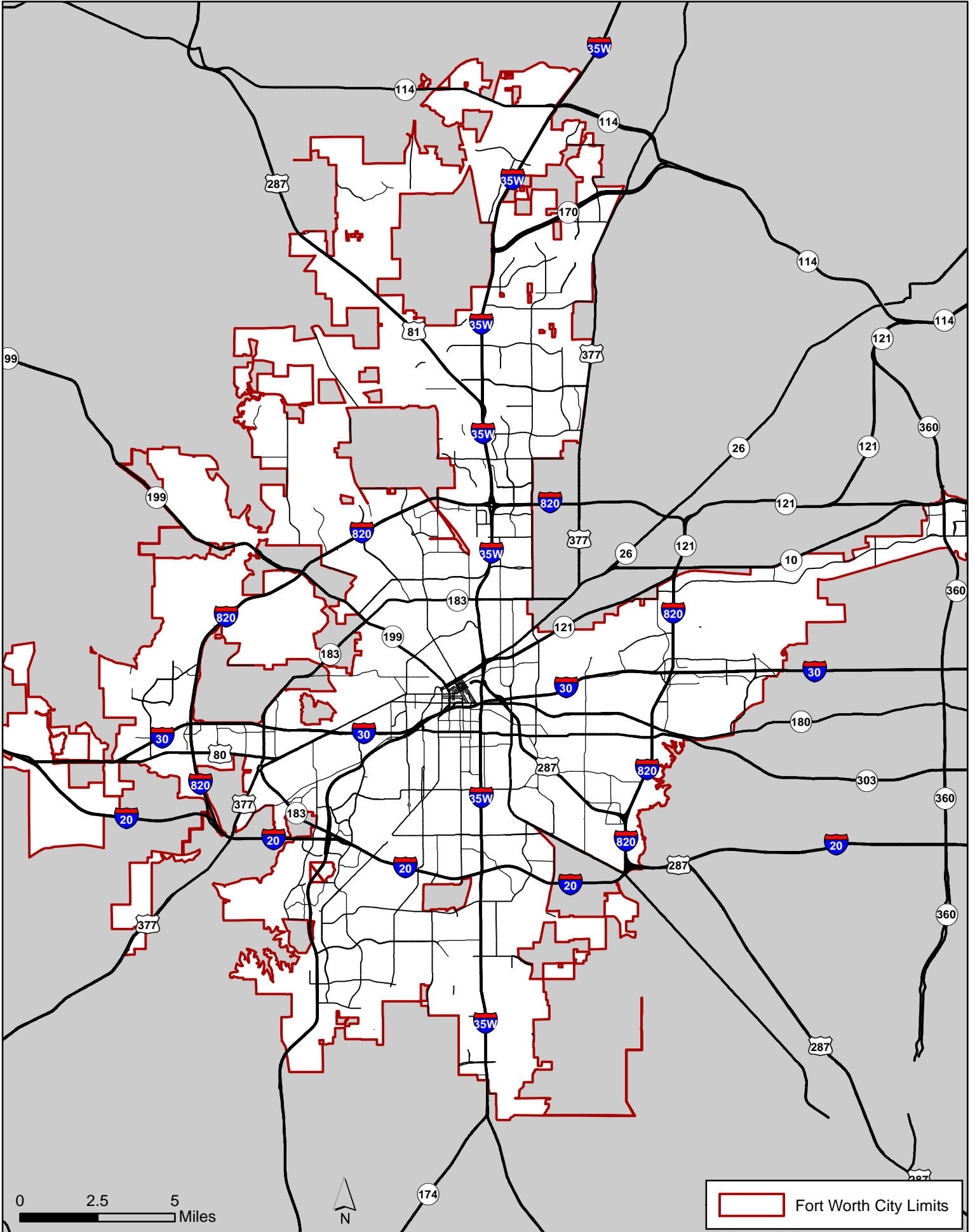


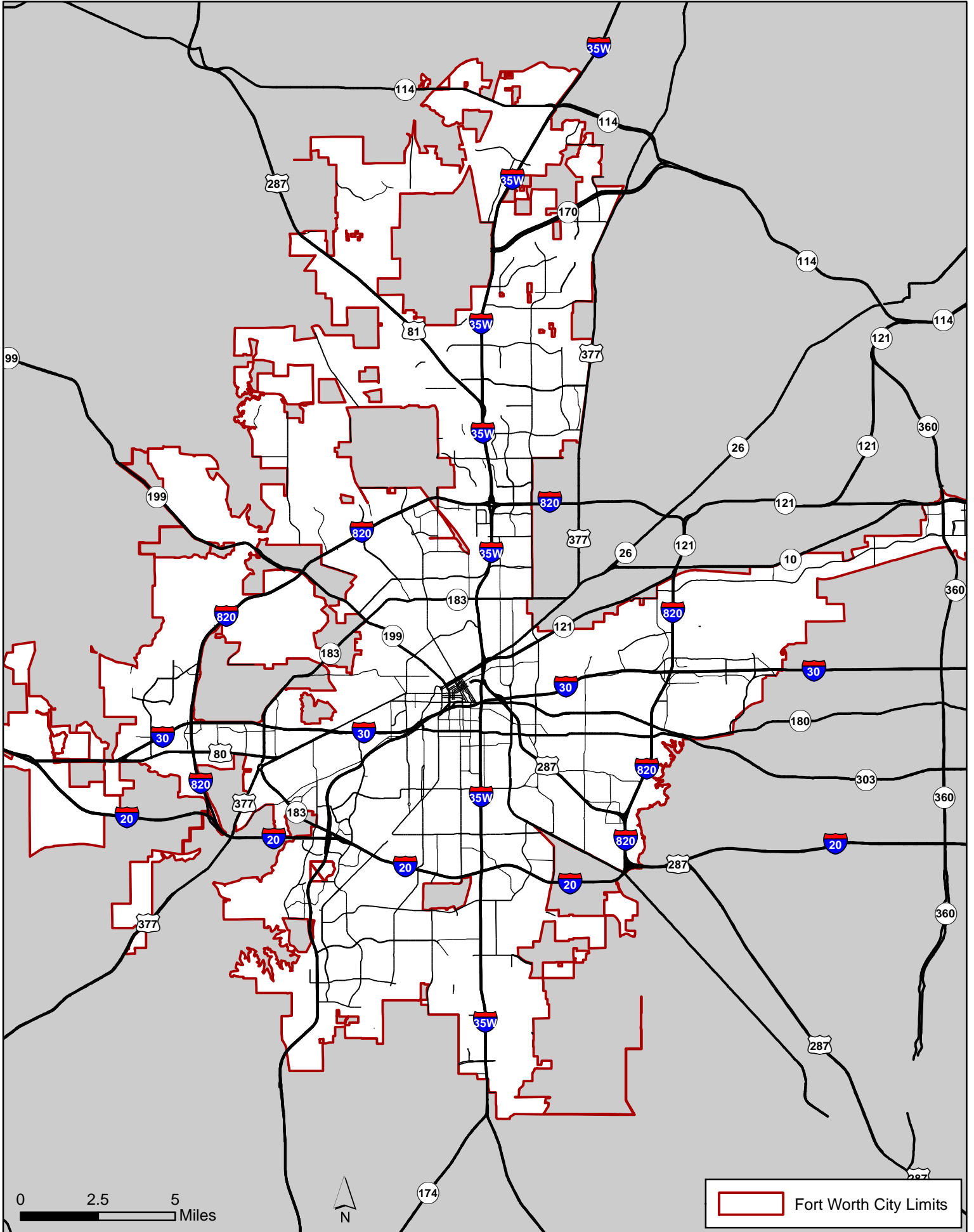
CDBG Eligible Area

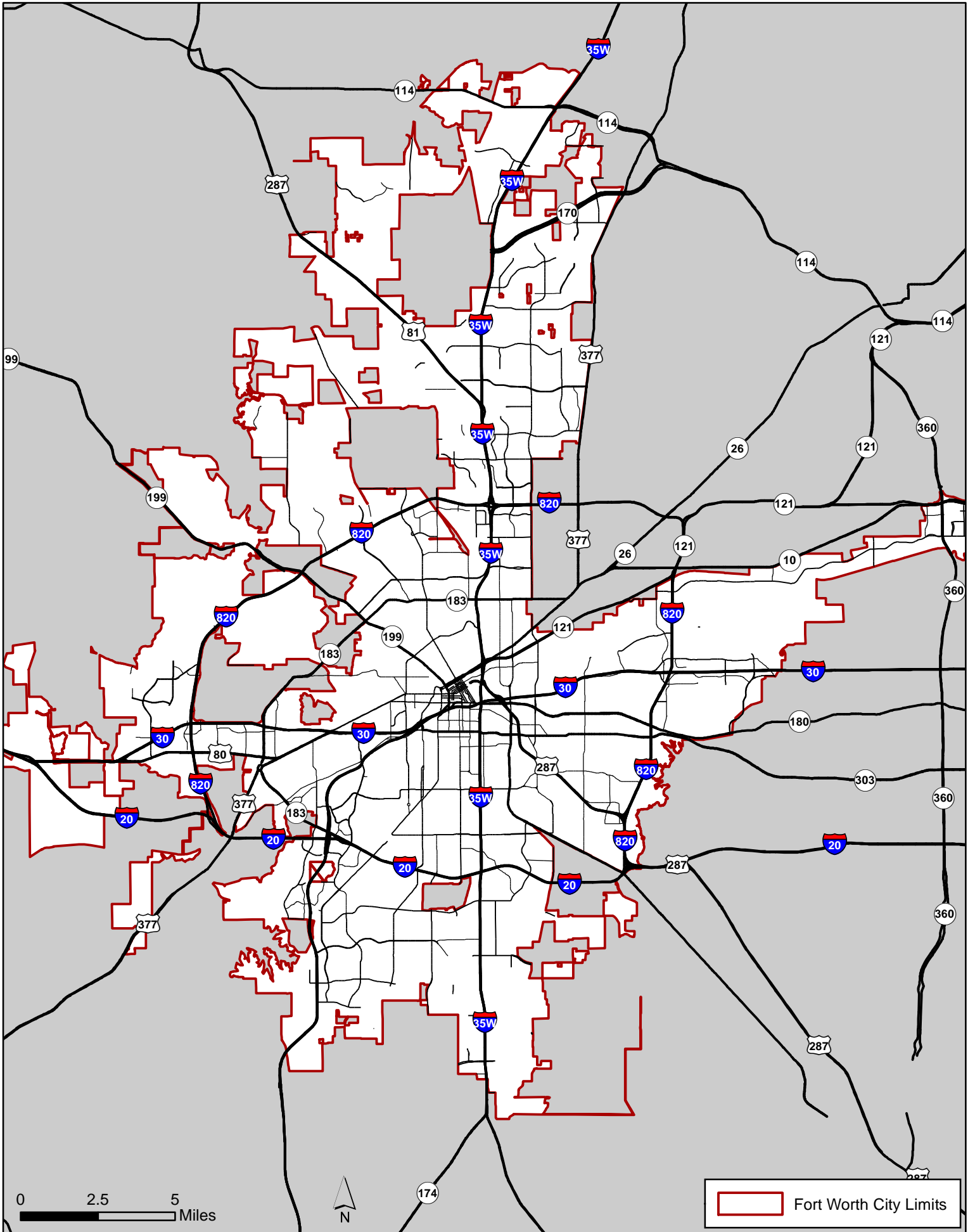








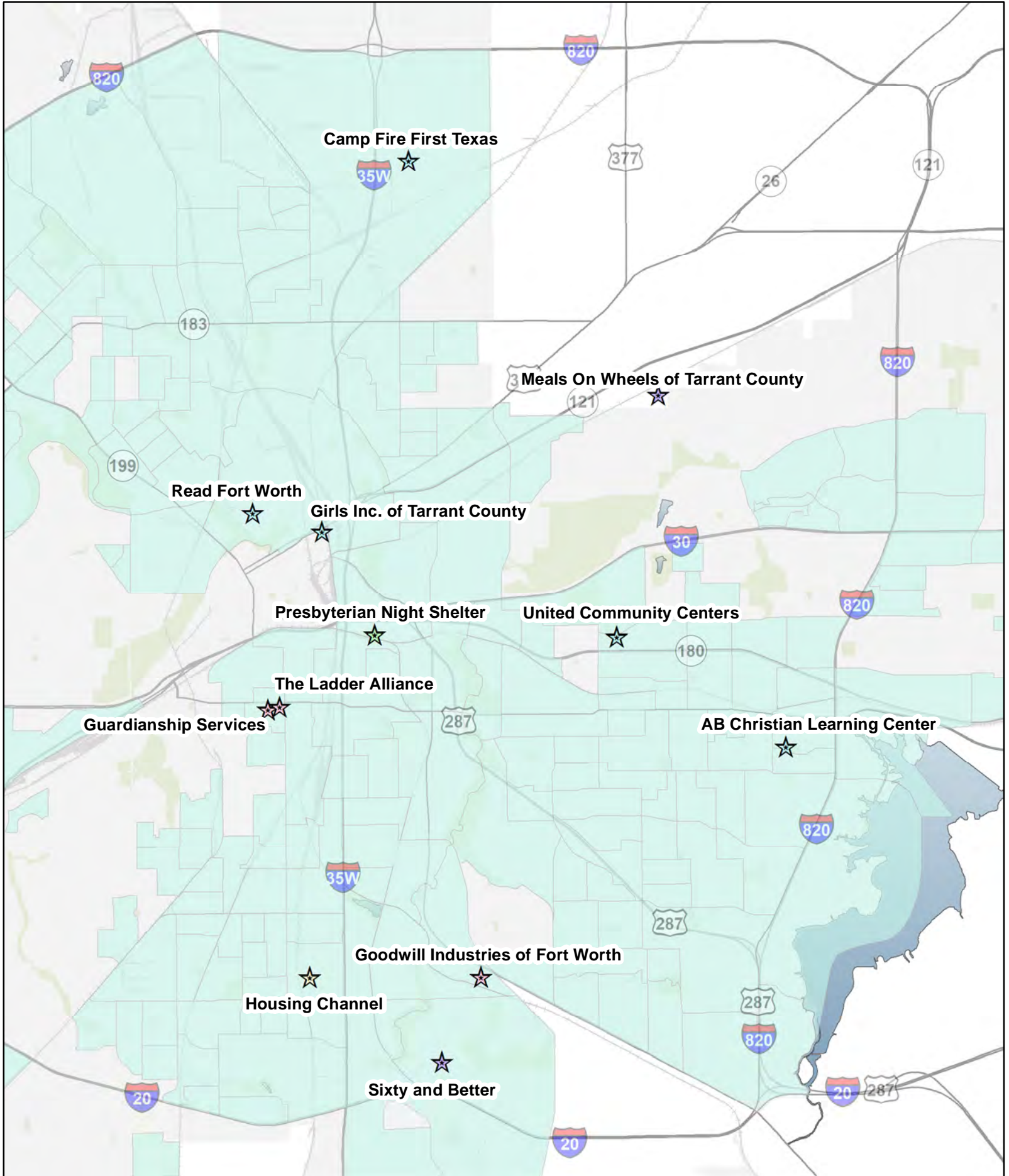




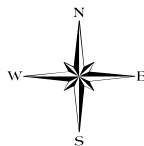
**2020-2021 ACTION PLAN
PROJECT LOCATIONS**

Map Header	Category	Agency Name	Address	Zip Code
CDBG PUBLIC SERVICE AGENCIES (CDBG Eligible Area)	Children/Youth Training & Mentorship	AB Christian Learning Center	5565 Truman Drive	76112
		Girls Inc. of Tarrant County	1226 E. Weatherford St.	76102
		Camp Fire First Texas	2700 Meacham Blvd	76137
		Read Fort Worth	500 N. Main Street	76164
		United Community Centers	3900 Meadowbrook Drive	76103
	Poverty Reduction & Household Stabilization	Goodwill Industries of Fort Worth	4005 Campus Drive	76119
		Guardianship Services	1125 College Avenue	76104
		The Ladder Alliance	1100 Hemphill St.	76104
	Homeless Services	Presbyterian Night Shelter	2400 Cypress St.	76102
	Affordable Housing	Housing Channel	4200 South Freeway	76115
	Aging In Place	Sixty and Better	1400 Circle Drive	76119
		Meals On Wheels of Tarrant County	5740 Airport Freeway	76117
ESG/HOPWA PUBLIC SERVICE AGENCIES (CDBG Eligible Area)	ESG	Presbyterian Night Shelter	2400 Cypress St.	76102
		True Worth Place	1513 E. Presidio St.	76102
		SafeHaven of Tarrant County	1010 N. Center Street	Arlington 76011
		Center for Transforming Lives	512 W. 4th St.	76102
		The Salvation Army	1855 E. Lancaster Ave.	76103
	HOPWA	AIDS Outreach Center	400 N. Beach St.	76111
		Community Action Partners	3551 New York Avenue	76110
		Tarrant County Samaritan Housing	929 Hemphill St.	76104
Preserve - A - Home	Trinity Habitat for Humanity	Rosemont Improvement Strategy Area	76115	
Community Housing Development Organization (CHDO) - Development Corporation of Tarrant County - Polytechnic New Construction Project			2528 Wallace Street	76105
			3732 Avenue J	76105
			3507 Avenue J	76105
			1400 Wallace Street	76105

CDBG Public Service Agencies (CDBG Eligible Areas)

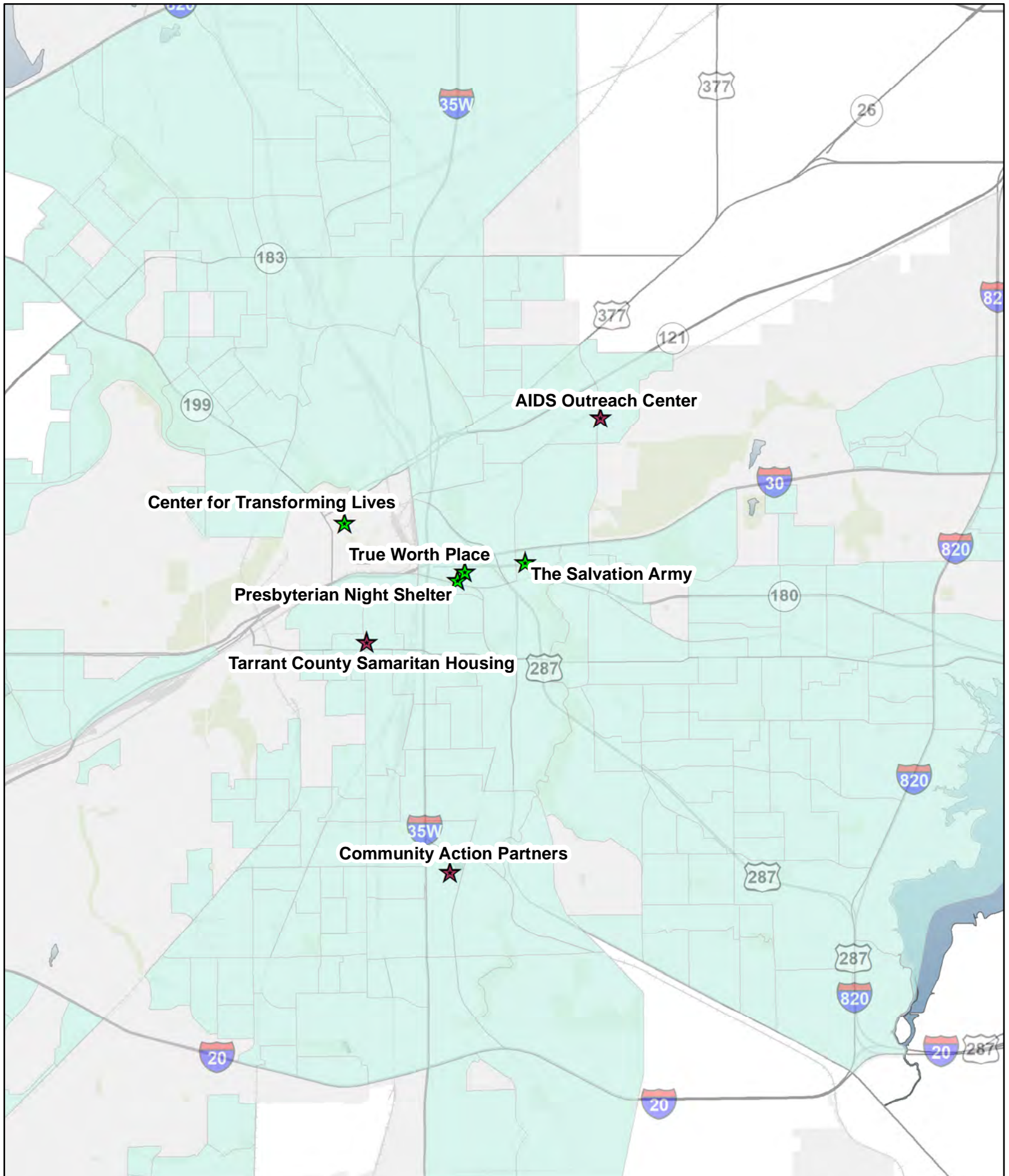


- ★ Children/Youth Training & Mentorship (5)
- ★ Affordable Housing (1)
- ★ Homeless Services (1)
- ★ Aging In Place (2)
- ★ Poverty Reduction & Household Stabilization (3)
- ★ CDBG Eligible Areas
- ★ City Limits Boundary



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ESG/HOPWA Public Service Agencies (CDBG Eligible Area)

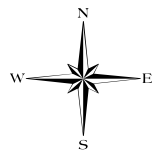


★ ESG (4)

★ HOPWA (3)

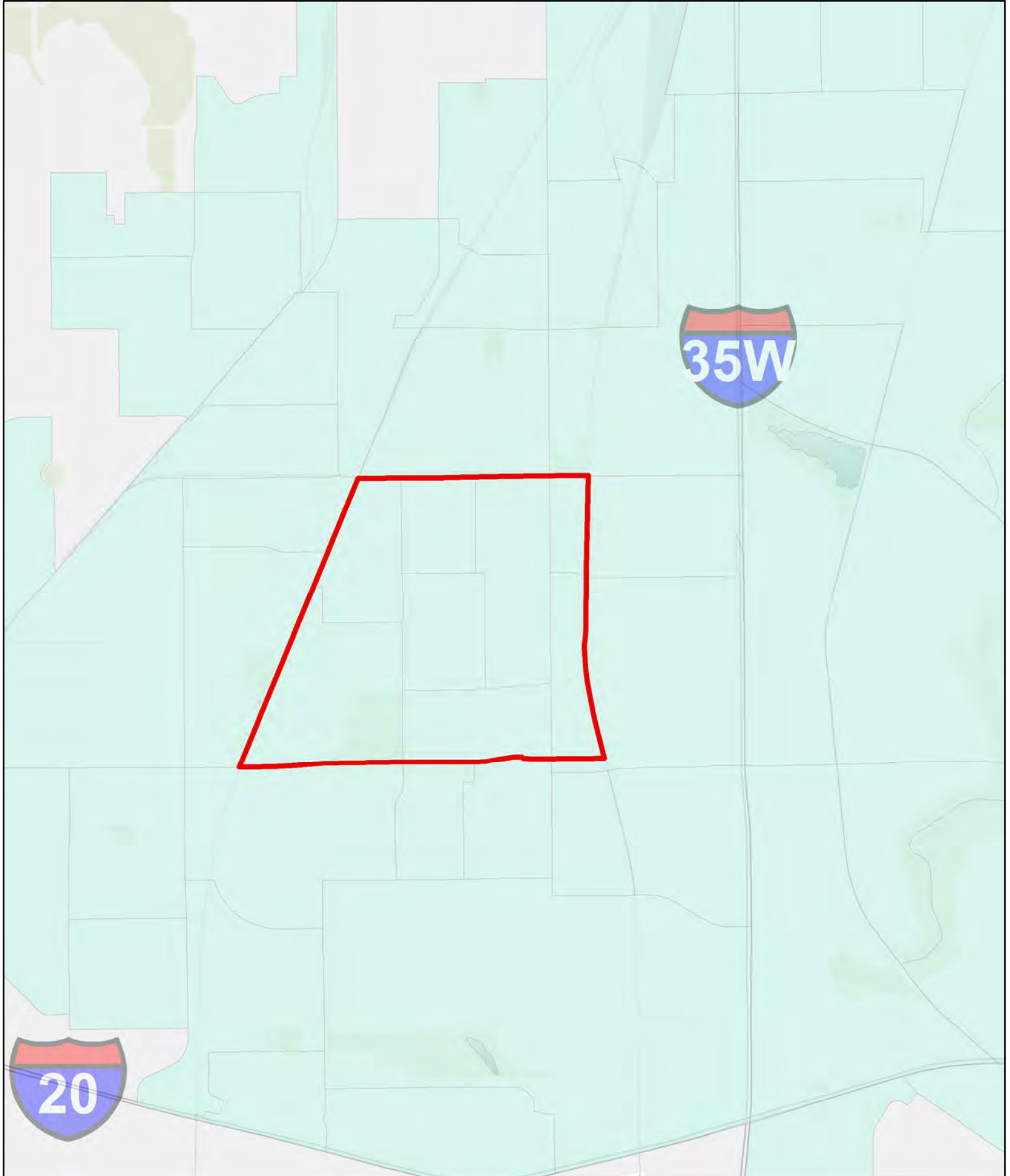
□ CDBG Eligible Areas




□ City Limits Boundary

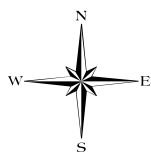


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Preserve - A - Home

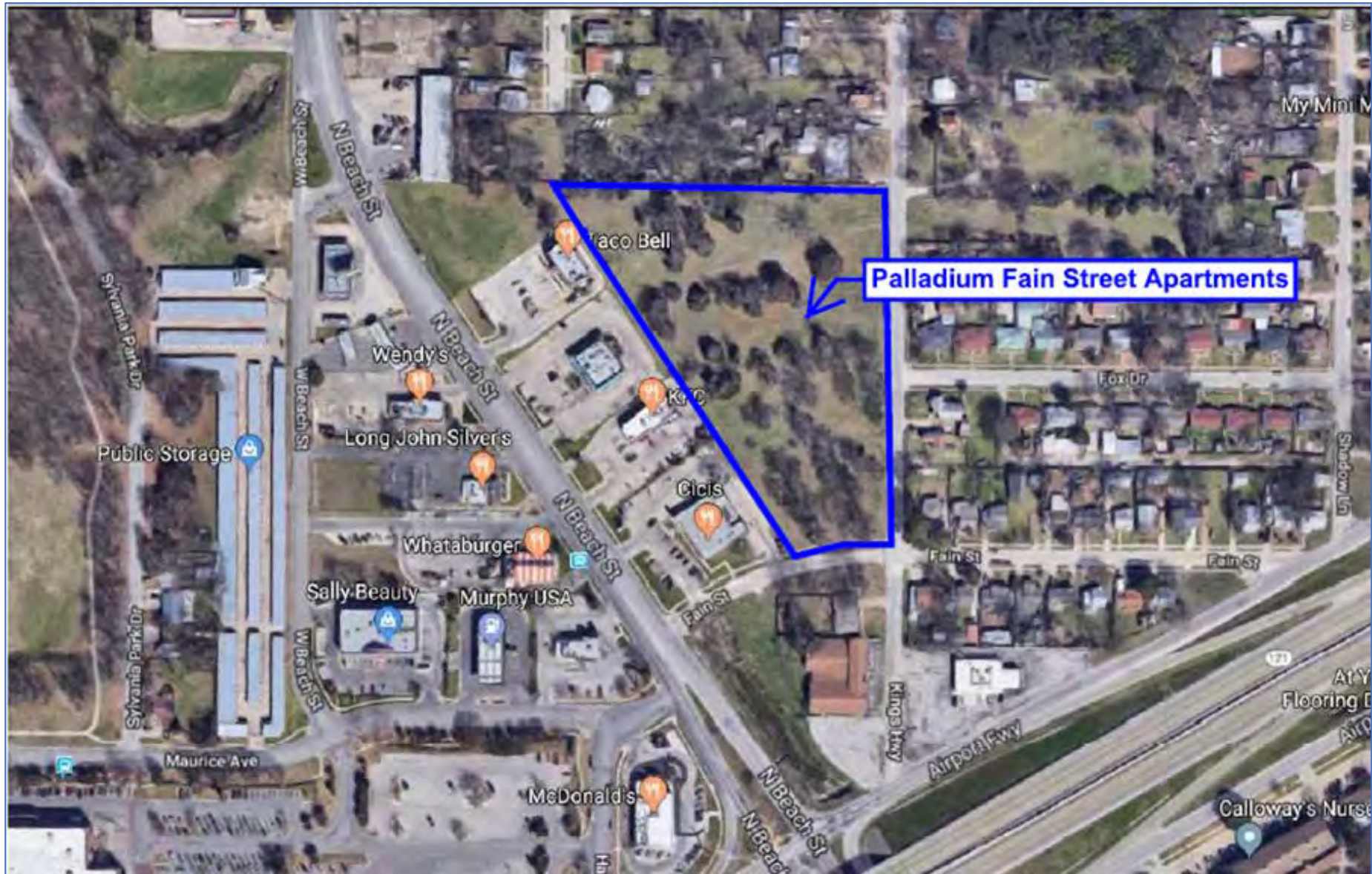


-  Rosemont Improvement Area
-  CDBG Eligible Areas
-  City Limits Boundary



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Palladium Fain Street, Ltd.



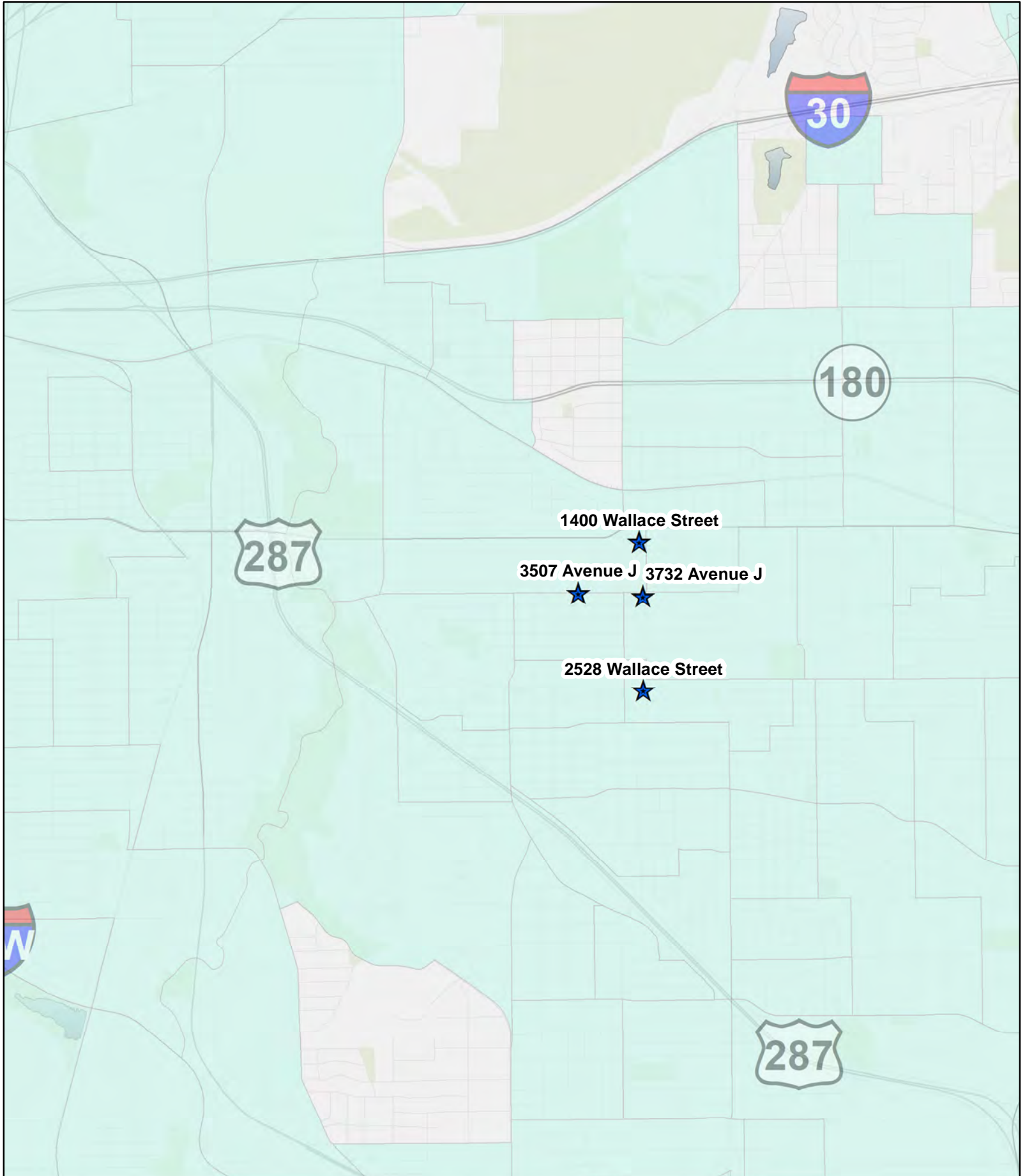
Azalea West, LLP



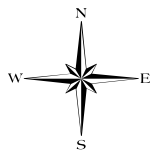
Columbia at Renaissance Square II



Community Housing Development Organization (CHDO) Development Corporation of Tarrant County Polytechnic New Construction Project



- ★ CHDO (4)
- CDBG Eligible Areas
- City Limits Boundary



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HOME Refinancing Guidelines

Following are the requirements for multi-family housing projects that may be considered eligible for refinancing of private mortgage debt with use of HOME funds:

- 1) Property must be in need of substantial rehabilitation.
- 2) Rehabilitation must be the primary purpose of the overall project, and cost of Rehabilitation must be at least 1.5 times the proposed refinance amount. The loan to be refinanced may not be any type of federally-insured or federally-subsidized debt (HUD multifamily program, FHA, CDBG, or other).
- 3) Property must provide affordable housing (maintain current affordability or increase the number of dedicated affordable units) for one or more of the following target populations: Very Low Income (under 50% AMI), homeless or formerly homeless, disabled. Preferences will be given to projects that contain, or commit to contain, Rental Assistance Demonstration units, Permanent Supportive Housing units, or other like dedicated subsidized units.
- 4) Property may not discriminate based on source of income (must accept Housing Choice Vouchers or similar rent subsidy vouchers).
- 5) Refinancing must be necessary to maintain the financial viability and affordability of the housing units over a period of at least 15 years, as demonstrated by City underwriting that indicates HOME-funded refinancing is the sole or best option. The need for HOME-funded refinancing must be supported by a complete documented history of rent rolls for the previous three to five years, as well as multiple years' of maintenance/ repair/ replacement cost records, and history of vacancy rates. Underwriting will include a review of prior year property management practices for a minimum of three to five years, to verify that need for rehabilitation is not due to disinvestment. (For the purposes of these guidelines, disinvestment is defined as failure to appropriately fund ongoing maintenance activities and/or replacement reserves consistent with best practice standards of the industry; or charging of excess property management or other owner fees in relation to the physical repair needs of the property, or like practices.)
- 6) Property must maintain affordability of all dedicated units for a minimum of 15 years, or the term of the city's loan, whichever is longer.
- 7) Property Owner is in compliance with all applicable Fair Housing or Civil Rights laws, at this location or at other locations owned/managed by the owner.
- 8) Property must be located within the city-limits of Fort Worth, in a geographic area in need of neighborhood revitalization, as demonstrated by age and condition of area housing stock and infrastructure, concentration of low income population, concentration of social service needs of the resident population, or like characteristics.
- 9) Specific terms of any refinancing are subject to negotiation based on the primary goals of creation or preservation of long-term affordable housing for low income target populations;

a preference will be given to non-profit organizations with a successful history in affordable housing, or to City-certified Community Housing Development Organizations.

10) The City of Fort Worth reserves the right to reject any proposal for multi-family financing at its sole discretion.

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(I) (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 2020-21 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 2020-21 year, HOME funds have been allocated to support a project

which is designated for senior housing.

Home Ownership - Down Payment Assistance

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

Emergency Solutions Grant (ESG)
Reference 91.220(I)(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. **Essential services** Agencies will establish standards for targeting and providing essential services necessary to reach out to unsheltered homeless people, connect them with emergency shelter, housing, or critical services; and provide urgent, non-facility-based care to unsheltered homeless people who are unwilling or unable to access emergency shelter, housing, or an appropriate health facility. Agencies must determine an individual's or family's vulnerability and unwillingness or inability to access emergency shelter, housing, or an appropriate health facility, prior to providing essential services under this component to ensure that ESG funding is used to assist those with the greatest need for street outreach assistance. **Emergency Shelter** Agency must be a facility with the primary purpose to provide a temporary shelter for the homeless in general or for specific populations of the homeless and which does not require occupants to sign leases or occupancy agreements. In addition, agency must adhere to the ESG shelter and housing standards found at 24 CFR Part 576.403 to ensure that shelter and housing facilities are safe, sanitary, and adequately maintained. **Essential services in Emergency Shelters** Agencies shall conduct an initial assessment consistent with the CoC Coordinated Assessment System to determine if clients should be admitted to an emergency shelter, diverted to a provider of other ESG-funded or CoC Program-funded components, such as rapid re-housing or homeless prevention assistance, or referred for other mainstream resources. Eligible essential services include case management, child care, education services, employment assistance and job training, outpatient health services, legal services, life skills training, mental health services, substance abuse treatment services, transportation, and services for special populations.

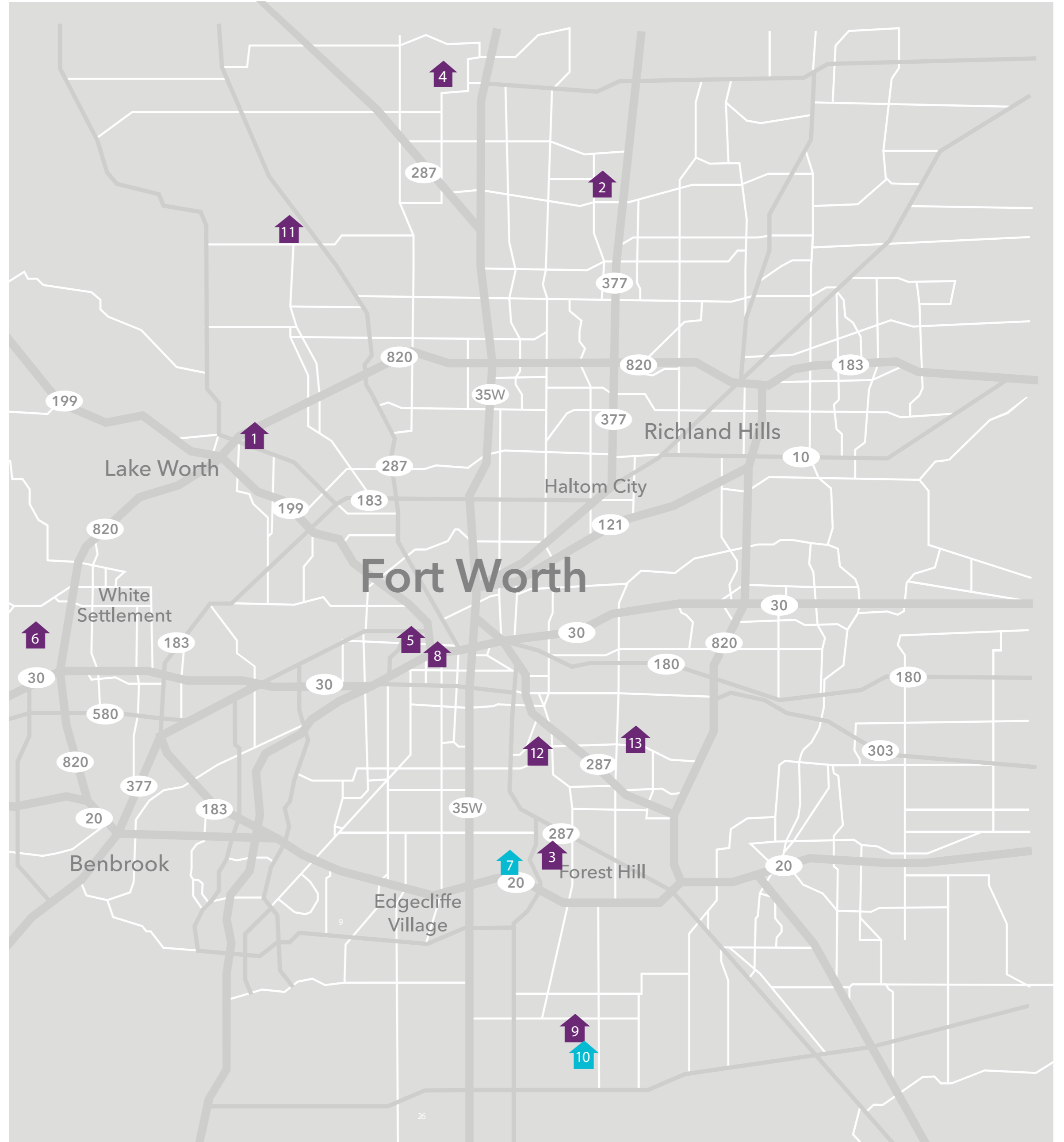


**FORT WORTH
HOUSING SOLUTIONS**
Housing with a Mission

Butler RAD Portfolio

- 1 Alton Park**
5712 Azle Avenue
- 2 Aventine Apartments**
5551 North Tarrant Parkway
- 3 Campus Apartments**
4651 Campus Drive
- 4 Harmon Senior Villas**
2401 Golden Heights Road
- 5 The Henderson**
1000 Henderson Street
- 6 Palladium**
9520 Club Ridge Drive
- 7 Patriot Pointe**
Southeast Loop 820 and Resource Dr.
- 8 Siddons Place**
250 Pennsylvania Avenue
- 9 Stallion Pointe**
9053 S Race Street
- 10 Stallion Ridge**
9075 S Race Street
- 11 The Standard at Boswell**
8861 Old Decatur Road
- 12 Villas by the Park**
2450 E Berry Street
- 13 Villas of Eastwood Terrace**
4700 East Berry Street

 — Property Under Construction





FORT WORTH
HOUSING SOLUTIONS
Housing with a Mission

BUTLER AND CAVILE UPDATE

OCTOBER 15, 2019



WHAT IS ASSET REPOSITIONING?

- HUD funding has not kept pace with the capital needs of public housing units
 - Now estimated at over \$30 billion nationally
- HUD has placed greater emphasis on repositioning assets away from Public Housing and toward the Section 8 platform
 - More sustainable funding
 - Access to outside capital
 - Public/private partnerships





BUTLER PLACE UPDATE



Poverty Deconcentration and Affordable Housing Preservation



BUTLER PLACE

- 412 units in 68 buildings
- Built in 1940
- Approximately 42 acres just east of downtown
- Rich African-American history
- Isolated concentration of poverty

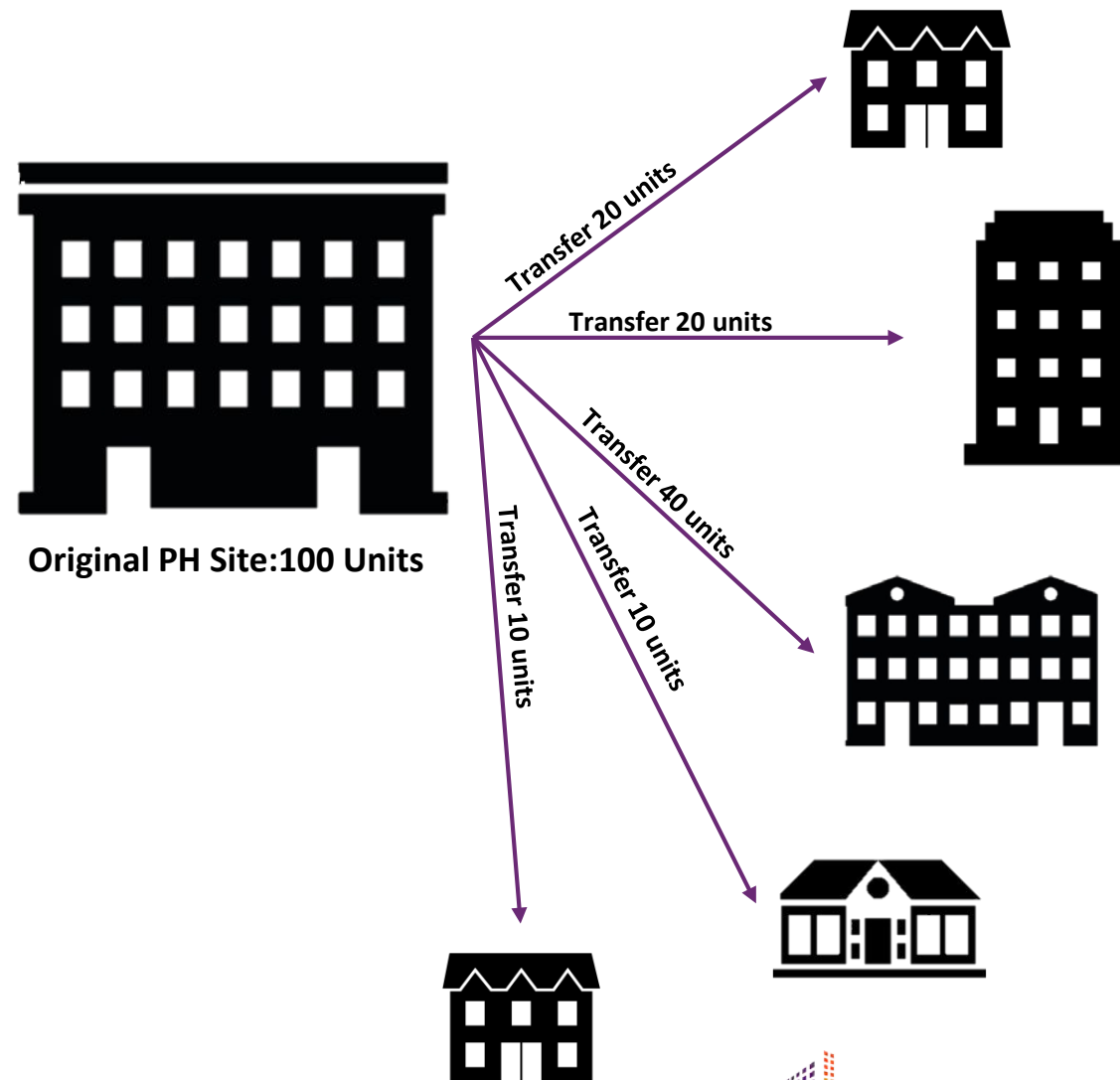




RAD AND TRANSFER OF ASSISTANCE

- Rental Assistance Demonstration Program
 - Allows housing authorities to convert public housing subsidy to long-term Section 8 Housing Assistance Payment (HAP) Contracts
 - This approach deconcentrates poverty, preserves assistance of Butler residents, and helps to increase the number of affordable units in Fort Worth
- The RAD program allows housing authorities to move the converted assistance to a new geographic site(s), allowing them to:
 - Place assistance in areas of opportunity
 - Repurpose/sell the original site
- To-date, FWHS has utilized RAD to moving Butler-related subsidy to 13 different sites across the city
 - Residents are assisted with relocation and given choices in selecting their replacement units
 - All serving a mix of incomes beyond the RAD units

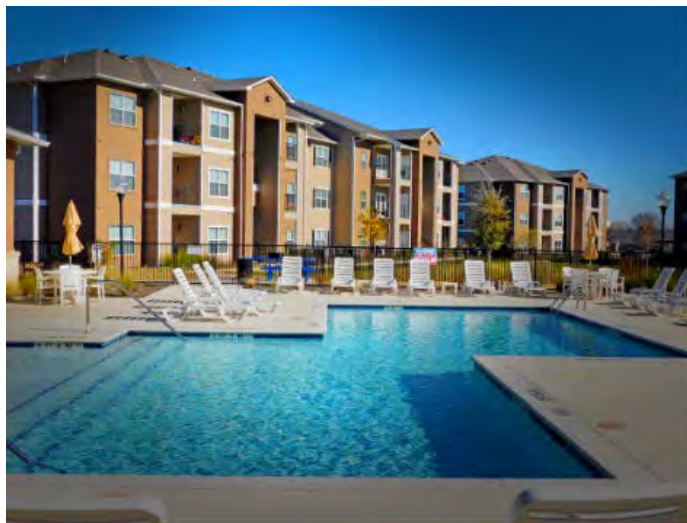
RAD TOA Example





RESULTS

- Began Butler's RAD conversions in 2015
- Closed 21 financing transactions, with 4 remaining closings expected in 2020
- In this process, FWHS has created 1,764 new affordable housing units since 2017
- 75% of Butler residents have been relocated to their replacement units in mixed-income communities in high opportunity areas
- On track to complete by the end of 2020





CAVILE PLACE/STOP SIX UPDATE



A Choice Neighborhood Initiative



THE STOP SIX STORY

- Received its name in the early 20th century due to the area being the sixth stop on the Interurban streetcar line to Dallas
- Developed into a thriving African-American residential neighborhood through the first half of the 20th century
- Has suffered in recent decades from blight, disinvestment, and stigma
- Home to the physically obsolete Cavile Place public housing community, needing \$42 million in repairs





CHOICE NEIGHBORHOODS

- HUD's signature place-based initiative for comprehensively revitalizing neighborhoods
- Provides competitive grants for planning, planning and action activities, and implementation
- Implementation Grants provide up to \$35 Million over 6 years to leverage private/public commitments
 - Highly competitive
 - 30+ Applicants, 4-5 Awardees annually





ALIGNS WITH THE RACE AND CULTURE RECOMMENDATIONS

- Stop Six Neighborhood identified as a super - majority minority area (S-MMA) neighborhood
- Share strategies for 5 of the 7 priorities, including
 - Economic Development
 - Increase job training, education, minority entrepreneurship
 - Education
 - Grow involvement in early childhood education, civic engagement, college/ career centers
 - Health
 - Improve access to active lifestyles, healthy foods, healthcare providers
 - Housing
 - Increase supply of affordable housing for extremely low-income renters, homebuyer assistance
 - Transportation
 - Address street and sidewalk conditions in S-MMAs, provide safe spaces for pedestrians and bicycles

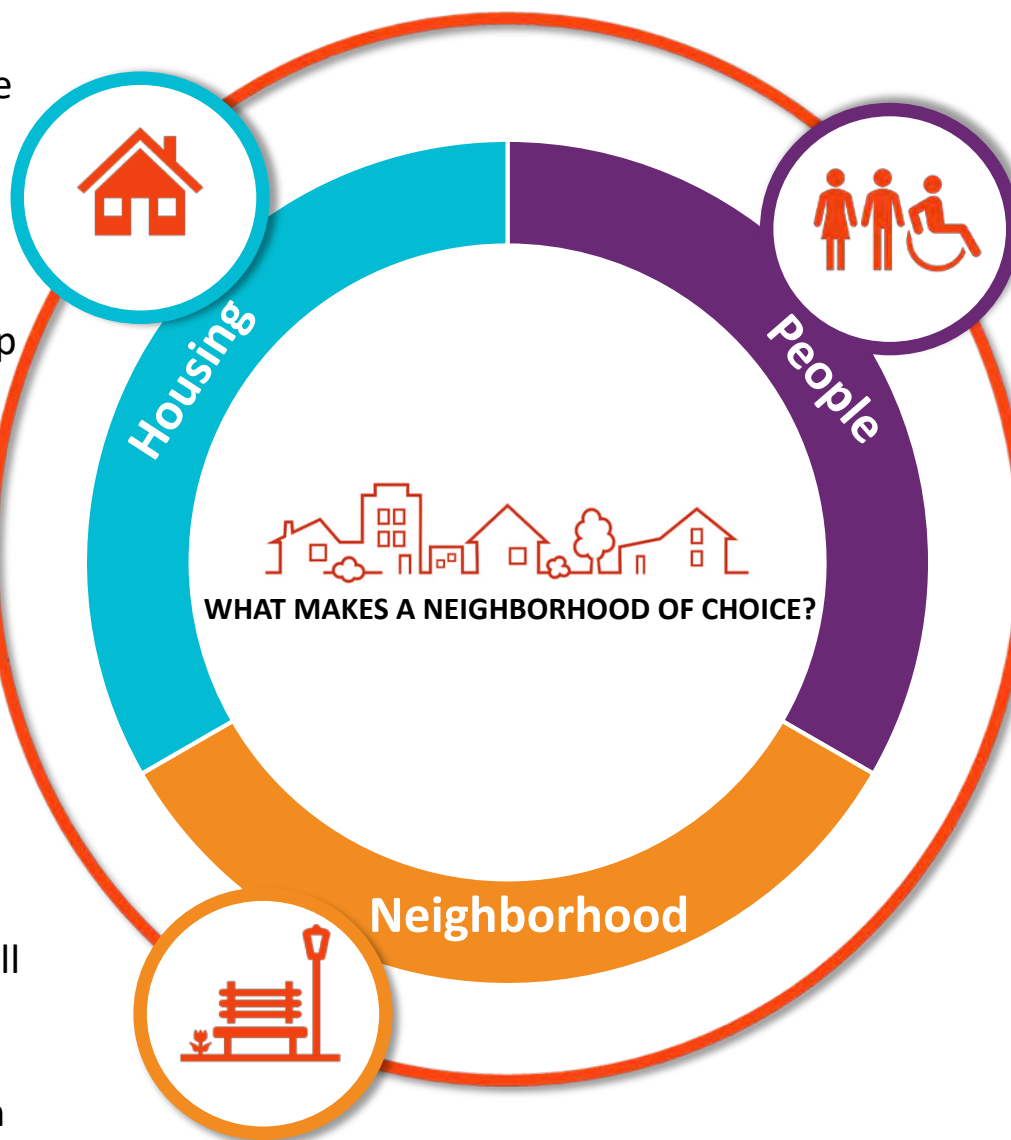




COMPONENTS

- A comprehensive approach for revitalizing neighborhoods
- Focuses on three primary components:
 - Housing
 - People
 - Neighborhood

- Mix of incomes
- Mix of uses
- Mix of structure types
- Family and Senior Options
- Rental and homeownership opportunities



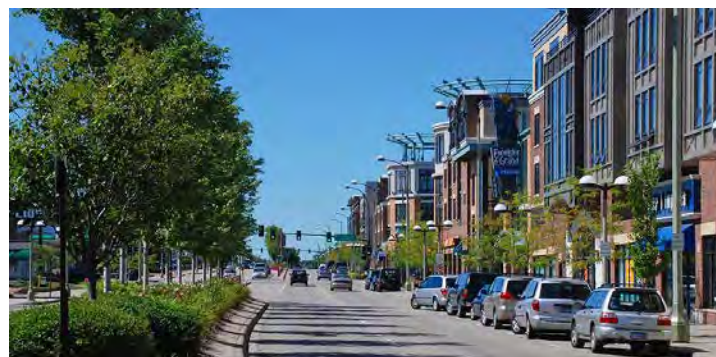
- Large and small businesses
- Infrastructure
- Transportation
- Public Amenities
- Public Safety

- Economic self-sufficiency
- Youth and Adult Education
- Health and Wellness
- Community Engagement



CHOICE IS NOT BUSINESS AS USUAL

- Choice Neighborhood is a complete departure from the traditional approach to housing development
 - Comprehensive, collaborative and coordinated investments to address the needs of a distressed community
 - Not only housing, but also:
 - Economic Development
 - Resident-Tailored Supportive Services
 - Increased reliance on partnerships and leveraging federal funds
 - Data-driven goals and outcomes
 - Focus on connectivity to other neighborhood, local, and regional assets
 - Push for catalytic investments
 - Emphasis on sustainability





COMMUNITY-DRIVEN PLANNING

- 2013 Transformation Plan
 - FWHS in partnership with the City
 - Planning While Doing
 - City of Fort Worth Neighborhood Improvement Program
 - Cavile Place Demolition Approval
 - FWHS and City preparing for a Choice Neighborhood 2019 Implementation Grant NOFA
- 2019 Transformation Plan Updates
 - Resident and Stakeholder Meetings, Listening Sessions, and Design Workshops





UPDATED TRANSFORMATION PLAN



The Housing Plan

- Develops several high quality, mixed-income/mixed-use phases including nearly 1,000 new units
- Replaces all Cavile Place units, while adding workforce, market, and permanent supportive housing units
- Deconcentrates poverty, while also spreading investments throughout the neighborhood



The Neighborhood Plan

- Builds on assets and relationships in the neighborhood
- Provides a framework for development of a neighborhood of Choice
- Improves connectivity and infrastructure throughout the neighborhood
- Develops a multi-purpose Neighborhood Hub at the heart of the community



The People Plan

- Addresses the specific needs of the 252 Cavile households, along with 48 households from the Cavile Place waiting list
- Connects residents with supportive services in education, workforce development and healthcare
- Provides Case Management and creates Individual Development Plans to create roadmaps and track resident progress



NEIGHBORHOOD PLAN- GOALS AND GUIDING PRINCIPLES

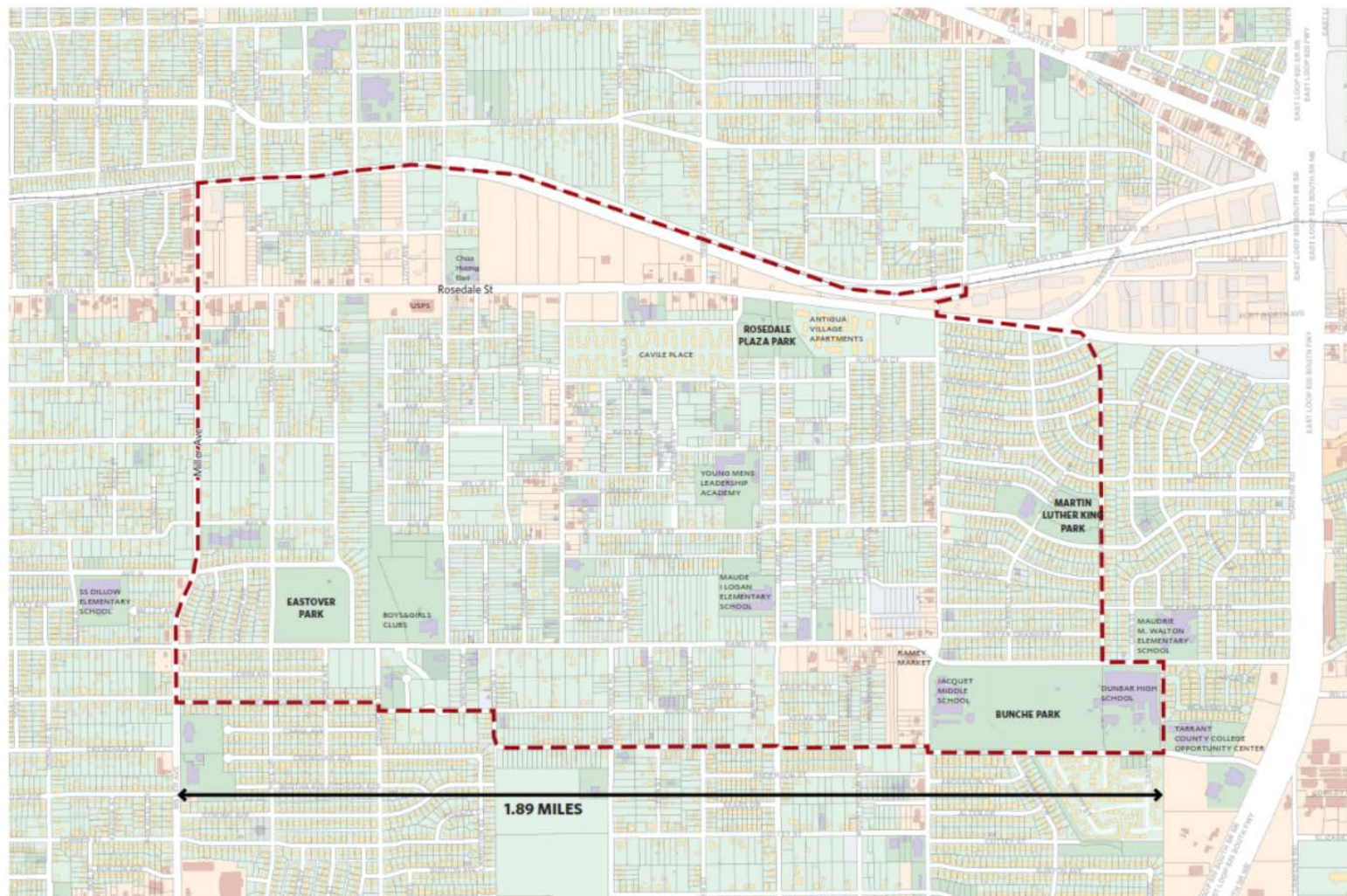
The Neighborhood Plan works within the following goals and guiding principles identified through community engagement during the planning process:

- Introduce neighborhood-serving amenities, such as recreation, restaurants, and retail, to return vacant land to productive uses.
- Improve transportation and mobility through improved transit service, new and improved sidewalks and new bike lanes.
- Create open space/recreational opportunities through community gardens, multi-use trails, linear and pocket parks, and sports fields.
- Celebrate the neighborhood's history and protect and preserve neighborhood character.
- Improve neighborhood stability through increased homeownership, reuse of vacant sites and demolition of vacant houses.
- Increase public safety by incorporating safety features into new construction, improving street lighting and working with the police department to increase the visibility of police in the neighborhood.



NEIGHBORHOOD PLAN- OVERVIEW

- Connect existing and proposed assets and investments
- Provide a state-of-the-art neighborhood hub
- Improve access to transit
 - Relocated bus stops
 - Bike share stations
- Improve streets, parks, and sidewalks
- Create space and environment where private market will invest
- Create a neighborhood identity and brand





NEIGHBORHOOD HUB AND ENVISION CENTER

- Primary proposed Critical Community Improvement in the application to HUD
- Replace MLK-based Envision Center
- Collocate services for neighborhood and city residents, potentially including:
 - Recreation/Fitness/Aquatics (YMCA)
 - Library (Fort Worth Library)
 - Health Clinic (Cook Children's/JPS)
 - Mental Health Services
 - Headstart (Childcare & Associates)
 - Code Enforcement/Public Safety Substation
 - Community Garden
 - Shared office/meeting space
 - Space for target resident case management
- Adjacent to Rosedale Park



Neighborhood Hub



HOUSING PLAN- GOALS AND GUIDING PRINCIPLES

The Housing Strategy provides a comprehensive approach, plan and phasing sequence to revitalize the housing in the neighborhood, and addresses the following goals and guiding principles identified during community engagement throughout the planning process:

- Create a neighborhood comprised of high-quality, well-maintained, mixed-income housing that accommodates families and is compact and pedestrian-friendly with an interconnected network of streets and defensible public open spaces.
- Develop housing of the same design and construction quality, making assisted units indistinguishable from market rate, affordable and workforce housing and ensure adequate off -street parking.
- Follow a design approach that respects the historic “feel” of the neighborhood, and incorporates traditional elements like porches, masonry, and design details.
- Eliminate the stigma of Cavile Place by demolishing the site and dispersing HUD-assisted replacement units across multiple sites, and developing new mixed-income housing that blends with the density and character of the surrounding neighborhood
- Allow all existing Cavile Place residents the right to return to the site
- Build at densities that blend into the existing neighborhood character, scale, and building grouping
- Incorporate sustainable building elements



HOUSING PLAN- OVERVIEW

- Presently relocating Cavile residents with Tenant Protection Vouchers; will demolish Cavile Place
 - 182 vouchers issued to date
- Replace all 300 Cavile units in four mixed-income development locations throughout the neighborhood
- Assist any qualifying former Cavile resident that wishes to return to replacement housing units
- Mix of incomes to include (PBV), market rate units, and workforce housing (for between 30-80% of AMI)
- Mix of unit sizes and structure types, as well as family and senior options
- Provide market-quality in-unit and site amenities
- Include ground floor commercial space at key neighborhood nodes
- 900 - 1,000 new rental units in the neighborhood

Future Rosedale and Amanda Intersection



Future Stop Six Neighborhood Street





SAN ANTONIO- BEFORE AND AFTER EXAMPLE



BEFORE



AFTER



STOP SIX- BEFORE AND AFTER



BEFORE



AFTER



PEOPLE PLAN- GOALS AND GUIDING PRINCIPLES

The needs assessment activities informed the overall People Vision, which serves as the guide for strategies designed to achieve the People Goals:

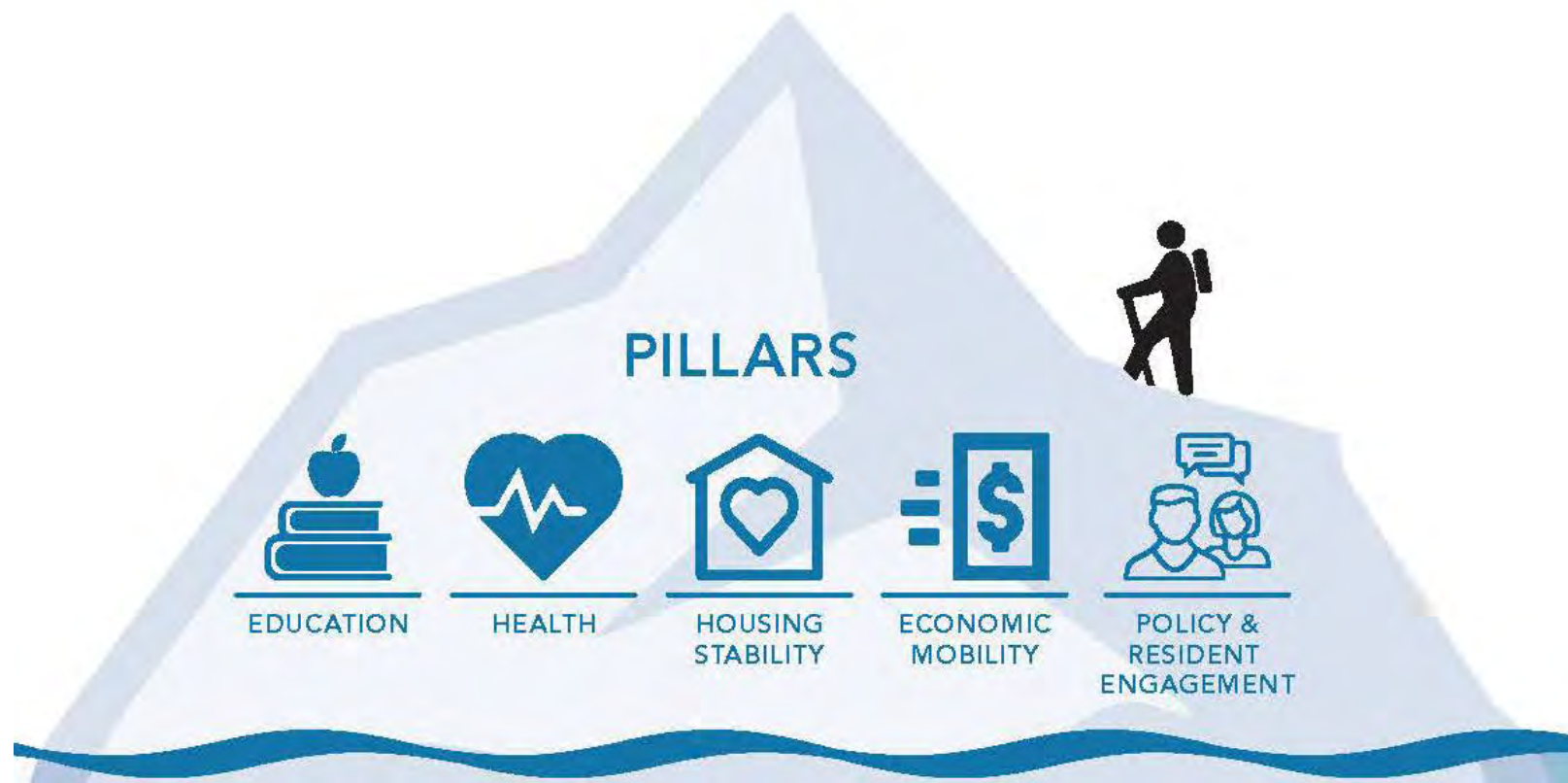
- Increase income and financial stability of target households
- Improve the health of target residents by delivering comprehensive family-centered support, and high quality/accessible health services to youth and families
- Improve educational outcomes of target youth by delivering comprehensive family-centered support, and educational career services



PEOPLE PLAN- OVERVIEW






- Cavile residents (adults and children) will receive tailored supportive services
- Case Managers will work to pair residents with partner supportive service providers in areas such as:
 - Education
 - Health
 - Housing Stability
 - Economic Mobility
 - Policy and Resident Engagement
- Metrics will be established and monitored throughout the life of the grant to assess resident progress

Five Pillars of Our People Plan



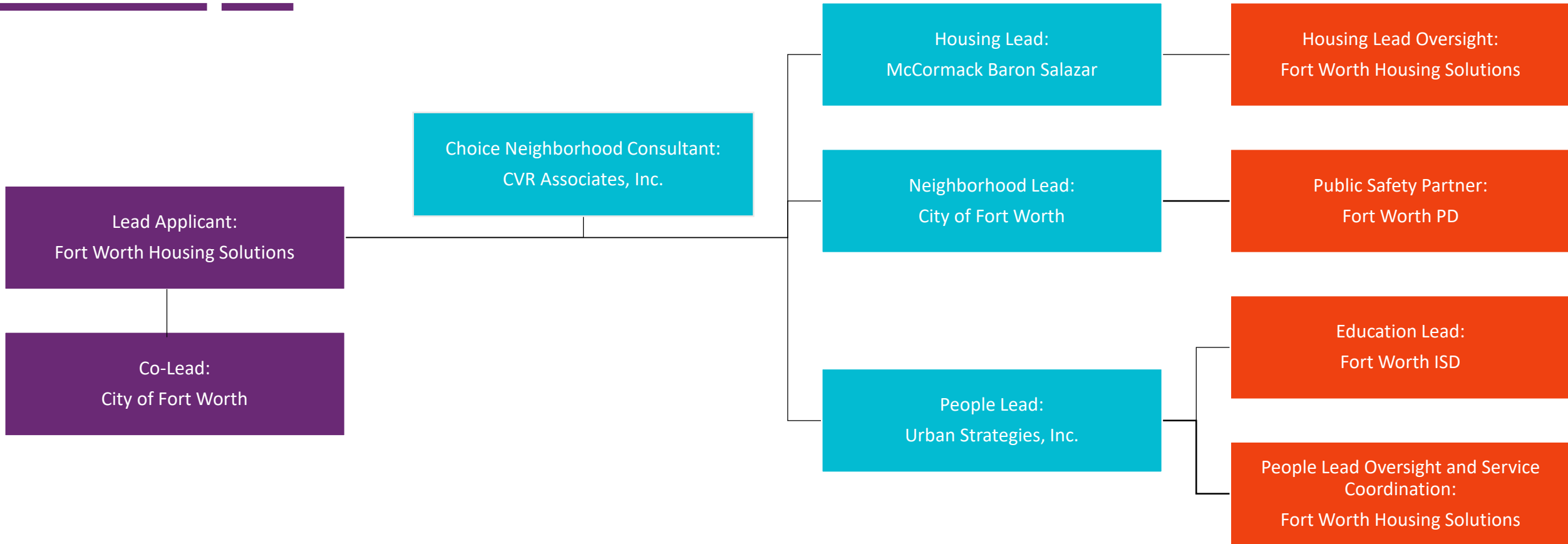


TRANSFORMATIVE OUTCOMES

CATEGORY		CAVILE TODAY	SAMPLE CNI OUTCOMES
EDUCATION		<u>34%</u> of residents over 18 do not have a High School Diploma/GED	<u>100%</u> of target youth graduated from high school in 2018-2019 <i>Foote Homes Neighborhood, Memphis, TN (2015)</i>
HEALTH		<u>65%</u> of adults have a primary care doctor	<u>97%</u> of adults have a primary care doctor <i>Beecher Terrace Neighborhood, Louisville, KY (2016)</i>
EMPLOYMENT		<u>\$8,984</u> average annual household income	<u>\$19,000</u> increase in residents' average earned annual income <i>Foote Homes Neighborhood, Memphis, TN (2015)</i>
STOP SIX CRIME		<u>3.5</u> times more crime occurs here compared to the city of Fort Worth	<u>49%</u> decrease in residential crime after 5 years <i>East Liberty, Pittsburgh, PA (2014)</i>
STOP SIX HOME VALUE		<u>\$48,300 - 65,800</u> is the median home value range	<u>200%</u> increase in home values over 5 years <i>East Liberty, Pittsburgh, PA (2014)</i>



OUR DREAM TEAM



Stakeholders

- Cavile Residents
- Stop Six Residents
- Elected Officials
- Businesses
- Places of Worship
- Funders
- Community Partners



TOTAL IMPLEMENTATION PLAN INVESTMENT



\$288 Million

Includes \$24.5M in Choice Funds



\$29 Million

Includes \$3.15M in Choice Funds



\$20 Million

Includes \$5.25M in Choice Funds

+\$2.1M of Choice Funds for Grant Administration and Evaluation

Total CNI-Related Investment- **\$339 Million**

**Values reflect estimates as of 10/13/19*



ESTIMATED SOURCES AND USES-HOUSING AND COMMERCIAL



Development Uses	
Construction Hard Costs (\$165,990 Per residential unit) (\$9,942,650 Commercial and Mgmt. Spaces)	\$ 174,272,750
Soft Costs (Architectural, Engineering, Financing, Legal, Professional and Other Fees, Reserves, FF&E)	\$ 65,329,000
Site Preparation and Remediation	\$ 8,278,188
Offsite Public Improvements	\$ 28,886,112
Fees	\$ 4,568,558
Master Planning, Acquisition and Legal	\$ 6,594,993
Total	\$ 287,929,601

FWHS Predevelopment Investments	
Relocation and Demolition	\$ 4,961,880

Development Sources	
CNI	\$ 24,500,000
First Mortgage/Equity	\$ 168,588,877
City of Fort Worth (Subordinate Debt / Fee Waivers)	\$ 11,060,000
City of Fort Worth (Public Improvements)	\$ 25,000,000
FWHS (Master Planning, Acquisition, Legal)	\$ 6,594,993
PSH Foundation Matching Funds	\$ 1,250,000
Subordinate Debt/Grants/FWHS	\$ 50,935,731
Total	\$ 287,929,601

*Values reflect estimates as of 10/13/2019



ESTIMATED SOURCES AND USES- NEIGHBORHOOD

Uses	
CCI Neighborhood HUB and Bikeshare	\$29,325,000
Total	\$29,325,000

Sources	
CNI	\$ 3,150,000
City of Fort Worth	\$14,000,000
Philanthropic Contributions	\$12,175,000
Total	\$29,325,000

**Values reflect estimates as of 10/13/2019*



ESTIMATED SOURCES AND USES- PEOPLE

Uses	
Workforce	\$4,200,000
Education	\$3,200,000
Healthcare	\$2,200,000
Case Management	\$10,400,000
Total	\$20,000,000

Sources	
CNI	\$5,250,000
Grants/Philanthropic Contributions	\$14,750,000
Total	\$20,000,000

**Values reflect estimates as of 10/13/2019*

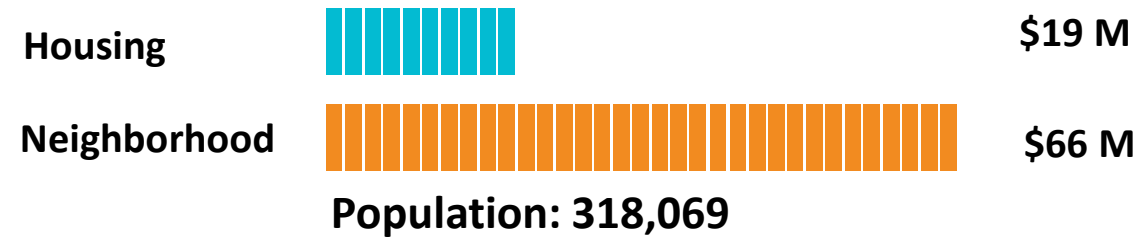


SAMPLE CITY INVESTMENTS FOR CNI GRANTEES

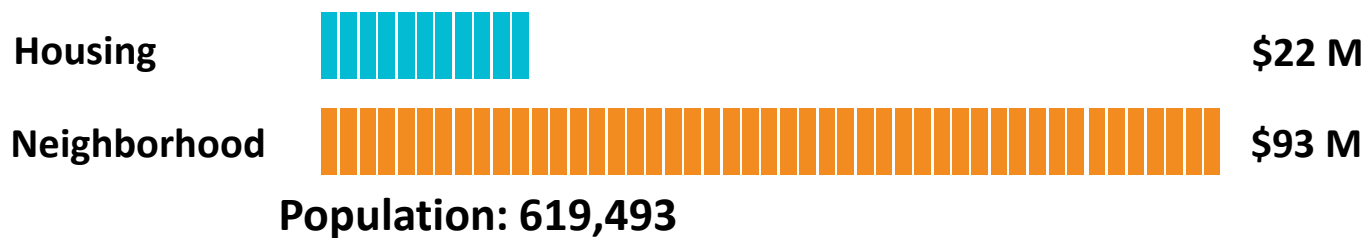
Tulsa, OK: \$51 Million



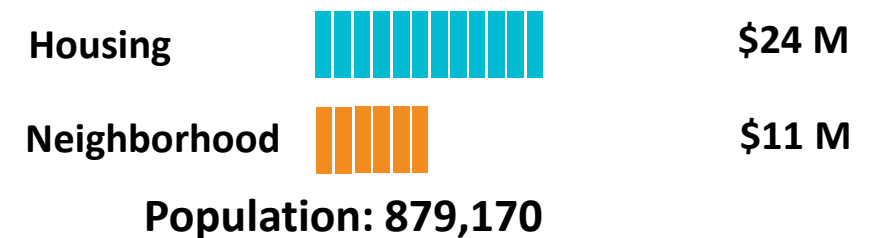
St. Louis, MO: \$85 Million



Baltimore, MD: \$115 Million



Columbus, OH: \$35 Million





COORDINATED PUBLIC INVESTMENTS

- Other public entities have already started making targeted investments in the Stop Six Neighborhood that align with our initiative
- These investments demonstrate a commitment and partnership to the neighborhood

\$77M

Fort Worth ISD



- Fort Worth Independent School District
- Bonds to renovate Dunbar High School and Young Men's Leadership Academy
- Includes Competition Basketball Gym, which will bring people into the neighborhood

\$21M

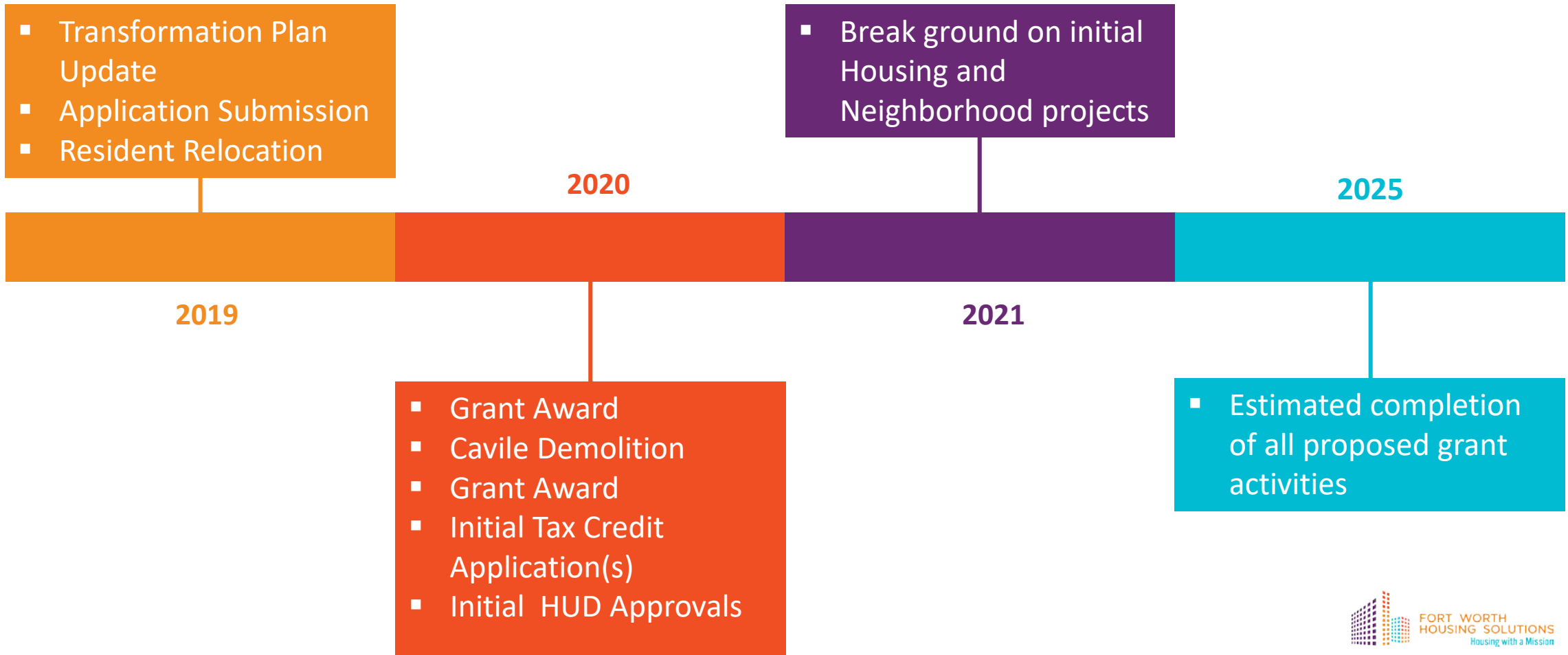
Texas DPS



- Texas Department of Public Safety
- Streetscape improvements of East Rosedale Street
- Improves sense of place, walkability, and flow of traffic



INITIAL TIMELINE





THANK YOU!

THE STOP SIX CHOICE NEIGHBORHOOD TRANSFORMATION PLAN



FORT WORTH HOUSING SOLUTIONS
THE CITY OF FORT WORTH
MCCORMACK BARON SALAZAR, INC.
URBAN STRATEGIES, INC.

UPDATED OCTOBER 2019



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WITH GRATITUDE

THIS TRANSFORMATION PLAN IS THE RESULT OF A MULTI-YEAR PLANNING AND ENGAGEMENT EFFORT UNDER THE LEADERSHIP OF FORT WORTH HOUSING SOLUTIONS AND THE CITY OF FORT WORTH.

THIS WORK WOULD NOT HAVE BEEN POSSIBLE WITHOUT THE INPUT OF CAVILE PLACE RESIDENTS, STOP SIX NEIGHBORS, KEY POLITICAL REPRESENTATIVES, AND STOP SIX BUSINESSES, INSTITUTIONS AND STAKEHOLDERS. IN ADDITION TO THE NEIGHBORHOOD, THIS PLAN HAS BEEN INFORMED BY WORK FROM THE CITY OF FORT WORTH AND ITS DEPARTMENTS, FORT WORTH HOUSING SOLUTIONS, MCCORMACK BARON SALAZAR, INC., URBAN STRATEGIES, INC. URBAN DESIGN ASSOCIATES, FORT WORTH ISD, CVR ASSOCIATES, APARTMENT MARKETDATA, LLC, KIMLEY HORN, AND BLUE LINEN CREATIVE.

THIS UPDATE OWES A DEBT OF GRATITUDE TO THE WORK OF THE ORIGINAL 2013 PLANNING TEAM OF GILMORE KEAN, DUVERNAY + BROOKS, CAMPUS + COMMUNITY STRATEGIES, EDGEMERE CONSULTING CORPORATION, FREESE & NICHOLS, INC., THE CATALYST GROUP, AND OPEN CHANNELS GROUP.

THANK YOU, ALSO, TO ALL OUR NEIGHBORHOOD PARTNERS, INSTITUTIONS AND SERVICE PROVIDERS WHO ARE A CRITICAL PART OF REALIZING THIS PLAN.



TABLE OF CONTENTS

INTRODUCTION	4
EXECUTIVE SUMMARY	5
COMMUNITY PLANNING PROCESS	6
THE NEIGHBORHOOD PLAN	10
THE HOUSING PLAN	16
THE FINANCIAL PLAN	31
THE PEOPLE PLAN	36
PARTNERS	47

INTRODUCTION

The Stop Six Choice Neighborhood Transformation Plan envisions the creation of a vibrant, sustainable, community through a comprehensive community-driven approach to neighborhood transformation.

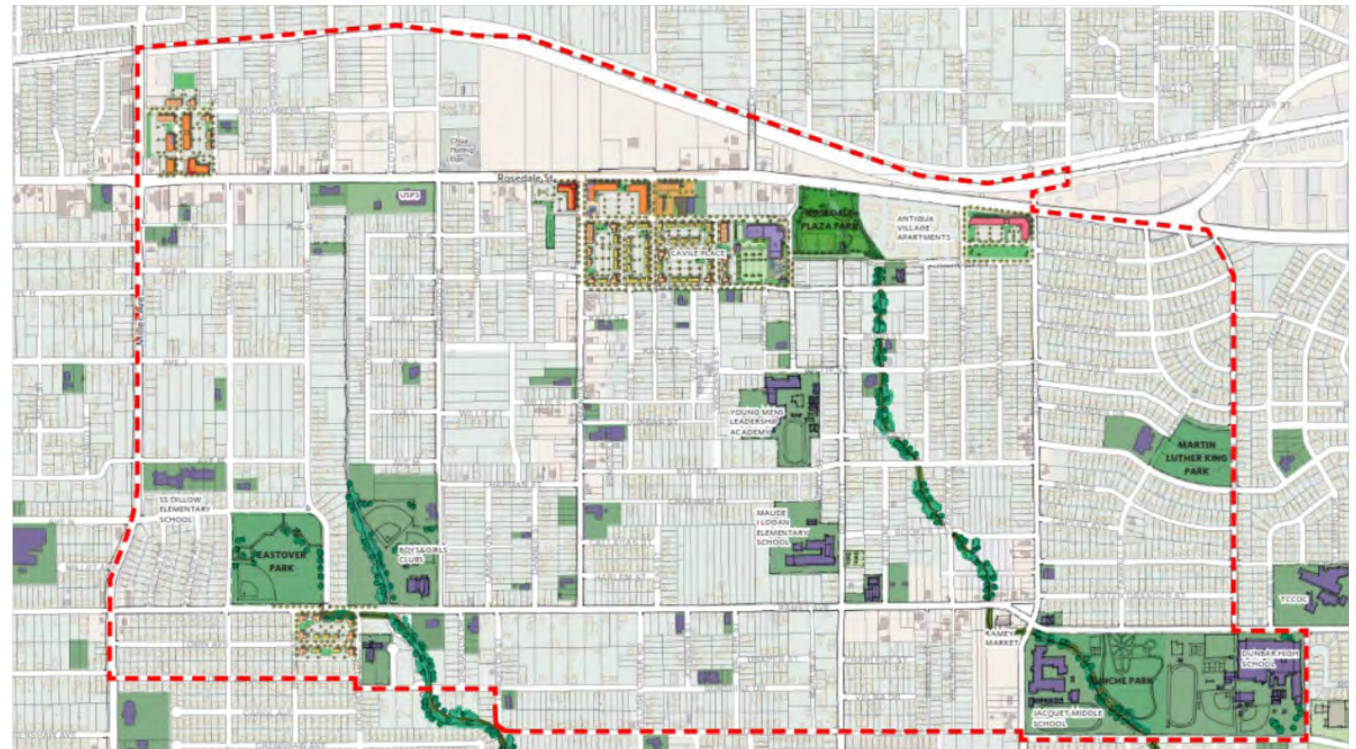
The plan is aligned with the three core goals of HUD's Choice Neighborhood Initiative (CNI):

HOUSING: Replace distressed public and assisted housing with high-quality mixed-income housing that is well-managed and responsive to the needs of the surrounding neighborhood;

PEOPLE: Improve outcomes of households living in the target housing related to employment and income, health, and education; and

NEIGHBORHOOD: Create the conditions necessary for public and private reinvestment in distressed neighborhoods to offer the amenities and assets, including safety, good schools, and commercial activity, that are important to families' choices about their community.

The boundaries of the CNI are the railroad tracks north of East Rosedale Street, Miller Avenue to the west, Carverly Drive to the east, and Fitzhugh Avenue to the south.

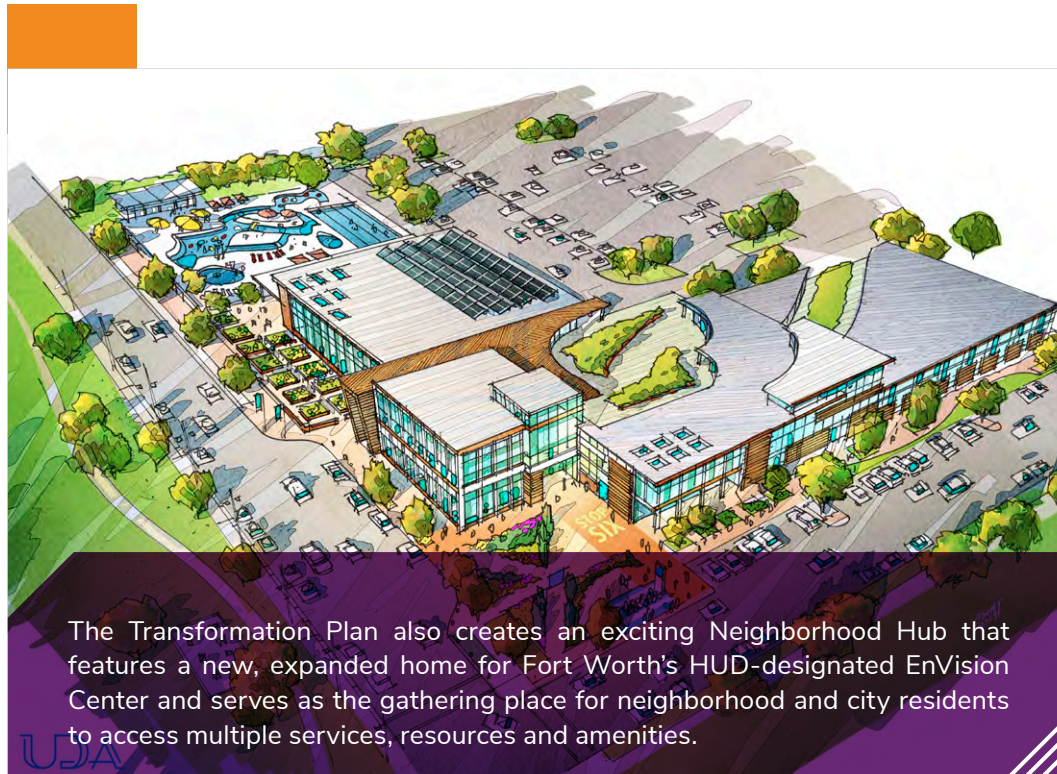


The historic Stop Six neighborhood was named after its location on the inter-urban railway that once linked Fort Worth and Dallas. Initially a vibrant community of prosperous, primarily African American residents, Stop Six today is an area of contrasts. The neighborhood includes many churches and several schools, which can be indicators of a strong, stable community, but also has an extensive amount of abandoned structures and vacant land (45% of all lots), a clear indicator of neighborhood stress and declining population.

Despite its challenges, Stop Six remains the heartbeat of Fort Worth's African American community and a cultural touchstone for thousands of families who have long since moved away. Restoring this historic community into a vibrant, sustainable neighborhood, as it was decades ago, is the driving intent of today's Stop Six residents and stakeholders, and serves as the foundation of the Stop Six Choice Neighborhood Transformation Plan.

EXECUTIVE SUMMARY

This 2019 update to the comprehensive, multi-dimensional Stop Six Choice Neighborhood Transformation Plan—originally completed in 2013—capitalizes upon the neighborhood’s abundant assets—multiple churches, green spaces, and strong relationships with educational institutions at the elementary, secondary and post-secondary levels—and offers fresh approaches for remedying persistent challenges, including the large numbers of vacant lots and substandard housing. Most importantly, the Plan reverses the neighborhood’s rich history, preserves its character, and seeks to restore both its vibrancy and livability.



THE NEIGHBORHOOD PLAN

The neighborhood plan builds on the pre-existing assets and relationships in the neighborhood and provides a framework for development of a neighborhood of choice—all while improving connectivity and infrastructure throughout the neighborhood.



THE HOUSING PLAN

The housing plan replaces the 300 obsolete and outdated Cavile Place public housing units one-for-one in several well-designed, high-quality, sustainable, mixed-income communities with almost 1,000 new units. The plan creates anchors at the corners of the neighborhood and connects with a large development at the heart.



THE PEOPLE PLAN

The people plan addresses the specific needs of the 252 target households from Cavile Place along with 48 households off the Cavile Place waitlist. These needs were identified through a Resident Needs Assessment and are being met with commitments from service provider partners.



THE COMMUNITY PLANNING PROCESS

In developing the Stop Six Choice Neighborhood Transformation Plan, the planning partners and participants have embraced a shared intent: to fundamentally improve Stop Six by employing proven neighborhood revitalization efforts. The work plan includes key strategies used effectively in other CNI communities, including:

- Restore neighborhood confidence – the belief on the part of neighbors and other stakeholders that conditions in Stop Six will improve, and instill confidence in their capacity to alter it.
- Re-position Stop Six in the market as a place of choice and make it competitive in attracting housing demand.
- Create new symbols and a new narrative about the Stop Six Choice Neighborhood – one that replaces a story of decline with a story of transformation.

In addition to undertaking a comprehensive physical needs assessment, market analysis, financial analysis, development feasibility study, and a resident needs assessment, the planning process relied heavily on the participation of the residents of Cavile Place, the residents of the surrounding Stop Six neighborhood, and various neighborhood and Fort Worth regional stakeholders.

The planning and development partners also sought to learn critical lessons from other Choice Neighborhood communities and avoid pitfalls that could adversely impact implementation of the Transformation Plan. As a result, the team elected to promote and expand the assets and strengths of this neighborhood and its residents, and build social connections, rather than organizing around the goal of removing something bad (dilapidated housing or crime). Similarly, the focus remains on improving and enhancing the neighborhood, not implementing a program. Success is defined solely in terms of positive neighborhood change. Finally, it is the intention of all partners to create and perpetuate a new, enhanced image of the Stop Six Choice Neighborhood. To this end, the plan balances the strategies of developing additional housing supply, expanding services and amenities, building housing demand and attracting new residents to the neighborhood.



June 17, 2019 - Community Listening Session



July 11, 2019 - Cavile Place resident providing feedback on proposed renderings.



July 11, 2019 - Final Workshop Presentation and Open Housing to listen to the community's feedback and suggestions.

OUTREACH. Restoring confidence in the Stop Six neighborhood is essential to a successful revitalization process and must begin with residents.

The effort to heighten or restore confidence and its by-product, pride began with initial outreach in 2012-13, during which the City of Fort Worth and Fort Worth Housing Solutions staff invited Cavile Place and Stop Six residents to think and talk about their aspirations for the

neighborhood. Residents were encouraged to describe what they loved about Stop Six those centerpieces of the community they wanted to preserve as well as the things that needed to be fixed or improved. Because the planning and development team has demonstrated a genuine commitment to resident engagement, the organization has earned a positive relationship with those it serves, resulting in seven years of well-attended outreach and engagement activities

(hundreds of participants), and the consistent presence of resident voices in planning.

Primary resident priorities have not deviated significantly between 2012 and 2019, with most values and expectations remaining constant. For example, across five resident and community meetings and community strategy sessions (June to October 2019), attended by approximately 200 residents (not all in attendance signed in), representatives from 25 stakeholder and anchor institutions,



July 10, 2019 - Community Open House, featuring in-progress drawings.



and four elected officials (Mayor, City Councilmember, State Senator, U.S. Representative), priorities described by all sources closely mirror those originally developed in 2012.

- Parents want improved parks and recreation opportunities, better schools, and additional healthcare resources.
- Young adults want enhanced access to employment, education and training resources.
- All residents want to see neighborhood walkability upgraded as well as more neighborhood amenities, including restaurants, grocery and retail stores.
- Older and younger residents want a library and access to the internet.
- Everyone wants more gathering places where people can come together.

The outcomes attributable to the resident engagement strategies and the multi-level, continuous outreach are visible across the Stop Six neighborhood today. Confidence in the neighborhood is building, demonstrated by increased numbers of residents who have improved their personal and rental properties. This new-found confidence is contagious, stimulating greater public and private investments in the neighborhood, seen in the multi-year street improvement program by the Texas Department of Transportation and growth in the number of new housing starts within the neighborhood. This confidence is what the community needed to envision and implement the Neighborhood, Housing and People Plans outlined in this Transformation Plan.





THE NEIGHBORHOOD PLAN

Summary of Existing Conditions

Stop Six was originally known as Cowanville, a community of small farms and homesteads founded by Amanda Davis, an African American pioneer of the late 1800s. By the early 20th century, Cowanville was a thriving working-class African American neighborhood, though it lacked municipal services and police protection. The area was served by the inter-urban railway and became known colloquially as Stop Six, reflecting its placement on the system's route from Fort Worth to Dallas.

Today's Stop Six Choice Neighborhood is located in the southeast quadrant of Fort Worth and enjoys close proximity (approximately 15-minute commute) to downtown and the large, nationally acclaimed biomedical center, Medical City Fort Worth. Current neighborhood boundaries -- the railroad tracks above East Rosedale Street to the North, Miller to the West, Fitzhugh to the South and Carverly to the East -- encompass just over 1.8 miles. Despite being engulfed by a major metropolitan area, the neighborhood retains some rural feel, thanks to abundant green spaces and Dunbar Creek, which runs through the center of the community.

COMMUNITY-IDENTIFIED GOALS AND GUIDING PRINCIPLES

The Neighborhood Plan works within the following goals and guiding principles identified through community engagement during the planning process:

- Introduce neighborhood-serving amenities, such as recreation, restaurants, and retail, to return vacant land to productive uses.
- Improve transportation and mobility through improved transit service, new and improved sidewalks and new bike lanes.
- Create open space/recreational opportunities through community gardens, multi-use trails, linear and pocket parks, and sports fields.
- Celebrate the neighborhood's history and protect and preserve neighborhood character.
- Improve neighborhood stability through increased homeownership, reuse of vacant sites and demolition of vacant houses.
- Increase public safety by incorporating safety features into new construction, improving street lighting and working with the police department to increase the visibility of police in the neighborhood.





While not technically a food desert, the Stop Six neighborhood lacks a full service grocery store. While having some strong residential areas, it is somewhat largely defined by the presence of the large Cavile Place public housing site. And while centrally located in the Fort Worth metropolitan area, it lacks a major employer or anchor gathering site.

Existing Assets

The Stop Six Choice Neighborhood has multiple existing assets that can be engaged to accelerate transformation. Among the most enduring is this community's long-standing role with Fort Worth's African American community.

The community has a smaller population than it did some years ago, but it remains a strong neighborhood, anchored by the educational institutions on its southern boundaries and by the many churches that continue to thrive, drawing congregational membership and attendance from across Fort Worth.



The substantial amount of vacant land is also an opportunity— providing significant land areas for future development. In addition, the recent improvements to East Rosedale Street have dramatically improved the appearance and impressions of the neighborhood. The Transformation Plan seeks to leverage these opportunities toward the creation of a thriving, sustainable community.



Recent Investments

In addition to the designation of the Stop Six Choice Neighborhood as a Neighborhood Empowerment Zone and the investments by the City of Fort Worth attendant to that designation, neighborhood property owners and residents are also the beneficiaries of other revitalization activities, including:

- The City of Fort Worth recently (June 2019) completed major capital improvements to Ralph J. Bunche Park, including trails, a group shelter, benches and picnic tables.
- The City of Fort Worth dedicated additional CDBG and HOME funds, leveraged with local tax dollars, toward upgrading the water and sewer infrastructure to service new housing starts.
- The City's Neighborhood Improvement Program funded over \$2.5 million in public safety improvements including sidewalks, street lighting, security cameras, demolition of abandoned structures, and clearance of trees and brush from vacant lots across the neighborhood.
- The City's Homebuyer Assistance Program provides up to \$20,000 in mortgage assistance for income-eligible first-time homebuyers in the Stop Six Choice Neighborhood.
- The City's Economic Development Strategy is encouraging private sector entities to create job opportunities within and around Stop Six as part of its commitment to deconcentrate poverty.
- The Texas Department of Public Safety completed a \$21 million streetscape improvement of East Rosedale Street, the Stop Six Neighborhood's major east-west artery.

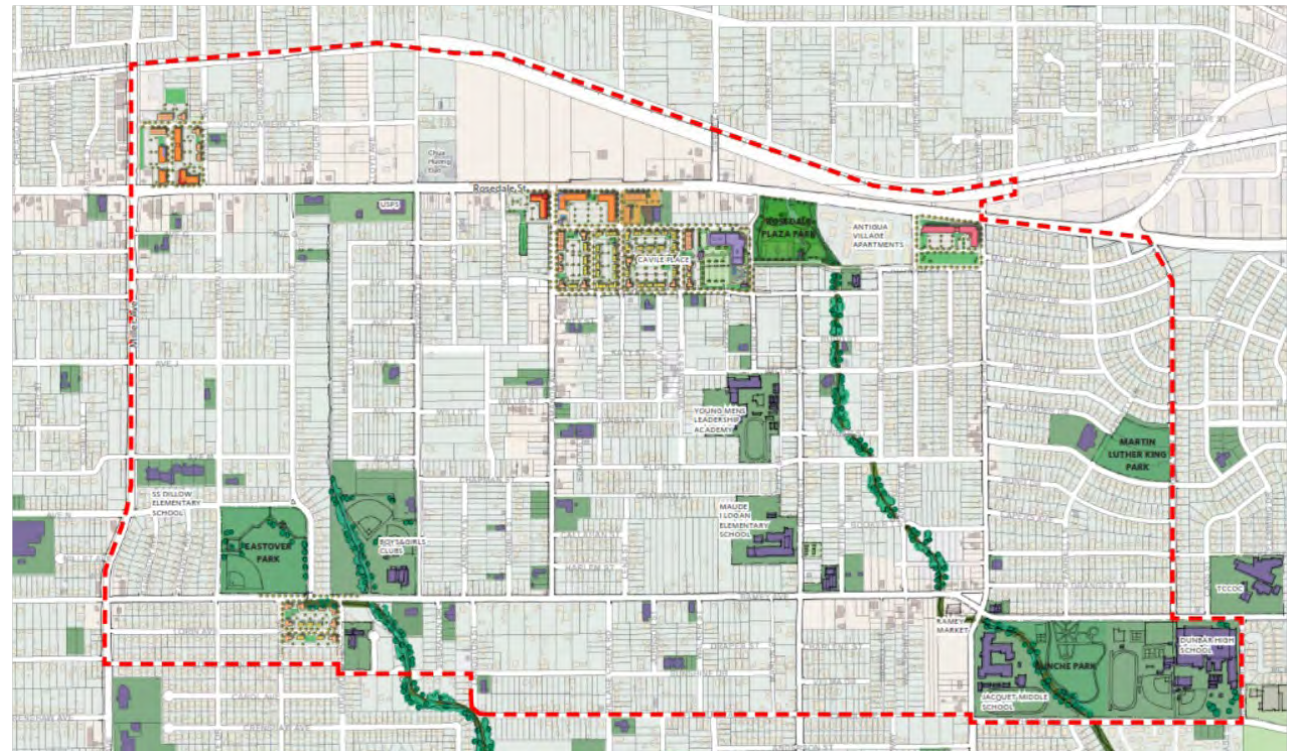


THE NEIGHBORHOOD PLAN

Proposed Neighborhood Investments

The Transformation Plan has been developed to capitalize upon the neighborhood's abundant assets and offer some fresh approaches for remedying persistent challenges. Most importantly, the Plan reverses the neighborhood's rich history, preserves its character, and seeks to restore both its vibrancy and livability.

With the overarching goal to acknowledge and preserve the unique historical heritage of the community, the Transformation Plan provides a comprehensive framework for short and long-range actions to stabilize and rebuild the historic Stop Six community.





Key Neighborhood Opportunities

The Neighborhood Plan directly responds to four key opportunities that now exist in Stop Six:

- **The opportunity to establish a major anchor in the community that will serve as a gateway and focal point of new investment.** The Transformation Plan includes a large, new Neighborhood Hub, that will offer a single, easily accessed, highly visible site from which all neighborhood residents can obtain critical services and access neighborhood amenities.
- **The redevelopment the Cavile Place public housing site.** Fort Worth Housing Solutions is committed to redeveloping the Cavile site into a mixed-use, mixed-income community that will blend with and enhance the neighborhood. The reuse of the property will remove what has become an impediment to neighborhood transformation and creates the opportunity for new residential development throughout the neighborhood.

- **The enhancement of the appearance of East Rosedale Street.** The Plan leverages the major streetscape improvements that the Texas Department of Transportation has made to East Rosedale Street. The improvements have dramatically enhanced the character of this important arterial street and set the stage for introducing much needed retail and commercial activity.
- **The presence of other vacant land in the neighborhood that can be transformed and tied into infrastructure improvements to create a sustainable community.** The Transformation Plan builds additional housing on other vacant sites in the neighborhood and connects these together with planned parks, infrastructure, and open space that reknit the community and will increase the population of the community without increasing density.



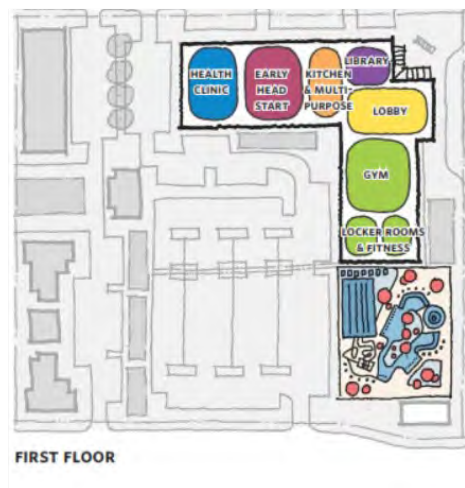


THE NEIGHBORHOOD PLAN

The Neighborhood Hub

Among the most frequently cited needs by Stop Six Choice Neighborhood residents were job training, employment assistance, education for all ages, financial literacy training, and primary healthcare. Each is methodically addressed in the People Plan; however, to further enhance service access and utilization, the Transformation Plan proposes to build a new Neighborhood Hub at the heart of the neighborhood.

The Hub will offer a single, easily accessed, highly visible site from which residents can obtain critical services. Programs will include an expanded EnVision Center, a YMCA, a Head Start Center, a city library, family case management services provided by Urban Strategies, and a host of other programs aligned to resident needs, including: 1) a job training and business incubator center; 2) afterschool programs for students from kindergarten through 8th grade, with instruction aligned with school curricula; 3) financial literacy classes and credit repair services; and 4) connections to primary care providers and medical homes. The co-location of job training and Head Start at the Hub will eliminate a primary barrier to self-sufficiency and will enable young parents to take full advantage of these resources.





Other Major Revitalization Concepts

EAST ROSEDALE STREET NEIGHBORHOOD GATEWAY. The improvements to East Rosedale Street have facilitated the opportunity to create a new “front door” to the Stop Six neighborhood. There will be four key neighborhood gateways along East Rosedale.

The first will be located at Rosedale’s intersection with Amanda Street, the traditional “main street” of the neighborhood that, in the past, supported both residential and local-serving retail. This important street will include a mixed-use building at its intersection with East Rosedale, along with retail-serving street parking, to re-establish it as a desirable address for neighborhood retail and services.

The second neighborhood gateway will be created at the intersection of East Rosedale and Liberty Street, where a vista will showcase the Neighborhood Hub and the improvements to Rosedale Plaza Park, highlighting the services and amenities now available to the community via the Hub.

The third neighborhood gateway will be at Stalcup and East Rosedale, where the prominent new senior building will mark the transition from neighborhoods to the east to the new Stop Six.

The fourth gateway will be created by the development at East Rosedale and Miller, which will be highly visible from that heavily trafficked

intersection, and will help to establish the connections between higher-income communities to the west and the new transformed Stop Six neighborhood.

NEIGHBORHOOD OPEN SPACES. The existing Rosedale Park will be improved and enhanced, with programmatic and design connections to the Neighborhood Hub, making it a more integral part of the community and solidifying the new gateway experience. In addition to Rosedale Plaza Park, the Transformation Plan incorporates recommendations for development of several other small-scale neighborhood open spaces and strengthens connections to existing parks from new housing.

MIXED-USE CENTER. Starting at the corner of Amanda Street and East Rosedale are a series of mixed-use buildings with groundfloor space for neighborhood retail, service providers, entrepreneurs and other commercial tenants. Also included in this space is the management office and community amenity space for the new housing at on the central housing site.

Parking for the mixed-use space will be provided on-street while parking for the development and employees will be located on the interior of the blocks where it will not detract from the streetscape.

The design of the frontage of the buildings will create a walkable, pedestrian-friendly district.

TRANSPORTATION, STORMWATER AND UTILITY IMPROVEMENTS. The Transformation Plan includes several “levels” of street improvements, including new streets, improved street connectivity and rebuilt streets.

The plan calls for rebuilding key streets, including resurfacing, rebuilding curbs and gutters, and providing sidewalks, streetlights and landscaping.

The Stop Six neighborhood is served by a number of bus routes that run along East Rosedale Street, Stalcup Road and Ramey Street. The Transformation Plan recommends enhancing the existing bus stops in the neighborhood and, post-residential development, re-evaluating bus service lines to ensure coverage.

The plan also includes updates of existing utility infrastructure and improvements to stormwater management to mitigate the impact of new and future investments in the community.



Summary of Existing Conditions

One factor that illustrates both the problems and opportunities embodied in the Stop Six neighborhood is the wide variety of housing character and quality. While there are some homes that are historic, dating to the earliest days of settlement in the neighborhood, there are also other older homes that have been neglected and are now in very poor condition. On the same blocks, there are newly constructed homes in excellent condition. This variation in circumstances, coupled with the substantial amount of vacant land located throughout the neighborhood, creates a general sense of uncertainty about the area's future.

There are 2,208 housing units in the Stop Six Choice Neighborhood and the vacancy rate is 6.38, three times higher than the Tarrant County rate (2.07). Three-quarters (79%) of all neighborhood housing was developed for single families. Most homes were built between 1940 and 1970; only 21 homes (1%) have been built since 2010. Homes tend to be of good size, with 58% having at least three bedrooms. About half of all homes are owner occupied. The neighborhood is highly stable, with 91% of residents living in their homes for more than five years.

The median value of housing varies across the neighborhood, ranging from \$48,200 to \$65,800, while the median in Fort Worth is \$198,800. The average gross monthly housing cost (with utilities) for owners is \$976 per month; the rate for renters is \$881. These monthly amounts cause about half of neighborhood households to be cost burdened with more than 30% of their income going to housing costs.

Cavile Place is the only public housing complex in Stop Six and is demonstrably distressed and obsolete. It was approved by HUD for demolition in April 2019.

The Housing Strategy is based on an understanding of these demographics and it looks beyond them, to describe a program for housing that will result in a sustainable, desirable, mixed-income community.





COMMUNITY-IDENTIFIED GOALS AND GUIDING PRINCIPLES

The Housing Strategy provides a comprehensive approach, plan and phasing sequence to revitalize the housing in the neighborhood, and addresses the following goals and guiding principles identified during community engagement throughout the planning process:

- Create a neighborhood comprised of high-quality, well-maintained, mixed-income housing that accommodates families and is compact and pedestrian-friendly with an interconnected network of streets and defensible public open spaces.
- Develop housing of the same design and construction quality, making assisted units indistinguishable from market-rate, affordable and workforce housing, and ensure adequate off-street parking.
- Follow a design approach that respects the historic “feel” of the neighborhood, and incorporates traditional elements like porches, masonry, and design details.
- Eliminate the stigma of Cavile Place by demolishing the site and dispersing HUD-assisted replacement units on a number of different sites, and developing new mixed-income housing that blends with the density and character of the surrounding neighborhood.
- Allow all existing Cavile Place residents the right to return to the site.
- Build at densities that blend into the existing neighborhood character, scale and building grouping.
- Incorporate sustainable building elements such as energy efficient lighting, appliances and building envelopes, low VOC (Volatile Organic Compounds) paint, sustainable materials, and green site design elements

OVERVIEW OF THE HOUSING PLAN

The Housing plan is bold and yet feasible, while going beyond the requirements of the CNI NOFA to address the true spirit and goals of the program. Most importantly, it addresses the specific needs expressed by the community and residents and the goals of Fort Worth Housing Solutions and the City of Fort Worth to deconcentrate poverty and create strong, equitable, inclusive communities.

The Housing Strategy was developed through a robust, six-year planning and community engagement process, which followed the CNI model, and builds off existing investments in the community, including recent single-family residential development, transportation investments on East Rosedale Street, the establishment of a Neighborhood Empowerment Zone (NEZ), the creation of the EnVision Center, and investments in neighborhood schools and parks. The Housing Strategy reconnects the neighborhood through a cohesive and holistic vision, and provides for existing residents through one-for-one replacement of subsidized housing in a truly deconcentrated, mixed-income, marketable neighborhood with access to services and opportunities.



THE HOUSING PLAN

The community-driven plan works to reverse the patterns of disinvestment in the community by physically replacing all 300 distressed public housing units across the neighborhood with project-based voucher units, along with an additional 642 market-rate, LIHTC and workforce (80%-120% AMI) units and 48 permanent supportive units. In total, 990 new units will be developed in the neighborhood, with multiple additional sites and acreage allowing for high-quality, mixed-income housing at the same density levels currently seen in the community.

The Housing Plan consists of five phases of mixed-income, family housing and one phase of mixed-income senior housing. Each phase includes units for a range of incomes (replacement, permanent supportive housing, tax credit, and market-rate), with this mix present in each building (to the extent possible given the number of units in each building). Each phase also combines a blend of resources (including Choice Neighborhood funds, private debt, private Low-Income Housing Tax Credit equity, other public dollars, and philanthropic resources) to create a strong financial underpinning and support the development throughout its lifecycle. Critically important, no family phase has more than 30% replacement units.

Stop Six is a low-rise, low-density neighborhood with strong historical roots. While the Housing Plan will bring more housing into the neighborhood, strategic acquisitions will result in the new housing being designed at neighborhood-appropriate density levels, in two- and three-story walk-up/garden apartments, two-story townhouses and two-, three-, and four-story mixed-use buildings, weaving seamlessly into the existing community.

The high-quality design of the community, the buildings and the units will result in a safer, more accessible, more amenity-rich neighborhood that meets the needs and aspirations of current residents who wish to remain in the community. At the same time, it will attract market-rate residents from other areas who are already showing an interest in the greater Stop Six neighborhood, which has had a 7.7% increase in population since 2010.



DECONCENTRATING POVERTY

Deconcentrating poverty has been a major goal of the City of Fort Worth and Fort Worth Housing Solution's public housing repositioning efforts across the City. The Housing Plan reflects this intent, with 300 replacement units representing 30% of the 990 total planned new units. The new housing is not limited to the original Cavile Place site, but includes multiple strategic sites acquired throughout the community to create a cross-neighborhood market transformation, anchor key entry points into the community, and bring visibility to the transformed central site on the highly trafficked Rosedale Avenue.



ONE-FOR-ONE REPLACEMENT

The Housing Strategy replaces all 300 Cavile units one-for-one within the neighborhood on four major development sites: Stalcup (the senior site which establishes the northeast corner of the neighborhood), the Cavile Place site plus additional surrounding lots (which establishes the “heart” of the community), Ramey (establishing the southwestern corner of the neighborhood) and Rosedale/Miller (establishing the northwest corner). The southeast corner of the neighborhood is anchored by the educational campus of Dunbar High School, Jacquet Middle School and the Tarrant County College Opportunity Center. The proposed bedroom sizes of the replacement units reflect the current needs of the existing families in Cavile Place (and also additional families on the Fort Worth Housing Solutions waiting list). Because it is more difficult to find larger apartments with housing vouchers, the plan builds back more of the larger two- and three-bedroom units to meet the needs of harder-to-house wait list families. As the Transformation Plan is implemented, bedroom sizes will continue to be adjusted to meet the needs of families.

ONE FOR ONE REPLACEMENT UNIT MIX					
	1 BR	2 BR	3 BR	4 BR	TOTAL
Cavile Place (Existing)	60	144	70	26	300
Cavile Place Resident Need	96	119	31	6	252
Wait List and Market Need	8	18	22	-	48
Total Replacement Need	104	137	53	6	300
Phase 1	28	11	-	-	39
Phase 2	21	31	8	3	63
Phase 3	17	29	10	-	56
Phase 4	5	18	25	3	51
Phase 5	6	8	10	-	24
Phase 6	27	40	-	-	67
TOTAL	104	137	53	6	300



THE HOUSING PLAN

HOUSING DESIGN

From the planning process, a shared vision of the neighborhood emerged: a vibrant, sustainable community with the attributes – education, healthcare, safety, services, and amenities – of a neighborhood of choice. During the planning process, design, density, and amenity preferences were surveyed from Cavile Place residents, neighborhood residents, and other community stakeholders. Those preferences were reviewed and are reflected in the resulting Housing Plan. This plan integrates the mixed-income, mixed-use redevelopment of neighborhood housing with a host of complementary investments in the neighborhood, connected by improved infrastructure, services and streetscapes. The plan works to restore and reinforce the qualities of adjacent streets and blocks, knitting the neighborhood together with surrounding blocks by eliminating inward-facing super blocks, reconnecting the street grid and creating a new pedestrian-friendly scale.

DESIGN ELEMENTS. The design replaces distressed and obsolete units with a selection of new mixed-income walkup/garden, townhouse and elevator-served apartments. The buildings, some of which are also mixed-use, are designed to contemporary architectural standards and reflect market tastes, the historic context of the Stop Six



neighborhood, and feedback gathered from residents and stakeholders. Rather than front doors facing parking lots or interior courtyards, all residential front doors and front porches will face public streets. The design is updated, yet well-integrated with the architectural character of Stop Six – with gabled roofs, front porches, materials, style and colors – appealing to families and individuals who have the means to move anywhere, but choose to

live in the Stop Six neighborhood and an urban environment.

UNIT AND ROOM SIZES. All new units will be designed to the same market-rate standard and will be indistinguishable from each other. Rooms are large enough to accommodate modern furniture and room sizes, and bedroom configurations have been designed to accommodate the needs of contemporary



families, including ground-floor powder rooms in townhouses, in-unit washers/dryers, and large closets to provide sufficient storage. Units have high-quality, market-rate finishes and appliances, as expected in the Fort Worth market.

COMPACT, PEDESTRIAN-FRIENDLY, MIXED-USE NEIGHBORHOOD. The plan reconnects to the traditional block pattern to create a framework that supports compact yet comfortable development, connections

for pedestrians, and an integrated plan that supports a core of diverse land uses. The housing is well-integrated into the planned neighborhood investments, including connections to the Neighborhood Hub and EnVision Center from all sites, connections from each site to parks and greenspace, and walkable connections to transit. It has a diversified architectural density of two- and three-story garden, townhome and mixed-use elevator buildings with higher densities on the major thoroughfare, Rosedale. Different

building types create variety and diversity from the street that is attractive to pedestrians, and both contextual and contemporary, elevating traditional designs to tangibly demonstrate new investment in Stop Six. The plan features new, continuous, and accessible sidewalks and crosswalks; improved street lighting, street trees/landscaping and drainage; buildings that face the public realm; and improved local streets that provide better connection to Rosedale, the new Hub, parks, and schools. The improvements promote walking, biking, and accessibility to the Hub to aid in a healthy lifestyle.

RESIDENT COMMUNITY SPACE AND RECREATION. The design centers around the new Neighborhood Hub at the heart (literally and figuratively) of the community. In addition, each of the four housing sites will have resident-only amenities—an expectation for all market-rate housing in Fort Worth. These amenities include clubhouses/community spaces, fitness centers, outdoor spaces (including pools and water features), and management offices in all four sites. Each new multi-family block incorporates an interior playground and green space.

DEFENSIBLE SPACE. The plan is designed to create defensible space by incorporating





Crime Prevention Through Environmental Design (CPTED) principles to deter criminal activity through natural surveillance, natural access control, and clearly defining public versus private spaces. On-site elements include: buildings that front the street; no blank elevations; security lighting; security cameras; windows overlooking sidewalks, parking lots, and parks; limited entrances to buildings and parking spaces; and see-through fences between buildings. Off-site elements include recent investments by the City of Fort Worth in street lights and cameras.

MICRO-CLIMATE APPROPRIATE LANDSCAPING. The plan follows Enterprise Green Communities (EGC) criteria, which include native species and xeriscaping to reduce the need for irrigation and provide for landscaping that is resilient to dramatic weather events. Native shade trees will help restore the native microclimate and reduce the heat island effect, conserving energy and promoting livability by creating more comfortably enjoyable outdoor spaces.

STORMWATER MANAGEMENT PRACTICES. Drainage is a known challenge in Fort Worth. In addition to investments by the city to reduce runoff from upstream sources, aggressive strategies will be employed to address stormwater run-off management on-site and reduce our impacts downstream. The design



incorporates native raingardens, retention ponds and underground storage piping to detain and filter precipitation, decrease pooling, decrease the impact to the combined stormwater system, and increase resilience to extreme weather events.

ENERGY EFFICIENT, SUSTAINABLE, AND RESILIENT. All new housing will be built and certified to Enterprise Green Communities Criteria (EGC) 2020 Standards (or a newer

version as applicable) and ENERGY STAR for Homes (ES). EGC and ES increase the efficiency of the buildings and systems, and require energy efficient appliances, lighting, and roofing products. EGC prevents waste of natural resources by using environmentally preferable materials, minimizes construction waste, and promotes healthy living environments through the use of healthy interior materials (low- and no-VOC paints and adhesives, Green Label carpeting and other environmentally preferable



flooring, formaldehyde-free wood products, and asthmagen-free materials), integrated pest control, adequate ventilation planning, and mold prevention. EGC 2020 also includes planning for mitigating the impact of natural disasters.

ACCESSIBLE AND FREE FROM DISCRIMINATION.

In the Stop Six neighborhood census tracts, 37.2% of residents are identified as disabled. For this reason, it was critical to ensure there are ample accessible housing opportunities in the

new housing. Five percent of the units across unit sizes will be accessible to persons with physical disabilities, 100% of ground floor garden and elevator-accessible apartments – including 100% of the senior building – will be adaptable and visitable (i.e. able to be visited by a person who uses a wheelchair). All townhomes will be visitable on the first floor (zero-step entrance, 32 inches of door passage space, and a wheelchair-accessible ground floor bathroom). At least 2% of units will be wired to accommodate persons with visual

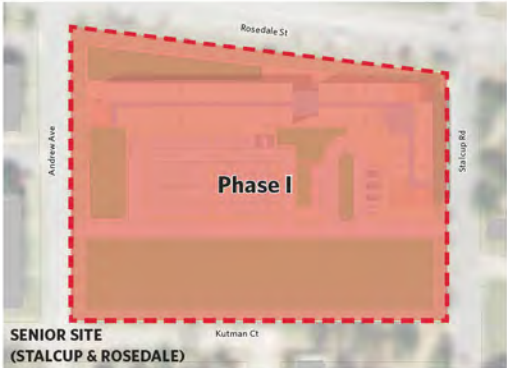
and/or hearing impairments. All sidewalks and paths of travel will be designed to ADA and UFAS standards, and playgrounds and fitness equipment will include accessible options. Fort Worth's CNI team is also committed to affirmatively furthering Fair Housing and increasing racial, ethnic, and economic diversity to create a community free from discrimination.



THE HOUSING PLAN

IMPLEMENTATION AND PHASING PLAN

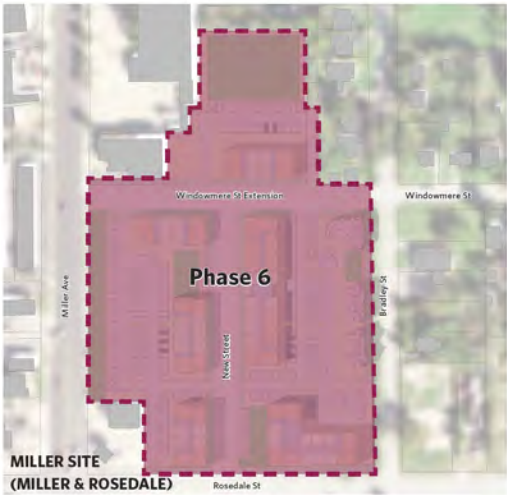
The phasing plan anticipates six total phases of multi-family, mixed-income residential housing across the Stop Six neighborhood. The phasing plan responds to the specific realities of the sites, the market and the requirements of funding sources.



SENIOR SITE
(STALCUP & ROSEDALE)



CAVILE PROPER & ROSEDALE SITES



MILLER SITE
(MILLER & ROSEDALE)



RAMEY SITE

PHASING PLAN

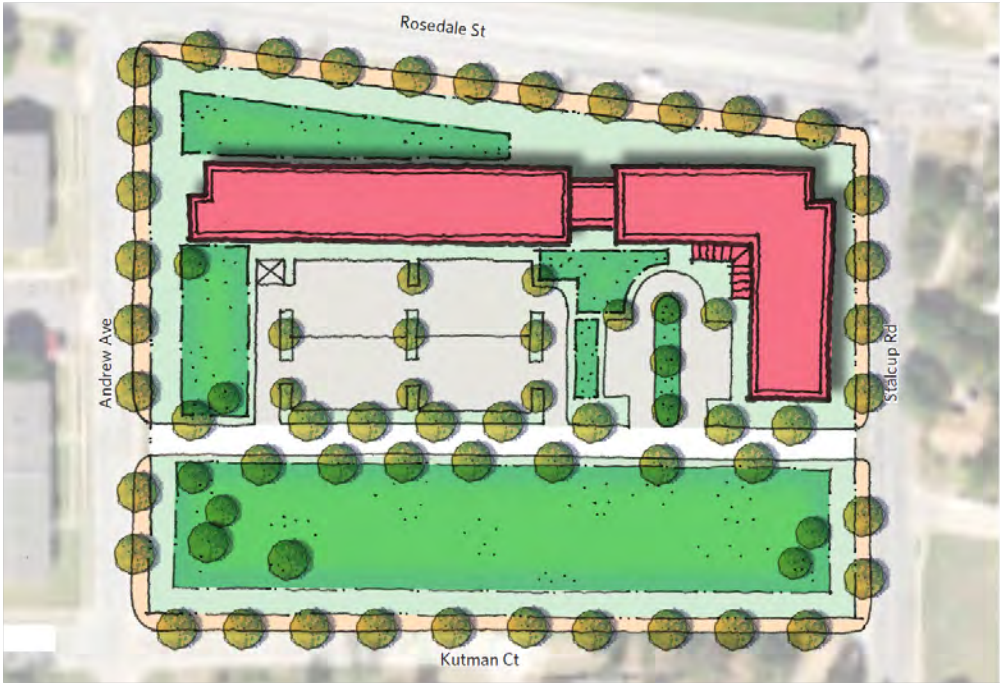
CAVILE PLACE CNI / FORT WORTH, TEXAS / SEPTEMBER 27, 2019





PHASE 1.

Phase 1 is mixed-income senior building to be built on currently vacant land at East Rosedale Street and Stalcup. It includes 111 1-bedroom and 11 2-bedroom apartments and directly fronts Rosedale, boldly announcing the change and opportunity coming to Stop Six. A 9% Low-Income Housing Tax Credit-equity funded development, Phase 1 can begin development before any shift in market dynamics on a site that needs little site preparation and no relocation. The demographics of current residents at Cavile justify the 56 subsidized units and, with 533 seniors in the neighborhood, the broader market area will quickly absorb the low-income and market-rate senior units. The building will include universal design features with 100% of the units visitable and adaptable. In addition to housing, the senior building will include ample community and activity space for residents (including a movie room and billiard table), outdoor passive and active space, a community garden for residents, a health suite, a beauty salon and a fitness center.



PHASE 1: SENIOR UNIT MIX					
BR	Market	LIHTC	Permanent Supportive	PBV / Replacement	Total
1	12	63	8	28	111
2				11	11
Total	12	63	8	39	122

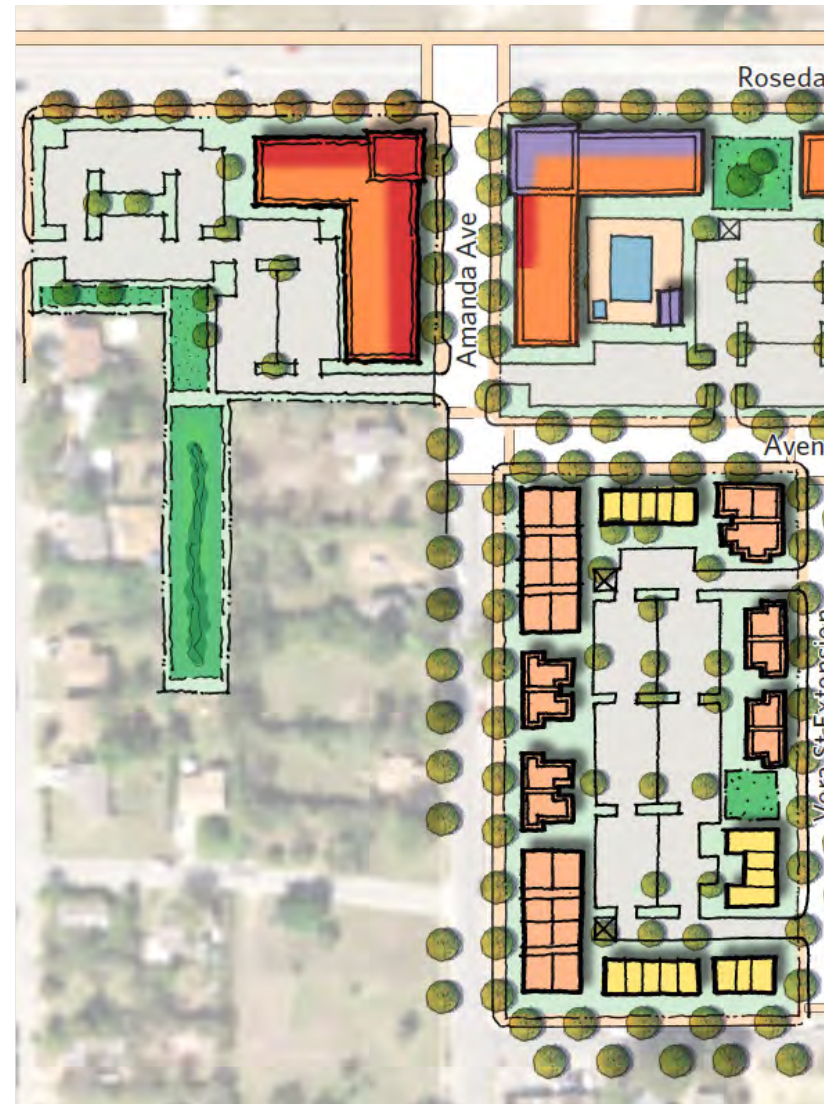


THE HOUSING PLAN

PHASE 2.

Phase 2 is a large 4% LIHTC development meant to bring attention to the heart of the transformation with a large, visible investment along Rosedale Street, the major artery in the community. Because 4% LIHTC are non-competitive, the 210-unit Phase 2 can move forward quickly upon award of CNI funding and will signal the turning point in the Stop Six neighborhood. Phase 2 consists of two elevator-accessed buildings with 12,000 square feet of ground floor retail/commercial space along Rosedale and the historic commercial corridor, Amanda Avenue. The commercial space will be split between community space, space for partners and social service providers, and retail space. In addition, Phase 2 has garden apartments and townhouses further down Amanda, making the transition to lower-density parts of the neighborhood with more residential character. Phase 2 will include market-rate amenities to serve all residents of the new site, including the management office, fitness space, a clubhouse, a kids' activity room and a swimming pool.

PHASE 2					
BR	Market	LIHTC	Permanent Supportive	PBV / Replacement	Total
1	20	33	8	21	82
2	30	49	5	31	115
3		2		8	10
4				3	3
Total	50	84	13	63	210





PHASE 3.

Phase 3 is another 4% low-income housing tax-credit-financed phase developed on the central site. With 187 units in elevator buildings, walkup/gardens and townhouses, Phase 3 lengthens development along Rosedale Street and brings additional diversity of housing types into the new community. Phase 3 has 1-3 bedroom units and continues in uniting the “new” frontage on Rosedale with the historic Cavile site. The new development will be 25% market-rate, reflecting the desirability in the community of market-rate garden and townhouse apartment options as well as the anticipated shift in market perceptions.

PHASE 3					
BR	Market	LIHTC	Permanent Supportive	PBV / Replacement	Total
1	16	47	10	17	90
2	30	24	2	29	85
3		2		10	12
4				0	0
Total	46	73	12	56	187



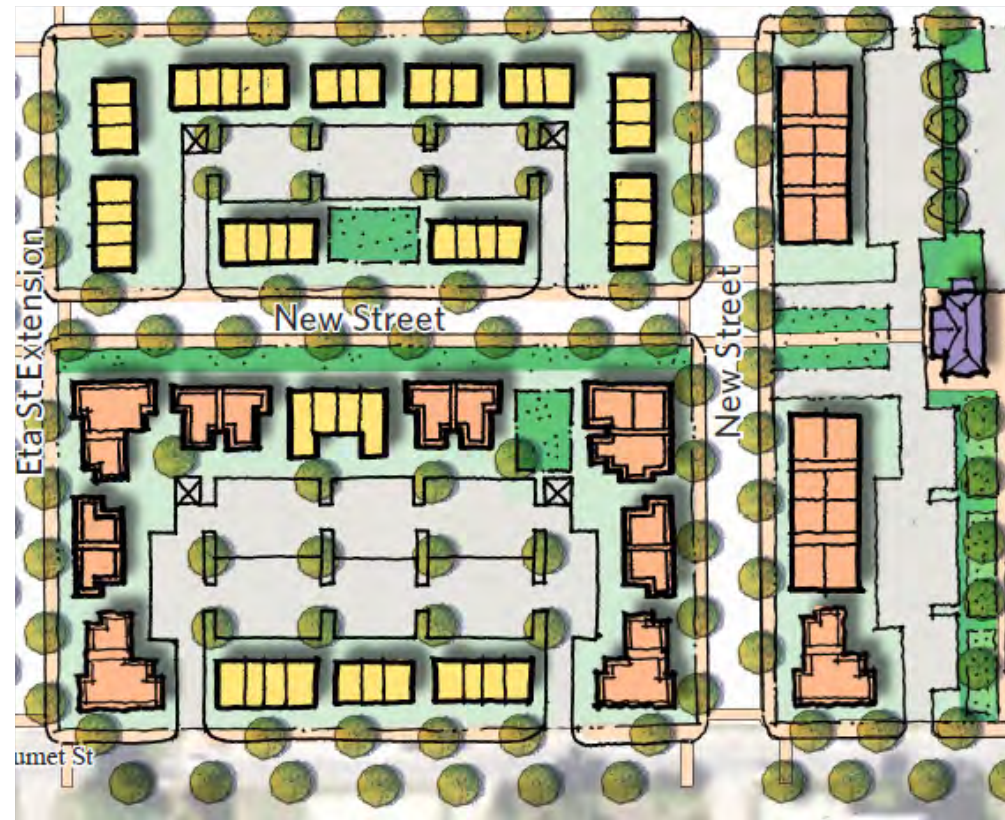


THE HOUSING PLAN

PHASE 4.

Phase 4 is the final phase on the central site and is a 168-unit 4% LIHTC phase. Phase 4 makes the connection between the new housing and the Neighborhood Hub, building out the bulk of the original Cavile site with townhouse and walkup/garden apartments. Phase 4 has 1-4 bedroom unit options and 30% of the units will be replacement, 39% LIHTC-only, 5% permanent supportive housing, and 25% market-rate.

PHASE 4					
BR	Market	LIHTC	Permanent Supportive	PBV / Replacement	Total
1	17	7	7	5	36
2	25	52	4	18	99
3		5		25	30
4				3	3
Total	42	64	11	51	168

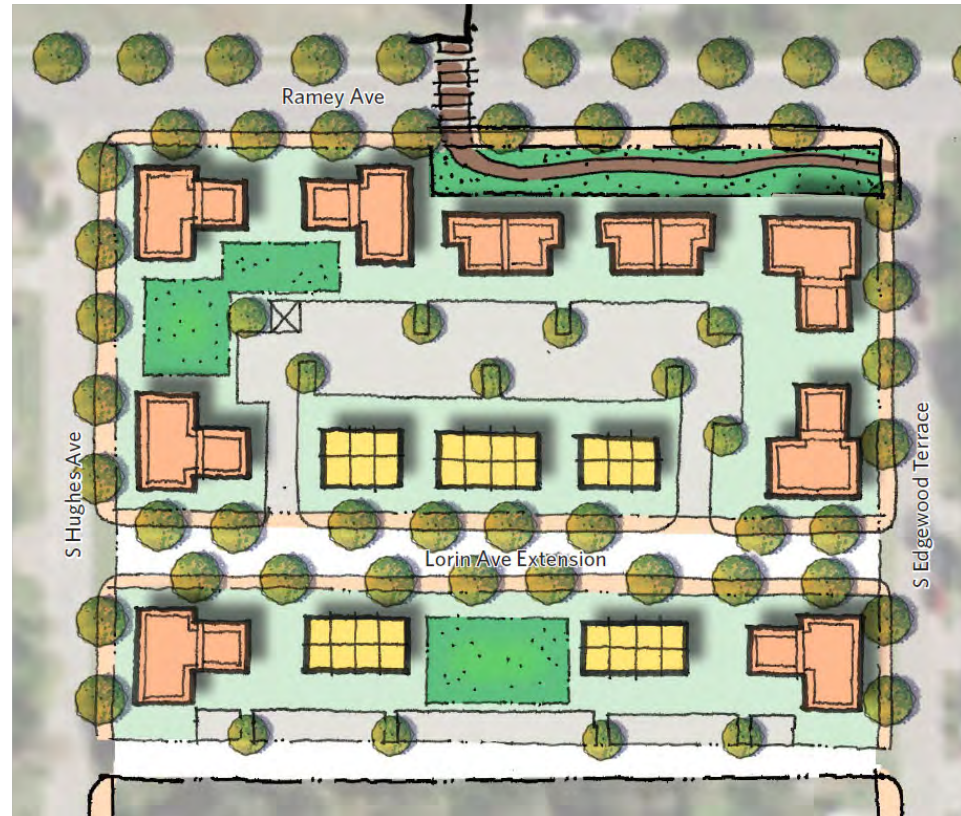




PHASE 5.

Phase 5 is a 9% LIHTC phase of walkup/garden and townhouse apartments in the southwestern corner of the neighborhood. On the Ramey site, and across from Eastover Park, Phase 5 will anchor this corner of the neighborhood, connecting the improvements in Eastover Park with the established residential communities on the southwestern border of Stop Six. With 79 units, and a full amenity package including a fitness center, clubhouse and pool, Phase 5 makes the connection between the new investments and the well-trafficked Ramey Avenue, creating a new gateway to welcome people into the Stop Six neighborhood.

PHASE 5					
BR	Market	LIHTC	Permanent Supportive	PBV / Replacement	Total
1	5	4	3	6	18
2	12	24	3	8	47
3		4		10	14
4					0
Total	17	32	6	24	79





THE HOUSING PLAN

PHASE 6.

Phase 6 is the final phase of the Housing Plan and is representative of the sea-change that the plan anticipates happening in the neighborhood. With 224 units at the intersection of two major corridors (Miller Avenue and Rosedale Street), Phase 6 has replacement units, market units and workforce units and is financed without LIHTC. With a full amenity package of clubhouse, fitness center and pool, Phase 6 will attract an entirely new market to the transformed Stop Six neighborhood – specifically marketing to Texas Wesleyan University students and employees. Phase 6 will serve as a gateway to the community from the west.

PHASE 6					
BR	Market	LIHTC	Permanent Supportive	PBV / Replacement	Total
1	79			27	106
2	78			40	118
3					0
4					0
Total	157	0	0	67	224



PRELIMINARY FINANCIAL PLAN

OVERALL USES BY SOURCE									
	CNI	First Mortgage	Tax Credit Equity	City of Fort Worth Programs and Waivers	Foundations / Philanthropic	Fort Worth Housing Solutions	City of Fort Worth Improvements	Subordinate Debt/Grants/FWHS	TOTAL
TOTAL PLAN	35,000,000	98,408,800	70,180,077	20,465,000	28,175,000	11,556,873	29,595,000	51,025,731	344,406,481
Neighborhood	3,150,000	-	-	9,405,000	12,175,000	-	4,595,000	-	29,325,000
Housing	24,500,000	98,408,800	70,180,077	11,060,000	1,250,000	6,594,993	25,000,000	51,025,731	288,019,601
People	5,250,000	-	-	-	14,750,000	-	-	-	20,000,000
Relocation & Demolition	-	-	-	-	-	4,961,880	-	-	4,961,880
Grant Administration and Evaluation	2,100,000	-	-	-	-	-	-	-	2,100,000



HOUSING TOTAL USES	
	TOTAL
PART A COSTS	
Construction Hard Costs	174,272,750
Architecture, Engineering, Environmental	10,777,000
Finance Fees and Interest	6,907,000
Insurance, Prof. Fees, Legal, Taxes, Misc	40,556,000
Contingency	1,991,000
Reserves	5,098,000
TOTAL PART A	239,601,750
PART B COSTS	
Site Preparation & Remediation	8,278,188
Fees	4,568,558
Offsite Public Improvements	28,886,112
Master Planning, Acquisition, Legal	6,594,993
TOTAL PART B	48,327,851
TOTAL PART A AND PART B	287,929,601



HOUSING TOTAL SOURCES	
	TOTAL
PART A SOURCES	
First Mortgage	98,408,800
CNI Funds	24,500,000
Tax Credit Equity	70,180,077
City of Fort Worth (Sub. Debt, Fee Waiver)	11,060,000
PSH Foundation Match	1,250,000
Subordinate Debt/Grants/FWHS	34,202,873
TOTAL PART A SOURCES	239,601,750
PART B SOURCES	
Fort Worth Housing Solutions	6,594,993
City of Fort Worth (Public Improvements)	25,000,000
Subordinate Debt/Grants/FWHS	16,732,858
TOTAL PART B SOURCES	48,327,851
TOTAL PART A AND PART B	287,929,601



HOUSING PHASE 1 USES	
	TOTAL
PART A COSTS	
Construction Hard Costs	19,340,000
Architecture, Engineering, Environmental	1,257,000
Finance Fees and Interest	560,000
Insurance, Prof. Fees, Legal, Taxes, Misc	4,792,000
Contingency	224,000
Reserves	565,000
TOTAL PART A	26,738,000
PART B COSTS	
Site Preparation & Remediation	1,003,958
Fees	594,184
Offsite Public Improvements	4,003,922
Master Planning, Acquisition, Legal	417,208
TOTAL PART B	6,019,272
TOTAL PART A AND PART B	32,757,272

HOUSING PHASE 1 SOURCES	
	TOTAL
PART A SOURCES	
First Mortgage	9,040,000
CNI Funds	3,185,000
Tax Credit Equity	13,799,000
City of Fort Worth (Sub. Debt, Fee Waiver)	514,000
PSH Foundation Match	200,000
Subordinate Debt/Grants/FWHS	-
TOTAL PART A SOURCES	26,738,000
PART B SOURCES	
Fort Worth Housing Solutions	417,208
City of Fort Worth (Public Improvements)	3,501,485
Subordinate Debt/Grants/FWHS	2,100,579
TOTAL PART B SOURCES	6,019,272
TOTAL PART A AND PART B	32,757,272

HOUSING PHASE 2 USES	
	TOTAL
PART A COSTS	
Construction Hard Costs	42,508,700
Architecture, Engineering, Environmental	2,213,000
Finance Fees and Interest	2,166,000
Insurance, Prof. Fees, Legal, Taxes, Misc	9,122,000
Contingency	474,000
Reserves	1,099,000
TOTAL PART A	57,582,700
PART B COSTS	
Site Preparation & Remediation	1,475,760
Fees	910,695
Offsite Public Improvements	6,982,345
Master Planning, Acquisition, Legal	2,668,875
TOTAL PART B	12,037,674
TOTAL PART A AND PART B	69,620,374

HOUSING PHASE 2 SOURCES	
	TOTAL
PART A SOURCES	
First Mortgage	21,253,000
CNI Funds	5,145,000
Tax Credit Equity	13,798,620
City of Fort Worth (Sub. Debt, Fee Waiver)	3,669,000
PSH Foundation Match	325,000
Subordinate Debt/Grants/FWHS	13,392,080
TOTAL PART A SOURCES	57,582,700
PART B SOURCES	
Fort Worth Housing Solutions	2,668,875
City of Fort Worth (Public Improvements)	5,885,293
Subordinate Debt/Grants/FWHS	3,483,507
TOTAL PART B SOURCES	12,037,674
TOTAL PART A AND PART B	69,620,374

HOUSING PHASE 3 USES	
	TOTAL
PART A COSTS	
Construction Hard Costs	32,826,000
Architecture, Engineering, Environmental	2,133,000
Finance Fees and Interest	811,000
Insurance, Prof. Fees, Legal, Taxes, Misc	7,724,000
Contingency	371,000
Reserves	942,000
TOTAL PART A	44,807,000
PART B COSTS	
Site Preparation & Remediation	1,284,056
Fees	769,787
Offsite Public Improvements	3,727,705
Master Planning, Acquisition, Legal	164,000
TOTAL PART B	5,945,548
TOTAL PART A AND PART B	50,752,548

HOUSING PHASE 3 SOURCES	
	TOTAL
PART A SOURCES	
First Mortgage	17,473,000
CNI Funds	4,573,000
Tax Credit Equity	17,478,000
City of Fort Worth (Sub. Debt, Fee Waiver)	2,284,000
PSH Foundation Match	300,000
Subordinate Debt/Grants/FWHS	2,699,000
TOTAL PART A SOURCES	44,807,000
PART B SOURCES	
Fort Worth Housing Solutions	164,000
City of Fort Worth (Public Improvements)	3,305,335
Subordinate Debt/Grants/FWHS	2,476,213
TOTAL PART B SOURCES	5,945,548
TOTAL PART A AND PART B	50,752,548



HOUSING PHASE 4 USES	
	TOTAL
PART A COSTS	
Construction Hard Costs	31,379,000
Architecture, Engineering, Environmental	2,040,000
Finance Fees and Interest	1,672,000
Insurance, Prof. Fees, Legal, Taxes, Misc	7,363,000
Contingency	364,000
Reserves	877,000
TOTAL PART A	43,695,000
PART B COSTS	
Site Preparation & Remediation	2,167,759
Fees	897,241
Offsite Public Improvements	5,002,623
Master Planning, Acquisition, Legal	741,911
TOTAL PART B	8,809,533
TOTAL PART A AND PART B	52,504,533

HOUSING PHASE 4 SOURCES	
	TOTAL
PART A SOURCES	
First Mortgage	16,827,000
CNI Funds	4,165,000
Tax Credit Equity	11,305,457
City of Fort Worth (Sub. Debt, Fee Waiver)	2,259,000
PSH Foundation Match	275,000
Subordinate Debt/Grants/FWHS	8,863,543
TOTAL PART A SOURCES	43,695,000
PART B SOURCES	
Fort Worth Housing Solutions	741,911
City of Fort Worth (Public Improvements)	4,400,337
Subordinate Debt/Grants/FWHS	3,667,286
TOTAL PART B SOURCES	8,809,533
TOTAL PART A AND PART B	52,504,533

HOUSING PHASE 5 USES	
	TOTAL
PART A COSTS	
Construction Hard Costs	14,499,800
Architecture, Engineering, Environmental	942,000
Finance Fees and Interest	430,000
Insurance, Prof. Fees, Legal, Taxes, Misc	3,714,000
Contingency	168,000
Reserves	363,000
TOTAL PART A	20,116,800
PART B COSTS	
Site Preparation & Remediation	928,111
Fees	573,277
Offsite Public Improvements	4,415,361
Master Planning, Acquisition, Legal	1,104,000
TOTAL PART B	7,020,749
TOTAL PART A AND PART B	27,137,549

HOUSING PHASE 5 SOURCES	
	TOTAL
PART A SOURCES	
First Mortgage	5,820,800
CNI Funds	-
Tax Credit Equity	13,799,000
City of Fort Worth (Sub. Debt, Fee Waiver)	350,000
PSH Foundation Match	150,000
Subordinate Debt/Grants/FWHS	-
TOTAL PART A SOURCES	20,116,800
PART B SOURCES	
Fort Worth Housing Solutions	1,104,000
City of Fort Worth (Public Improvements)	3,835,270
Subordinate Debt/Grants/FWHS	2,081,479
TOTAL PART B SOURCES	7,020,749
TOTAL PART A AND PART B	27,137,549

HOUSING PHASE 6 USES	
	TOTAL
PART A COSTS	
Construction Hard Costs	33,719,250
Architecture, Engineering, Environmental	2,192,000
Finance Fees and Interest	1,268,000
Insurance, Prof. Fees, Legal, Taxes, Misc	7,841,000
Contingency	390,000
Reserves	1,252,000
TOTAL PART A	46,662,250
PART B COSTS	
Site Preparation & Remediation	1,418,544
Fees	823,374
Offsite Public Improvements	4,754,156
Master Planning, Acquisition, Legal	1,499,000
TOTAL PART B	8,495,074
TOTAL PART A AND PART B	55,157,324

HOUSING PHASE 6 SOURCES	
	TOTAL
PART A SOURCES	
First Mortgage	27,995,000
CNI Funds	7,432,000
Tax Credit Equity	-
City of Fort Worth (Sub. Debt, Fee Waiver)	1,984,000
PSH Foundation Match	-
Subordinate Debt/Grants/FWHS	9,251,250
TOTAL PART A SOURCES	46,662,250
PART B SOURCES	
Fort Worth Housing Solutions	1,499,000
City of Fort Worth (Public Improvements)	4,072,280
Subordinate Debt/Grants/FWHS	2,923,794
TOTAL PART B SOURCES	8,495,074
TOTAL PART A AND PART B	55,157,324



NEIGHBORHOOD USES	
	TOTAL
PART A COSTS	
Construction Hard Costs	17,604,000
Architecture, Engineering, Environmental	1,144,000
Finance Fees and Interest	1,325,039
Insurance, Prof. Fees, Legal, Taxes, Misc	4,443,961
Contingency	213,000
TOTAL PART A	24,730,000
PART B COSTS	
Offsite Public Improvements	4,595,000
TOTAL PART B	4,595,000
TOTAL PART A AND PART B	29,325,000

NEIGHBORHOOD SOURCES	
	TOTAL
PART A SOURCES	
CNI Funds	3,150,000
City of Fort Worth	9,405,000
Philanthropic Contributions	12,175,000
TOTAL PART A SOURCES	24,730,000
PART B SOURCES	
City of Fort Worth (Public Improvements)	4,595,000
TOTAL PART B SOURCES	4,595,000
TOTAL PART A AND PART B	29,325,000

PEOPLE USES	
	TOTAL
Workforce	4,200,000
Education	3,200,000
Healthcare	2,200,000
Case Management	10,400,000
TOTAL	20,000,000

PEOPLE SOURCES	
	TOTAL
CNI Funds	5,250,000
Grants/Philanthropic Contributions	14,750,000
TOTAL	20,000,000

OTHER USES	
	TOTAL
Relocation and Demolition	4,961,880
Administration and Evaluation	2,100,000
TOTAL	7,061,880

OTHER SOURCES	
	TOTAL
Fort Worth Housing Solutions	4,961,880
CNI Funds	2,100,000
TOTAL	7,061,880

DRAFT





THE PEOPLE PLAN

Resident Needs Assessment and Results

A needs assessment, completed in 2012 as part of the original Transformation Plan, identified multiple resource gaps that were adversely impacting residents' health, quality of life and ability to support their families. Since that time, Fort Worth Housing Solutions has methodically built relationships with existing providers, and recruited new partners in an effort to expand the base of available supportive services.

In 2019, to ensure current needs were captured and addressed in the updated Transformation Plan, this comprehensive household needs assessment was repeated as a part of the planning process. The needs assessment was completed by Fort Worth Housing Solutions staff who have worked with Cavile Place residents for years. The existing, trusting relationships between staff and Cavile Place residents played a critical role in ensuring resident participation. The needs assessment surveys were also completed in conjunction with the beginning of relocation for Cavile Place residents. Incorporating the survey into the relocation paperwork process also elevated the interest level of residents to

participate, resulting in a response rate of 100% (259 surveys completed, which included seven households who were from the Cavile Place Waiting List).

The Needs Assessment survey addressed all members of the household and captured current circumstances, needs, and preferences in eight focal areas: Housing, Neighborhood Development, Economic Well-being, Education, Safety, Health, Transportation, and Improving Quality of Life. The survey was also available in Spanish and Vietnamese to capture every resident's needs and input. In addition to the survey data, Urban Strategies, Inc. analyzed property management data to understand the demographic profile of target households and obtained secondary data from US Census, Fort Worth Independent School District (FWISD), and Fort Worth Police Department to further understand crime, public health, education and labor force characteristics for target residents.

KEY DEMOGRAPHICS

There are a total of 252 target households with 692 target residents residing at Cavile Place. The next few pages explain key demographic information about these target residents.

COMMUNITY-IDENTIFIED GOALS AND GUIDING PRINCIPLES

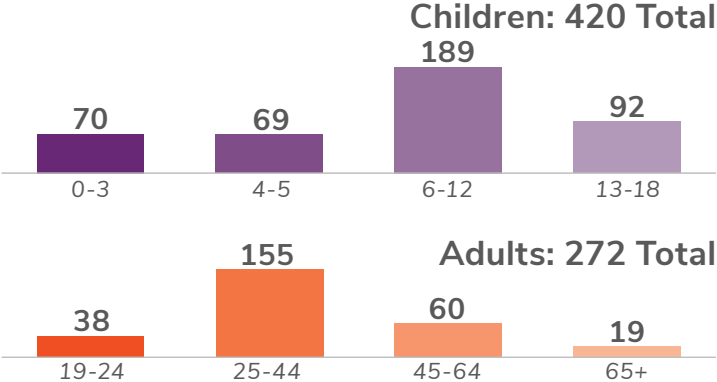
The needs assessment activities informed the overall People Vision, which serves as the guide for strategies designed to achieve the People Goals:

- Increase income and financial stability of target households.
- Improve the health of target residents by delivering comprehensive family-centered support, and high quality and accessible health services to youth and their families.
- Improve educational outcomes of target youth by delivering comprehensive family-centered support, and educational and career services.

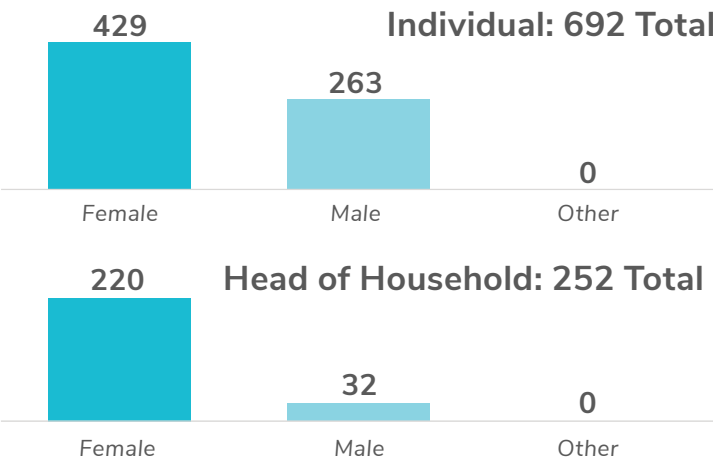


DEMOGRAPHICS: KEY DEMOGRAPHICS

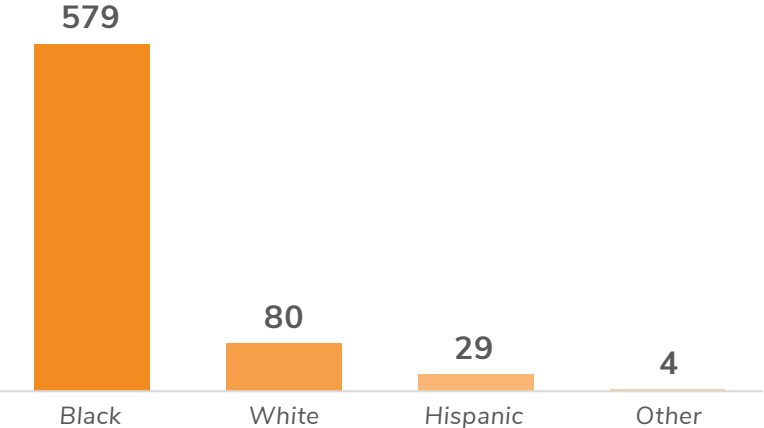
AGE:



GENDER:



RACE:





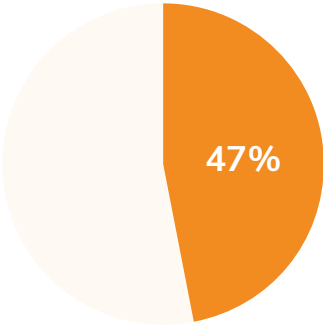
THE PEOPLE PLAN

DEMOGRAPHICS: INCOME AND EMPLOYMENT

AVERAGE TOTAL HOUSEHOLD INCOME:

\$8,984/year

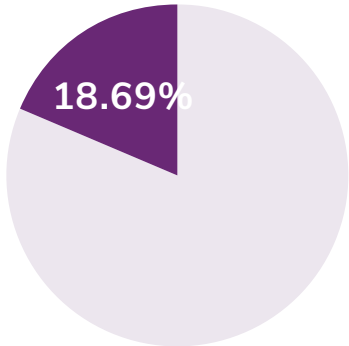
EARNED INCOME:



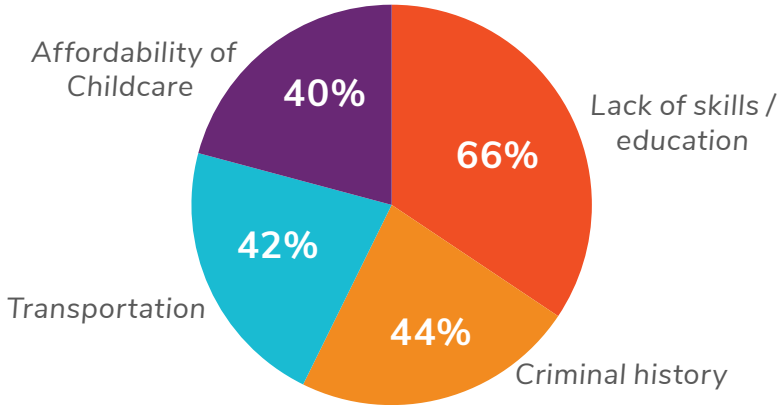
NUMBER OF HOUSEHOLDS EARNING LESS THAN \$5,000 (WITHOUT DISABILITY OR RETIREMENT):

95

HOUSEHOLDS RECEIVING FOOD STAMPS:



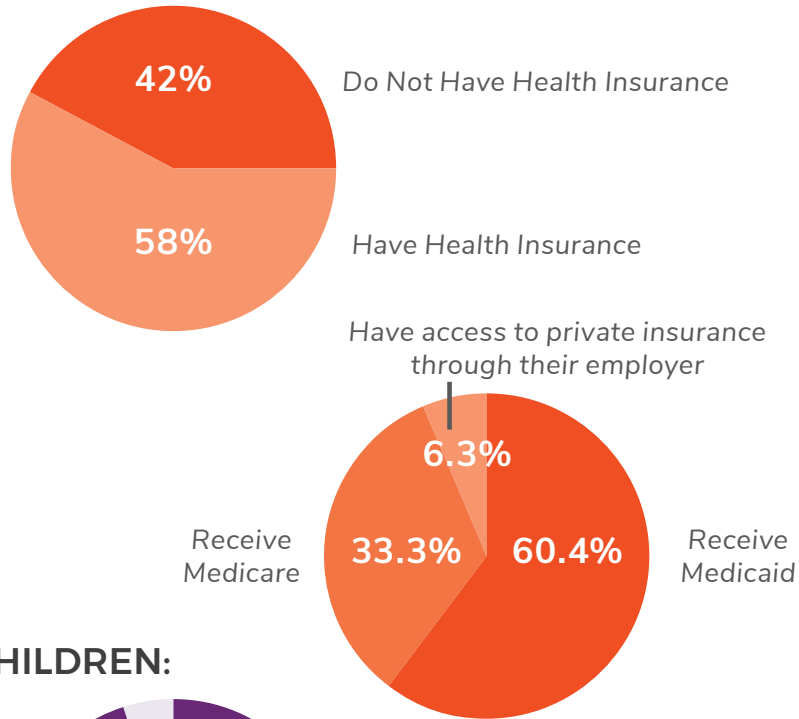
EMPLOYMENT BARRIERS:



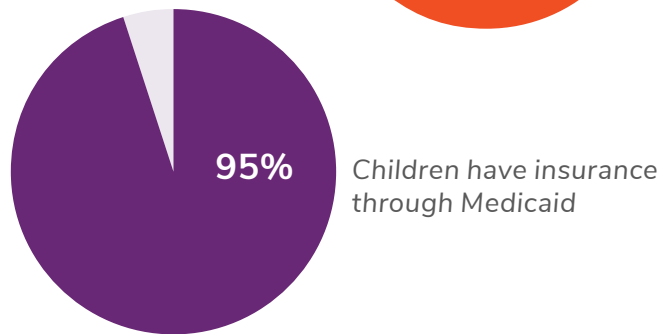


DEMOGRAPHICS: HEALTH DATA

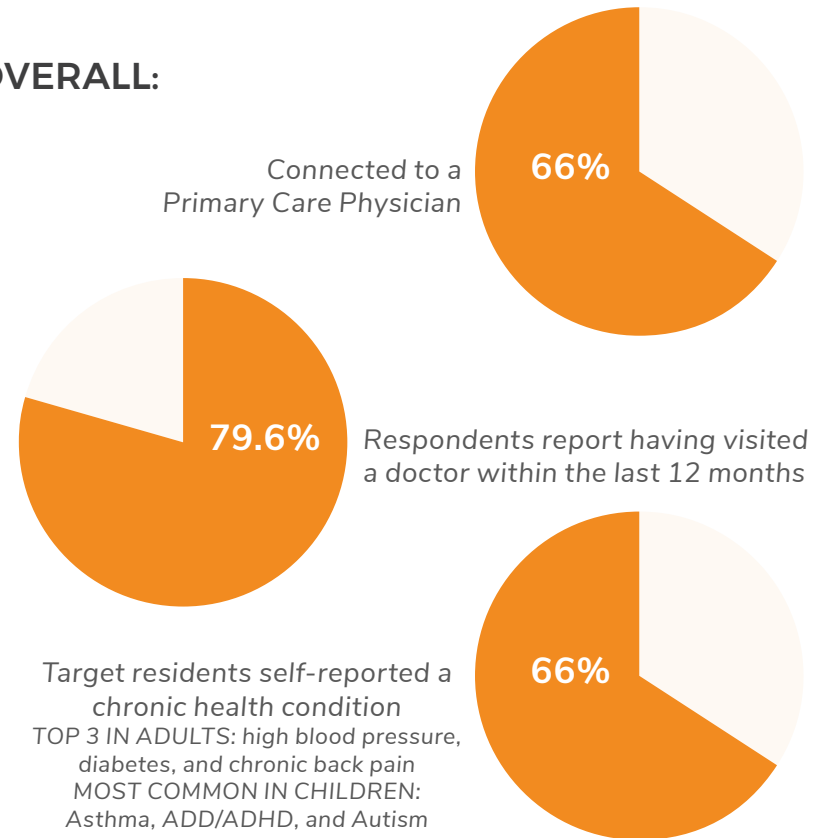
HEALTH INSURANCE (ADULTS):



CHILDREN:



OVERALL:





THE PEOPLE PLAN

Strategies and Impacts

HEALTH

GOAL: Children, Youth, and Adults are Physically & Mentally Healthy

BASELINE: 84% (534) of target residents currently have a place where they regularly go, other than the Emergency Department, when they are sick or in need of advice about their health. This breaks down to 68% (162) of target adults, and 93% (282) of target dependents.

84% or (407) of all target residents currently have health insurance. This breaks down to 67% (114) of target adults, and 94% (372) of target dependents.

STRATEGY: Increase the number of residents accessing quality physical and mental healthcare

KEY PARTNERS:

Cook Children's
John Peter Smith Health Network

STRATEGY: Improve health outcomes through prevention and wellness programming supporting the holistic health of the individual

KEY PARTNERS:

Cook Children's
John Peter Smith Health Network
Lena Pope Counseling
YMCA of Metropolitan Fort Worth
Fort Worth Bike Sharing
Catholic Charities
Healthy Tarrant County Collaborative
Meals on Wheels of Tarrant County

OUTCOMES: 95% of all target residents will have a place where they regularly go, other than the ER, when they are sick or in need of advice about their health. 88% of all target residents will have health insurance (70% of adults and 100% of dependents).





ECONOMIC MOBILITY

GOAL: Households are Economically Stable and Self-Sufficient

BASELINE: 118 residents between the ages of 18 and 64 have wage income (61 employed FT and PT; 57 self-employed). \$8,984 is the current average annual household income for target residents.

STRATEGY: Increase adult educational attainment

KEY PARTNERS:

- Goodwill Industries of Fort Worth
- Tarrant County College
- Texas Wesleyan University

STRATEGY: Increase opportunities for job training in growth sectors

KEY PARTNERS:

- Workforce Solutions of Tarrant County
- Goodwill Industries of Fort Worth
- Fort Worth Housing Solutions

STRATEGY: Increase opportunities for wealth generation through entrepreneurship

KEY PARTNERS:

- Center for Transforming Lives
- City of Fort Worth Business Assistance Center

STRATEGY: Increase adult financial empowerment and wealth-building skills

KEY PARTNERS:

- Pathfinders
- Center for Transforming Lives
- Catholic Charities
- United Way of Tarrant County
- City of Fort Worth Department of Neighborhood Services



OUTCOMES: 70% of all target residents between the ages of 18 and 64 will have wage income. \$24,706 average annual income of target households (excluding those who cannot work due to being elderly or disabled)—a 275% increase from baseline.



EDUCATION

GOAL: Children Enter Kindergarten Ready to Learn

BASELINE: Among the 259 respondents to the survey, 50% said they had a child in some type of pre-school childcare, including Head Start and pre-kindergarten program. These parents reported a total of 36 children in some type of early education program.

36 (50%) of 72 target children, from birth to kindergarten entry, are participating in center-based or formal home-based early learning settings or programs.

At Maude Logan Elementary School, 55 (83.3%) kindergarteners who were assessed upon entrance to kindergarten were "ready" according to the TX-KEA during the 2018-2019 school year.



STRATEGY: Increase enrollment in high quality early learning programs

KEY PARTNERS:

Childcare Associates
FWISD
Early Learning Alliance

STRATEGY: Increase family-based literacy

KEY PARTNERS:

City of Fort Worth Library
United Way of Tarrant County
Childcare Associates

STRATEGY: Increase participation in screening for health development for all children 0-5

KEY PARTNERS:

FWISD
Childcare Associates
Cook Children's
My Health My Resources of Tarrant County

OUTCOMES: By the end of the grant period 65% of 139 target children, from birth to kindergarten entry, will be participating in center-based or formal home-based early learning settings or programs. 85% of kindergarten students will demonstrate age-appropriate functioning across multiple domains of early learning.



GOAL: Children are proficient in core academic subjects (reading and math)

BASELINE: 17% target 3rd graders, 34% target 4th graders, 70% target 5th graders, 42% target 6th graders, 25% target 7th graders, and 44% target 8th graders were proficient in math.

35% target 3rd graders, 48% target 4th graders, 75% target 5th graders, 25% target 6th graders, 44% target 7th graders, and 44% target 8th graders were proficient in reading.

STRATEGY: Increase participation in high quality extended learning opportunities

KEY PARTNERS:

- FWISD
- AB Christian Center
- YMCA of Metropolitan Fort Worth
- Boys and Girls Club of Greater Tarrant County
- City of Fort Worth Library
- Texas Wesleyan University

STRATEGY: Enhance innovative school-based learning opportunities to improve academic performance

KEY PARTNERS:

- FWISD
- Texas Wesleyan University
- Reading Partners
- Idea Public Schools

STRATEGY: Decrease chronic absenteeism

KEY PARTNERS:

- FWISD



OUTCOMES: By the end of the grant period, 132 (70%) of 189 target children, are proficient in Reading/ Language Arts as compared to the state average of 74%. 132 (70%) of 189 target children are proficient in Math as compared to the state average of 77%.



GOAL: Youth graduate from high school college/career-ready

BASELINE: Dunbar High School has a 72% graduation rate as of the 2016-2017 school year.

STRATEGY: Increase participation in STEM-based certification and training programs

KEY PARTNERS:

FWISD
Texas Wesleyan University
Tarrant County College

STRATEGY: Increase participation in AP and dual-enrollment courses

KEY PARTNERS:

FWISD
Texas Wesleyan University
Tarrant County College
Paul Quinn College

STRATEGY: Increase exposure to post-secondary education and career pathways

KEY PARTNERS:

Texas Wesleyan University
Paul Quinn College
Goodwill Industries of Fort Worth
Idea Public Schools

OUTCOMES: By the end of the grant period, 90% of target youth, including youth with disabilities, will graduate from high school college and career ready.





THE PEOPLE PLAN

Case Management

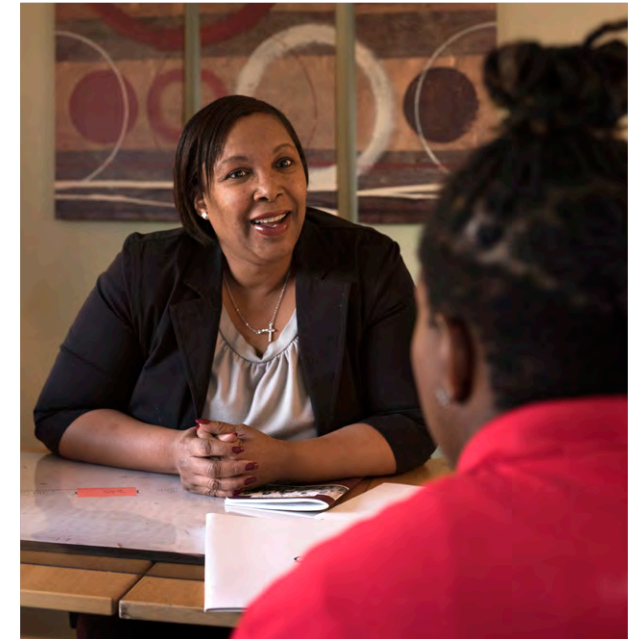
Critical to success of the People Strategy is a well-managed, integrated case management program. Urban Strategies, Inc. will implement case management, coordinate partnerships with supportive service partners, and develop a resourcing strategy for long-term sustainability of the People Strategy. All supportive service activities will be coordinated with the Housing and Neighborhood Implementation Entities to support the revitalization schedule and to achieve Section 3 goals. This is especially important given stringent timelines, relocation, and re-occupancy associated with a Choice Neighborhood grant.

Case management will initially be available for all 252 original Cavile Place households as well as the 48 households receiving a voucher as part of Cavile Place relocation. Upon completion of new replacement housing, case management will be available for those who occupy the CNI replacement units in the new development. The purpose of case management is to establish positive rapport with residents in order to offer personalized and culturally sensitive assistance with assessing complex problems, selecting effective problem-

solving interventions, and accessing the services they desire or need to pursue their goals.

A comprehensive outreach and engagement campaign to offer case management services to all target households will be launched within 60 days of a Choice Neighborhood grant award. This outreach and engagement campaign will utilize a multifaceted approach including door-to-door outreach, phone calls and text messages, mailing information, target resident group events, coordination with annual re-certifications, social media, and target programming to generate interest and engagement in case management services.

Urban Strategies' case management protocol includes, as a first step, a comprehensive assessment of each participant to identify their assets, needs and goals related to employment, education, health, economic mobility, and housing stability. Based on this in-depth assessment, all target adults and out-of-school youth will have the opportunity to work closely with a culturally responsive, trained and skilled USI social work professional (i.e., case manager) to develop a flexible but time-sensitive roadmap





towards their personal aspirations, in what are called Individual Development Plans (IDPs). The IDP will identify specific employment, education and health goals, and related supportive service needs. Risk factors that are assessed and addressed by the IDP include, but are not limited to: risk of unemployment; risk of incarceration; physical and behavioral health risks; and risk of being disconnected from school, job, or caring adult (for children and youth).

In addition to an IDP, parents and heads of household will have the opportunity to work with the case manager to develop a family-centered roadmap (a Family Development Plan or FDP) with goals that address housing stability, housing choice, and the educational, health, and social needs of each dependent or in-school youth.

SERVICE COORDINATION

Built around the core of on-site case management services, and leveraging the data collected via case management as described above, the ultimate purpose of service coordination is to increase the collective impact of supportive service providers by braiding programs and services together, and increasing collaboration. Capitalizing on existing relationships with residents, private/public sector stakeholders, and supportive service partners, Urban Strategies, Inc. will assemble a Service Provider Network (SPN) composed of high capacity partners and enlist their support for the People Strategy. The network will function as a professional learning community that meets regularly and uses iterative Result-Based methodologies to continually review outcomes, identify and address gaps in needed services, share lessons learned, and coordinate strategies.

MOBILITY SUPPORT

With relocation of the current Cavile Place residents underway in the fall of 2019, Urban Strategies will work closely with Fort Worth Housing Solutions to track all target households and engage residents in mobility counseling. Recognizing the tremendous impact of moving from one household to another, case managers will be trained to engage proactively with residents around the housing options available when a resident's lease is coming up for renewal.

Urban Strategies' case management protocol includes, as a first step, a comprehensive assessment of each participant to identify their needs, developmental assets and goals related to employment, education, health, economic mobility, and housing stability.



PARTNERS

- AB Christian Learning Center
- Boys and Girls Club of Greater Tarrant County
- Brighter Outlook
- Camp Fire First Texas
- Camp Fire First Texas
- Catholic Charities Fort Worth
- Center for Transforming Lives
- Childcare Associates
- Chùa Hương Đạo
- City of Fort Worth (Library)
- City of Fort Worth Business Assistance Center
- Cook Children's
- Early Learning Alliance
- Envision Center/City of Fort Worth Neighborhood Services
- Fort Worth Bike Sharing
- FWISD
- Goodwill Industries of Fort Worth
- Healthy Tarrant County Collaborative
- IDEA Public Schools
- John Peter Smith Clinic (JPS)
- Lena Pope Counseling Services
- MBS Urban Initiatives CDE
- Meals on Wheels of Tarrant County
- My Health My Resources of Tarrant County
- Pathfinders
- Paul Quinn College
- Read Fort Worth
- Reading Partners
- Tarrant County College
- Texas Wesleyan University
- U.S. Bancorp Community Development Corporation
- United Way of Tarrant County
- Workforce Solutions of Tarrant County
- YMCA of Metropolitan Fort Worth





City of Fort Worth, Texas

Mayor and Council Communication

DATE: Tuesday, October 22, 2019

REFERENCE NO.: M&C 19-0268

LOG NAME: 19CAVILE PLACE/HISTORIC STOP SIX NEIGHBORHOOD TRANSFORMATION P

SUBJECT:

Adopt the Revised Cavile Place/Historic Stop Six Neighborhood Transformation Plan, Incorporate the Revised Transformation Plan into the City's Comprehensive Plan, Authorize the City to Act as the Co-Applicant and Lead Neighborhood Implementation Entity for the Choice Neighborhoods Implementation Grant, Authorize the Execution of Related Contracts and Other Necessary Documents, and Authorize the Commitment of \$39,375,654 for Activities Necessary to Implement the Revised Transformation Plan (Council District 5)

RECOMMENDATION:

It is recommended that the City Council:

1. Adopt the attached revised Cavile Place/Historic Stop Six Neighborhood Transformation Plan;
 2. Authorize Incorporation of the revised Cavile Place/Historic Stop Six Neighborhood Transformation Plan into the City's Comprehensive Plan;
 3. Authorize the City to act as co-applicant along with The Housing Authority of the City of Fort Worth, d/b/a Fort Housing Solutions, and as Lead Neighborhood Implementation Entity for the application for the Choice Neighborhoods Implementation Grant from the U.S. Department of Housing and Urban Development;
 4. Authorize the City Manager or his designee to execute related contracts and other necessary documents to implement the grant and the revised Transformation Plan; and
 5. Authorize commitment of \$39,375,654 over the six-year grant period for specified activities and improvements for the implementation of the grant and the revised Transformation Plan, conditioned on receipt of the grant and with up to \$30,815,654 in anticipated future bond funds subject to required voter approval.
-

DISCUSSION:

The purpose of this Mayor and Council Communication (M&C) is to take actions associated with an application for a federal grant that, if awarded, would transform the Cavile Place/Historic Stop Six Neighborhood.

In 2012, the Fort Worth Housing Finance Corporation (FWHFC) agreed to partner with Fort Worth Housing Solutions (FWHS) to develop a plan for the revitalization of FWHS's Cavile Place Apartments and the surrounding neighborhood. The plan was needed for FWHS to apply for grants to assist in the revitalization of the area. On July 22, 2014, the City Council adopted a resolution approving the Cavile Place/Historic Stop Six Neighborhood Transformation Plan (Transformation Plan) and incorporating it into the City's Comprehensive Plan (M&C G-18264).

In May 2019, FWHS initiated and funded a neighborhood planning process to update the Transformation Plan, which includes the surrounding Historic Stop Six neighborhood. The revised Transformation Plan is needed in order to apply for the Choice Neighborhoods Implementation (CNI) Grant from the U.S. Department of Housing and Urban Development (HUD), which is specifically aimed at the redevelopment of public housing and surrounding neighborhoods. In June 2019, FWHS engaged consultants to further update and revise the Transformation Plan.

As part of the planning process, FWHS hosted a series of community updates and listening sessions with the residents and neighbors of Cavile Place and various community stakeholders, such as Fort Worth Independent School District and supportive service agencies. The purpose of the meetings was to seek input regarding community strengths and challenges, to solicit feedback on design options, and to update the shared community vision for Cavile Place and the surrounding neighborhoods. The Transformation Plan's study area is generally bounded by East Rosedale Street to the north, Miller Avenue to the west, Littlejohn Avenue and Fitzhugh Avenue to the south and Carverly Drive to the east.

The Transformation Plan addresses and includes specific plans in the three areas which HUD deems critical to affecting lasting change: The Neighborhood Plan, The Housing Plan, and The People Plan. :

1. The Neighborhood Plan is designed to discover options for connecting existing community assets to proposed improvements to the neighborhood. The Neighborhood Plan includes a state-of-the-art neighborhood "hub" to co-locate services for neighborhood and city residents; increased public safety with improvements to streets, sidewalks and street lighting; improvements to Rosedale Park; and better access to transit by providing bike lanes, bike share stations and locating bus stops to better serve the neighborhood.

2. The Housing Plan includes the demolition of Cavile Place which was approved by HUD in April 2019, replacement of those 300 assisted units, and the construction of approximately 600 additional rental units in six phases of housing developments spread throughout the neighborhood. The new developments will complement the historic nature of the neighborhood, offering different building types such as townhouses, walk-up garden buildings, and mixed-use buildings at key neighborhood nodes, with a mix of unit sizes, and market-quality interior and site amenities. Each development will offer housing opportunities to households with varying levels of income and include replacement units supported with Project Based Vouchers (PBVs), Permanent Supportive Housing units supported with PBVs, workforce housing units and market rate units. All residents, regardless of income, will be offered the same quality of unit and community amenities. FWHS remains committed to working with other partners to create future homeownership opportunities within the neighborhood, as well.

3. The People Plan addresses the needs of the residents of both Cavile Place and the surrounding neighborhood. Case managers will tailor supportive services to Cavile residents, both adults and children, in areas such as education, physical and mental health, housing stability, economic mobility, and resident engagement.

The Transformation Plan, as currently drafted, is attached.

Implementation of the Transformation Plan includes approximately five to seven years of phased development. The first phase includes planned improvements to East Rosedale Street, construction of a new senior housing development at the corner of East Rosedale Street and Stalcup Road, and the demolition of Cavile Place. In addition, the Transformation Plan provides potential sources of funding for the approximately \$339,100,000 of improvements planned throughout the neighborhood.

Below is a chart which outlines the funding plan:

Choice Neighborhoods Implementation	Housing, case management, community center, workforce, education, healthcare	\$35,000,000
Private Lenders	Mortgage/equity held by Fort Worth Housing Solutions	\$168,589,000
City of Fort Worth/FWHFC		\$41,875,654

2022 Bond Program*	Community Center (\$14,000,000)	
2022 Bond Program* or PAYGO Funds	Infrastructure for Housing and Non-matching City Infrastructure (\$16,815,654)	
CDBG, UDAG, HOME, NEZ	Housing finance (\$8,560,000)	
FWHFC	Housing Finance Construction/Permanent Loans (\$2,500,000)	
Local Philanthropy		
Foundations, businesses, organizations	Community center, case management, services	26,925,000
Foundations	Permanent Supportive Housing match	1,250,000
Fort Worth Housing Solutions	Land, predevelopment costs, legal, planning	6,595,000
TBD	Subordinate debt, grants	50,681,000
TOTAL		\$339,100,000

*Any funds that are identified as coming from a future bond program are subject to the necessary bond propositions being submitted to and approved by voters at the future bond election(s).

Approval of this M&C authorizes the City to commit to the following funds to support the housing finance portion of the Transformation Plan. All loans will be evidenced by mortgage liens, promissory notes and loan agreements, and subject to applicable federal regulations and acceptable underwriting:

HOME Investment Partnerships Program (HOME)	Low interest loans (\$500,000/year over 6 years)	\$3,000,000
Community Development Block Grant (CDBG) Major Projects	Low interest loans (\$750,000 in year 1, \$500,000/years 2-6) NEZ fee and permit waivers	\$3,250,000
City General Fund	(estimated \$200,000/project, 6 projects)	\$1,200,000
Urban Development Action Grant (UDAG)	Grants (over 6 years)	\$1,110,000
TOTAL		\$8,560,000

Approval of this M&C also authorizes the City to commit the following funds towards the neighborhood improvement portions of the Transformation Plan as detailed below, with any pay-as-you-go (PAYGO) capital funds being subject to appropriation and any bond funds being subject to the necessary bond propositions being submitted to and approved by voters at the future bond election(s):

2022 Bond Program (contingent upon voter approval)	Community Center	\$14,000,000
2022 Bond Program (contingent upon voter approval) or PAYGO funding	Infrastructure for Housing	\$1,500,000
2022 Bond Program (contingent upon voter approval) or PAYGO funding	Non-matching City Infrastructure Improvements (street and transportation, water and sanitary sewer, drainage, and parks and recreation improvements)	\$15,315,654
	TOTAL	\$30,815,654

On October 15, 2019, FWHS presented the revised Transformation Plan and information about the grant application to the City in a joint meeting with the FWHFC. The FWHS Board approved the Transformation Plan at its meeting on October 17, 2019. The City's Planning and Development Department has also reviewed and commented on it. Staff recommends adopting the revised Cavile Place/Historic Stop Six Neighborhood Transformation Plan and incorporating it in the City's Comprehensive Plan, and authorizing the City of Fort Worth to participate as the Co-applicant and Lead Neighborhood Implementation Entity in the submission of a Choice Neighborhoods Implementation Grant with Fort Worth Housing Solutions, with a City commitment of no less than \$39,375,654 over the six-year grant period, if the CNI grant is awarded, with such amount subject to all required approvals as noted above.

Individual contracts, appropriations, or use of funds that would otherwise require City Council approval will be brought back separately for consideration.

The improvements contemplated in the Plan would be located in COUNCIL DISTRICT 5, Mapsco 79J, 79K, 79L, 79N, 79P and 79Q.

A Form 1295 is not required because: This M&C does not request approval of a contract with a business entity.

FISCAL INFORMATION / CERTIFICATION:

The Director of Finance certifies that upon approval of this recommendation, receipt of the grant, future bond program impacts, and the adoption of future operating and capital budgets, that an investment for the implementation of the Cavile Place/Historic Stop Six Neighborhood Transformation Plan of \$39,375,654 over a six-year grant period, will be available.

FUND IDENTIFIERS (FIDs):

TO

Fund	Department ID	Account	Project ID	Program	Activity	Budget Year	Reference # (Chartfield 2)	Amount
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FROM

Fund	Department ID	Account	Project ID	Program	Activity	Budget Year	Reference # (Chartfield 2)	Amount
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CERTIFICATIONS:

Submitted for City Manager's Office by: Fernando Costa (6122)

Originating Department Head: Sonia Singleton (5775)

Sonia Singleton (5775)

Additional Information Contact: Amy Connolly (7556)

ATTACHMENTS

1. Draft Stop Six Transformation Plan-10.14.2019.pdf (Public)



Secretary Ben Carson
U.S. Department of Housing and Urban Development
451 7th Street S.W.
Washington, DC 20410

October 28, 2019

Dear Secretary Carson,

The City of Fort Worth is excited to partner with Fort Worth Housing Solutions in conjunction with numerous other public and private organizations on the Cavile Place/Historic Stop Six Neighborhood Transformation Plan implementation effort, including the FY2019 Choice Neighborhoods Implementation Grant application.

The Historic Stop Six Neighborhood is an important community that is poised for transformation into the vibrant, diverse, resource-rich community envisioned by residents and stakeholders in the Cavile Place/Historic Stop Six Transformation Plan. The City has worked diligently with Fort Worth Housing Solutions for six years on this effort to create the civic, community, and philanthropic partnerships needed to transform this historic neighborhood and improve the life of its residents.

With this letter, we certify that the City of Fort Worth will serve as the Co-Applicant and the Neighborhood Implementation Entity ("Neighborhood Lead") for the FY2019 Choice Neighborhoods Implementation Grant Program for the six-year grant period. Key City responsibilities will include:

- 1) Implementing the Neighborhood component of the Transformation Plan, which includes working to make sure the physical conditions support the achievement of the housing and people strategies; improving and enhancing neighborhood amenities; providing or arranging for quality of life improvements; and improving public safety.
- 2) Coordinating and overseeing the implementation of the Critical Community Improvements Plan, which includes development of the Neighborhood Hub/EnVision Center and Bikeshare stations.
- 3) Attracting public and private capital investments to the neighborhood to improve housing and neighborhood assets.
- 4) Helping to sustain all improvements over time.
- 5) Monitoring the outcomes of the Neighborhood component of the Transformation Plan.
- 6) Ensuring residents, community stakeholders, and supportive service providers remain active in the process.
- 7) Managing the Neighborhood component of grant budgets, schedules, and reporting.

The City's support is further evidenced by its status as Co-Applicant with Fort Worth Housing Solutions and by the City's commitment of both monetary resources and of City staff.

For the Neighborhood Strategy, the City commits or has previously committed the following funding:

NEIGHBORHOOD SERVICES

THE CITY OF FORT WORTH * 200 TEXAS STREET * FORT WORTH, TEXAS 76102
817-392-7540 * WWW.FORTWORTHTXAS.GOV/NEIGHBORHOODS * FAX 817-392-7328

- 1) Other Street and Transportation Improvements (2017-2019) funded by General Capital Project Funds, Street Improvement Supplement Funds, Bond Programs, PayGo, and Neighborhood Improvement Program: \$17,467,832
- 2) Water and Sewer Improvements (2017-2019) funded by Bond Programs, Clean Water State Revolving Funds (SRF), and Water/Sewer Capital funds: \$6,245,845
- 3) Drainage Improvements (2017-2019) funded through the stormwater utility: \$128,400
- 4) Bunche Park Improvements (completed June 2019) funded through Community Development Block Grant ("CDBG") funds: \$500,000
- 5) Other previously committed neighborhood leverage includes:
 - a. Neighborhood Improvement Program (2017-2019): \$1,460,000
 - b. Cowtown Brush Up Program (2017-2019): \$41,005
 - c. Homeowner Assistance (2017-2019): \$1,297,717 for the following programs:
 - i. Priority Repair Program: \$550,773
 - ii. Lead Abatement Program: \$216,990
 - iii. Weatherization Program: \$193,550
 - iv. Preserve-A-Home: \$194,165
 - v. Homebuyer Assistance Programs: \$142,239

For the Neighborhood Community Center (Hub), the City commits \$14 million, subject to the necessary bond propositions being submitted to and approved by voters at a future bond election, to support the development of the new community center. The \$14 million represents roughly half of the total development cost and includes investments towards finishes, materials, and equipment for City departments located at the community center such as the Library, Police, Code, and Neighborhood Services departments.

The City commits \$8,560,000 to support the Housing Plan through the following:

- 1) \$3.25 million in CDBG funds over the grant period in the form of low-interest, Major Project loans;
- 2) \$3 million of HOME Investment Partnerships Program ("HOME") funds in the form of low-interest loans;
- 3) Up to \$1.2 million in the form of waived permit fees as part of the Neighborhood Empowerment Zone ("NEZ") program; and
- 4) \$1,110,000 in Urban Development Action Grant funds ("UDAG") in the form of grants over the grant period.

The Fort Worth Housing Finance Corporation (FWHFC), a public instrumentality of the City, commits \$2.5 million to support the Housing Plan through the following:

- 1) \$1.25 million in the form of low-interest construction to permanent loans; and
- 2) \$1.25 million in the form of forgivable no interest loans for construction of permanent supportive housing units.

All loans, whether made by the City or the FWHFC, will be secured by mortgage liens, evidenced by promissory notes and loan agreements, and subject to applicable federal regulations and acceptable underwriting.

In addition, the City commits to pursue future funding in the amount of \$1.5 million, subject to the necessary bond propositions being submitted to and approved by voters at future bond elections, for public improvements which will support the implementation of the Housing Plan. The City has also planned an additional \$15,315,654 in infrastructure improvements in the neighborhood, subject to the necessary bond propositions being submitted to and approved by voters at a future bond election. These improvements directly support the Transformation Plan.

CDBG: The first housing commitment above also demonstrates our CDBG leverage commitment of \$3.25 million.

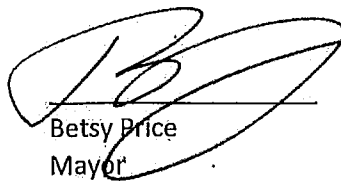
For the People Plan, the City commits the following funding through its Fort Worth Public Library:

- 1) Current Funding: The Fort Worth Public Library currently operates the COOL (Cavile Outreach Opportunity Library) Library, located within the existing Cavile Place Apartments in the Cavile Place/Historic Stop Six Neighborhood. The COOL Library provides materials including books, media, DVDs, magazines, and audio books, computer access, story times, crafts, programming, printing, faxing, scanning services and the Red Swan Senior Citizen program. It currently serves just under 5,000 residents per year and approximately 600 library patrons are thought to be Cavile Place residents. The value of library services provided to this neighborhood is currently \$148,309.
- 2) Future Funding: Once relocation of Cavile Place residents is finalized and our COOL Library is closed, we expect these 600 Cavile Place residents to continue to access Fort Worth Public Library locations throughout the City that provide additional opportunities for patrons to access media, technology, and community programming. This represents a total value of approximately \$889,854 (or \$148,309 per year for six years). We additionally plan to have the library become a part of the Community Center/Neighborhood Hub and will fund our library capital, fixtures and furniture, and opening day collection of books from the \$14M in capital for the Community Center/HUB within the Neighborhood Plan.

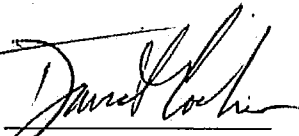
The total committed leverage from the City and the FWHFC for the Transformation Plan is \$41,876,654. All commitments are contingent upon award and receipt of a FY2019 Choice Neighborhoods Implementation Grant and subject to appropriation and the necessary bond propositions being submitted to and approved by voters at future bond elections. The City and FWHFC would consider additional future funding for housing if City Council and FWHFC determines that additional funding is available through their budget processes.

Please do not hesitate to call us with any questions regarding these commitments.

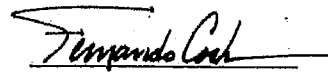
Sincerely,



Betsy Price
Mayor
City of Fort Worth



David Cooke
City Manager
City of Fort Worth



Fernando Costa, FAICP
General Manager
Fort Worth Housing Finance
Corporation

Agency Type	Agency Name	Contact Person	Title	E-Mail Address
Children/Youth Services	AB Christian Learning Center	Loretta Burns	Executive Director	lburns@abchrist.org
Faith-Based	ACH Child and Family Services	Katherine Tilley	Director	katherine.tilley@achservices.org
Disability Service Provider	Aging and Disability Resource Center of Tarrant County	Beth Noah	Coordinator	tarrantcountyadrc@gmail.com
HOPWA Service Provider	AIDS Outreach Center, Inc.	Stephanie Cagle	Director of Client Services	stephaniec@aoc.org
Emergency Response	American Red Cross	Christopher Bankhead	Manager	christopher.bankhead@redcross.org
Housing	Apartment Association of Tarrant County	Perry Pillow	Executive Director /CEO	ppillow@aatcnet.org
Senior Services	Area Agency on Aging of Tarrant County (AAATC)	Kelley Kaiser	Resource Center Housing Navigator	kelley.kaiser@unitedwaytarrant.org
Children/Youth Services	Artes de la Rosa	William Giron	Executive Director	william.giron@artedelarosa.org
Children/Youth Services	Boys & Girls Clubs of Greater Fort Worth	Daphne Barlow Stigliano	CEO	daphne@bgcgtc.org
Housing	Camelot Roofing	Tonie Brown		camelotroofing@att.net
Children/Youth Services	Camp Fire First Texas	Ann Sheets	President/CEO	ann@campfirefw.org
Social Service Agency	Cancer Care Services	Melanie Wilson	CEO/Executive Director	melanie@cancercareservices.org
Faith-Based	Catholic Charities Fort Worth	Paul Boyd	Acting CEO	pboyd@ccdofw.org
Addiction Recovery	Cenikor Foundation	Bill Bailey	President/CEO	bbaily@cenikor.org
Homeless Service Provider	Center for Transforming Lives	Carol Klocek	CEO	cklocek@transforminglives.org
Municipal Government	CFW Human Relations Unit	Angela Rush	Human Relations Administrator	Angela.Rush@fortworthtexas.gov
Municipal Government	CFW Park and Recreation Department	Richard Zavala	Director	Richard.Zavala@fortworthtexas.gov
Children/Youth Services	Child Care Associates	Dorothea Miller	Child Care Services Coordinator	dorothea.miller@childcareassociates.org
Municipal Government	City of Arlington Community Development & Planning	Sheryl Kenny	Grants Manager	sheryl.kenny@arlingtontx.gov
Municipal Government	City of Burleson Development Services Department	Mandy Clark	Development Services	mclark@burlesontx.com
Municipal Government	City of Crowley Community Development Department	Rachel Roberts	Community Development	rroberts@ci.crowley.tx.us
Municipal Government	City of Forest Hill Community & Economic Development	Venus Wehle	Director	vwehle@foresthilltx.org
Municipal Government	City of Lake Worth Planning and Zoning Department	Suzanne Meason	Planning and Zoning Administrator	smeason@lakeworthtx.org

Agency Type	Agency Name	Contact Person	Title	E-Mail Address
Municipal Government	City of Richland Hills Neighborhood Services Department	Stephanie Martinez (Scott Mitchell)	Director of Neighborhood Services (Director)	smitchell@richlandhills.com
Municipal Government	City of River Oaks Zoning Department	Marvin Gregory	Zoning Administrator	mgregory@riveroakstx.com
Municipal Government	City of Sansom Park Community Development Department	Ron Douglas	Director of Community Development	rdouglas@sansompark.org
Municipal Government	City of Weatherford Development and Neighborhood Services	Kaleb Kentner	Director	kkentner@weatherfordtx.gov
Municipal Government	City of White Settlement Economic Development Corporation	Kyle Reeves	Economic Development Coordinator	kreeves@wstx.us
Municipal Government	City Wide Community Development Corporation	Sherman Roberts	President & CEO	shermanlr@yahoo.com
Children/Youth Services	Clayton Child Care, Inc.	Jason Ray	President/CEO	jray@claytonyouth.org
Housing Service Agency	Cleburne Housing Agency	Sallie Watson	Housing Manager	sallie.watson@cleburne.net
Boards/Committees/ Commissions	Community Action Partners Council	Marie Francis	Program Coordinator	Marie-dolores.francis@fortworthtexas.gov
Boards/Committees/ Commissions	Community Action Partners Council	Roxanne Martinez	CAP Board Rep, District 2	roxannemartinez@gmail.com
Boards/Committees/ Commissions	Community Action Partners Council	Jesse Taylor	CAP Board Rep, District 5	jessetaylor1297@gmail.com
Boards/Committees/ Commissions	Community Action Partners Council	Kelly Rodriguez	CAP Board Alternate	kdrodriguez@tarrantcounty.com
Boards/Committees/ Commissions	Community Action Partners Council	Connie Nieswiadomy	Chair	cnieswiadomy@aol.com
Boards/Committees/ Commissions	Community Action Partners Council	Jeanette Martinez	CAP Board Alternate	jmartinez3@tarrantcounty.com
Boards/Committees/ Commissions	Community Action Partners Council	Leon Polk	CAP Board Alternate	lpolk@tarrantcounty.com
Boards/Committees/ Commissions	Community Action Partners Council	Robyne Kelly	CAP Board Rep, District 8	robyne.kelly@charter.net
Boards/Committees/ Commissions	Community Action Partners Council	Nakia Cole	CAP Board Rep., Neighborhood Representative	nakia.cole@fwisd.org
Boards/Committees/ Commissions	Community Action Partners Council	Maria Love	CAP Board Rep, Neighborhood Representative	marie-love@att.net
Boards/Committees/ Commissions	Community Action Partners Council	Julie Parks	CAP Board Representative	jkparks@tarrantcounty.com
Boards/Committees/ Commissions	Community Action Partners Council	David Johnson	CAP Board Representative	david.johnson@unitedwaytarrant.org
Boards/Committees/ Commissions	Community Action Partners Council	Mervil Johnson	CAP Board Representative	mervil.johnson@workforcesolutions.net
Boards/Committees/ Commissions	Community Action Partners Council	Brenda Harris	CAP Board Alternate	brenda.harrist@workforcesolutions.net
Boards/Committees/ Commissions	Community Action Partners Council	Scott Sheppard	CAP Board Rep.	scottksheppard@gmail.com

Agency Type	Agency Name	Contact Person	Title	E-Mail Address
Social Service Agency	Cornerstone Assistance Network	Denise Crawford	Admin Assistant	dcrawford@canetwork.org
Disability Service Provider	Deaf Action Center	Heather Hughes	Executive Director	heather.hughes@dactexas.org
Housing	ES Squared LLC	Albert Mitchell		nash@es2consulting.com
Disability Service Provider	Expanco, Inc.	David Dodson	President	david.dodson@expanco.com
Broadband	Fort Worth Cable TV	Jack McGee	Cable Services Supervisor	jack.mcgee@fortworthtexas.gov
Disability Service Provifor	Fort Worth Chamber of Commerce	Bill Thornton	President	bthornton@fortworthchamber.com
Chamber	Fort Worth Hispanic Chamber of Commerce	Annette Landeros	President and CEO	anette.landeros@fwfcc.org
Social Service Agency	Fort Worth HOPE Center	Joann Reyes	President	joann.reyes@fwhoep.org
Public Housing Authority	Fort Worth Housing Solutions	Mary-Margaret Lemons	President and CEO	mmlemons@fwhs.org
Boards/Committees/Commissions	Fort Worth Human Relations Commission	Reed Bilz	Board Member	reed.bilz@gmail.com
Boards/Committees/Commissions	Fort Worth Human Relations Commission	Melissa Canas	Board Member	melissahcanas@aol.com
Boards/Committees/Commissions	Fort Worth Human Relations Commission	Arturo Martinez	Board Member	arturo.martinez94@gmail.com
Boards/Committees/Commissions	Fort Worth Human Relations Commission	Carla McKenzie	Board Member	carlamckenzie@msn.com
Boards/Committees/Commissions	Fort Worth Human Relations Commission	Michael Wyss	Board Member	mikewyss@sbcglobal.net
Boards/Committees/Commissions	Fort Worth Human Relations Commission	Eva Bonilla	Board Member	evabonilla@att.net
Boards/Committees/Commissions	Fort Worth Human Relations Commission	Carmen Castro	Board Member	carmencastrotx@gmail.com
Boards/Committees/Commissions	Fort Worth Human Relations Commission	Kimberly Porter	Board Member	kimberly.porter@healthways.com
Chamber	Fort Worth Metropolitan Black Chamber of Commerce	Barbara Bolden	Office Manager	bbolden@fwmbcc.org
Housing	Fort Worth Mortgage Banker's Association	Amanda Lewis (Dallas Rivera)	President (New President)	dallas@ppdocs.com
Public Utility	Fort Worth Water Dept.	Chris Harder	Director	Christopher.Harder@fortworthtexas.gov
Community Organization	Friends of Cobb Park	Cleveland Harris	Founder and Executive Director	boharris.33@gmail.com
Commnity Organization	FW League of Neighborhoods	Gene Bill	President	president@fwlna.org
Children/Youth Services	Generation Uplift	Lisa McDaniel	Owner	lsmcdnl@yahoo.com
Children/Youth Services	Girls Incorporated of Tarrant County	Jennifer Limas	President/CEO	jlimas@girlsintarrant.org
Housing	Glenn's Air Conditioning & Heatingn	Glenn Miller		glennsac@gamiller.net
Employment/Job Training	Goodwill Industries of Fort Worth, Inc.	David Cox	CEO	dcox@goodwillfw.org
Public Housing Authority	Granbury Housing Authority	Julia Richardson	Executive Director	julia@granburyhousing.org
Housing	Greater Fort Worth Association of REALTORS®	Debbi Findley	Exeutive Assistant	d.findley@gfwar.org

Agency Type	Agency Name	Contact Person	Title	E-Mail Address
Housing	Greater Fort Worth Builder's Association	Kimberly Eaton-Pregler	Executive VP	kimberly@fortworthbuilders.org
Housing	GTO Construction	Javier Villagomez		gtocon02@aol.com
Senior Services	Guardianship Services, Inc	Lyn Scott	Exeuctive Director	lscott@guardianshipservices.org
Social Service Agency	Harvest House	Jennifer Woods	Director	jennifer@yourharvesthouse.org
Social Service Agency	Hopeful Arms Foundation	Demira Devoil	CEO/Executive Director	info@hopefularmsfoundation.org
Housing	Housing Channel	Donna VanNess	President	donna@housingchannel.org
Housing	HVAC Service Pro	Albert Vasquez		albertv1725@sbcglobal.net
Social Service Agency	Johnson County Salvation Army	Elizabeth Aranguren	Director	elizabeth.aranguren@uss.salvationarmy.org
Disability Service Provider	JPS Healing Wings	Victoria Langston	Clinic Manager	wecare@jpshealth.org
Children/Youth Services	Lena Pope Home	Sonya Mosley	Director of School and Community Based Services	smosley@lenapope.org
Housing	LHD Works	Evon Harris	Creative Director	hhaharris1980@gmail.com
Community Organization	LVTRise	Willie Rankin	Executive Director	wrankin@lvtrise.org
Employment/Job Training	M. Gentry & Associates Community Development Corporation	Ruby Gentry	Executive Director	mgentryassoc@yahoo.com
Senior Services	Meals on Wheels, Inc. of Tarrant County	Carla Jutson	President/CEO	carla@mealsonwheels.org
Disability Service Provider	Mental Health Housing Development Corp	Norbert White	Executive Director	nwhite@samaritanhouse.org
Disability Service Provider	MHMR of Tarrant County	Susan Garnett	Chief Executive Officer	ceo@mhmrtc.org
Housing	Miller-Valentine Group	Chris Applequist	MV Residential Development	chris.applequist@ghdevelopment.com
Senior Services	Mindset FACTS	Yolanda Starks White	COO	yogi3254@aol.com
Disability Service Provimir	Mission Granbury	Jean Cate	Interim Executive Director	jeancate@missiongranbury.org
Disability Service Provinar	NAMI Tarrant County	Turquoise Banks	President	turquoise@namitarrant.org
Housing	National Association of Women in Construction	Crissy Ingram	Executive Administrator	crissy@nawic.org
Community Organization	National Multicultural Western Heritage Museum	Jim Austin Jr.	President Founder	jima@jimaustinonline.com
Government Organization	North Central Texas Council of Governments	Monte Mercer	Executive Director's Office (Deputy Executive Director)	mmercerc@nctcog.org
Employment/Job Training	NU Birth Community Development Corporation	Pastor Harold Fort	Executive Director	fortharold@yahoo.com

Agency Type	Agency Name	Contact Person	Title	E-Mail Address
Homeless Service Provider	Presbyterian Night Shelter	Toby Owen	Chief Executive Officer	towen@journeyhome.org
Disability Service Provider	REACH, Inc.	Charlotte A. Stewart	Executive Director	cstewart@reachcils.org
Homeless Service Provider	SafeHaven of Tarrant County	Kathryn Jacob	President/CEO	kjacob@safehaventc.org
Social Service Agency	Salvation Army - Bridgeport First United Methodist Church	Tamara Cooper	Financial Secretary	fumcbridgeport@fumcbridgeport.org
Senior Services	Service Employment Redevelopment (SER) Senior Community Service Employment Program (SCSEP) of Tarrant County	Ruth Espinoza	SCSEP Grantee Contact	respinoza@ser-national.org
Senior Services	Sixty and Better	Monique Barber	CEO	mbarber@sixtyandbetter.org
Community Organization	Southeast Fort Worth, Inc.	Stacy E. Marshall	Executive Director	president@southeastfw.com
Transportation	TAPS Public Transportation	Jeff Davis	Transportation Solutions Coordinator	jeffdavis@tapsbus.com
Municipal Government	Tarrant County Community Development and Housing Division	Patricia Ward	Director	pward@tarrantcounty.com
Community Organization	Tarrant County Homeless Coalition	Tammy McGhee	Executive Director	tammy@ahomewithhope.org
Municipal Government	Tarrant County Housing Assistance Office	Wayne Pollard	Director	wpollard@tarrantcounty.com
Community Organization	Tarrant County Lesbian and Gay Alliance Inc.	David Reed	President	info@tclga.org
Homeless Service Provider	Tarrant County Samaritan Housing, Inc.	Norbert White	President/CEO	nwhite@samaritanhouse.org
Public Utility	Tarrant Regional Water District	Jim Oliver	General Manager	joliver@trwd.com
Boards/Committees/Commissions	Texas Council for Developmental Disabilities	Beth Stalvey	Executive Director	tcdd@tcdd.texas.gov
Housing	Texas Department of Housing and Community Affairs	Michael De Young	Community Affairs Division Director	michael.deyoung@tdhca.state.tx.us
Health	Texas Department of State Health Services (Region 2/3)	Sharon Huff	Interim Regional Director	wdeveloper@dshs.texas.gov
Community Service Organization	Texas Neighborhood Services - Wise County	Liz (Sunny) Erwin	Community Services Director	serwin@txns.org
Disability Service Provider	Texas Ramp Project - Fort Worth Chapter	John Laine	Executive Director	info@texasramps.org
Disability Service Provider	The Health Education Learning Project	DeeJay Johannessen	Executive Director	DeeJay@HELPPfw.org
Employment/Job Training	The Ladder Alliance	Bliss Coulter	Executive Director	bcoulter@ladderalliance.org
Community Organization	The Multicultural Alliance	Cheryl Gray Kimberling	President	ckimberling@mcateexas.com
Housing	The NRP Group	Debra Guerrero	VP of Government Affairs	dguerrero@nrpgroup.com
Social Service Agency	The Salvation Army	Beckie Wach	Executive Director	beckie.wach@uss.salvationarmy.org

Agency Type	Agency Name	Contact Person	Title	E-Mail Address
Women's Services	The Women's Center of Tarrant County	Laura Hilgart	President & CEO	lhilgart@womenscentertc.org
Housing	Trinity Habitat for Humanity	Michelle Kennedy	Senior Director of Operations	michelle.kennedy@trinityhabitat.org
Transportation	Trinity Metro	Phil Dupler	Director of Planning	phil.dupler@ridetm.org
Public Utility	Trinity River Authority of Texas	Kevin Ward	General Manager	regioncwpg@trinityra.org
Emergency Response	True Worth Place	Toby Owen	CEO	towen@journeyhome.org
Children/Youth Services	United Community Centers	Celia Esparza	President and CEO	cesparza@unitedcommunitycenters.org
Community Organization	United States Pan Asian American Chamber of Commerce	Grace McDermott	President	justin@uspaacc-sw.org
Social Service Agency	United Way of Hood County	Melissa Brown	Operations	becky@unitedwayhoodcounty.com
Social Service Agency	United Way of Johnson County	Aly Engstrom	Executive Director	aly@uwjc.com
Social Service Agency	United Way of Parker County	Le'Anne Taylor	Director	director@unitedwayofparkercounty.org
Social Service Agency	United Way of Tarrant County	Leah King	President/CEO	leah.king@unitedwaytarrant.org
Social Service Agency	United Way of Wise County	Martin Woodruff	Executive Director	uwwise.ed@embarqmail.com
Public Housing Authority	Weatherford Housing Authority	Rosie Mucino	Executive Director	rmucino@whaweatherford.com
Public Housing Authority	Weatherford Housing Authority	Rosie Mucino	Executive Director	rmucino@whaweatherford.com
Social Service Agency	Wise Area Relief Mission	Rene Ashmore	Executive Director	warm@warmtx.org
Employment/Job Training	Workforce Solutions of Tarrant County	Judy McDonald	Exeuctive Director	judy.mcdonald@workforcesolutions.net
Children/Youth Services	YMCA of Metropolitan Fort Worth	Tony Shuman	President/CEO	tshuman@ymcafw.org



June 24, 2020

RE: City of Fort Worth 2020-2021 Action Plan

Dear Community Partner:

The City of Fort Worth is in the process of preparing its draft 2020-2021 Action Plan, which will be available for public comment from July 1, 2020 to July 31, 2020. The U.S. Department of Housing and Urban Development (HUD) requires the City to submit an annual Action Plan in order to receive certain federal entitlement grants. In accordance with HUD guidelines, we are soliciting input from representatives of a wide variety of community organizations, including yours.

Every year the City receives four entitlement grants; the amounts to be received for October 1, 2020 through September 30, 2021 are provided below, as are estimated program income amounts:

Community Development Block Grant (CDBG): **\$7,412,093**
HOME Investment Partnerships Program (HOME): **\$2,896,282**
Emergency Solutions Grant (ESG): **\$638,858**
Housing Opportunities for Persons with AIDS (HOPWA): **\$1,695,926**
CDBG and HOME Program Income (PI): **\$150,000**

The draft 2020-2021 Action Plan, the third Plan of a 5-year cycle, lists activities that the City will pursue with these entitlement grants to meet its 2018-2022 Consolidated Plan goals. The draft will be available during the comment period referenced above, and can be viewed on the City's website at: <http://fortworthtexas.gov/neighborhoods/grants/>. A public hearing was held on May 20, 2020 at a meeting of the Community Development Council, and an additional hearing will be held during the adoption phase by City staff on **July 15, 2020 at 5:30 p.m. via WebEx online**. Meeting information is as follows:

Videoconference

<https://fortworthtexas.webex.com/fortworthtexas/onstage/g.php?MTID=ce837a99ad3330f150278d043defa98af>

Meeting/Access Code: 126 402 4772

Teleconference

(817) 392-1111 or 1-650-479-3208
Meeting/Access Code: 126 402 4772

Neighborhood Services Department

The City of Fort Worth ★ 200 Texas Street ★ Fort Worth, Texas 76102
817-392-7540 ★ Fax 817-392-7328

Viewing Only

Television: Charter 190; One Source 7; Verizon 5; AT&T U-verse 99
City of Fort Worth Website Homepage: [Watch Live Online](#)

One final public hearing will be held before City Council at their regular meeting on **August 4, 2020 in Council Chambers at 200 Texas Street, Fort Worth, Texas 76102**. The Action Plan is scheduled for adoption by City Council at their meeting on August 4. Submission of these documents to HUD will take place no later than August 15, 2020.

We appreciate any comments that you would like to make regarding the 2020-2021 Action Plan. Written comments can be submitted to Sharon A. Burkley, MBA, Senior Planner, Neighborhood Services Department, City of Fort Worth, 200 Texas Street, Fort Worth, Texas, 76102 or by email at Sharon.Burkley@fortworthtexas.gov

Sincerely,

A handwritten signature in blue ink that reads "Victor Turner". The signature is fluid and cursive, with the first name "Victor" being more prominent than the last name "Turner".

Victor Turner
Director, Neighborhood Services Department

Neighborhood Services Department

The City of Fort Worth ★ 200 Texas Street ★ Fort Worth, Texas 76102
817-392-7540 ★ Fax 817-392-7328



To the Mayor and Members of the City Council

Page 1 of 4

SUBJECT: 2020-21 ACTION PLAN FOR USE OF HUD GRANT FUNDS

The 2020-2021 Annual Action Plan summarizes the City’s proposed use of federal grant funds under the Community Development Block Grant (CDBG), HOME Investment Partnerships Program (HOME), Emergency Solutions Grant (ESG), and Housing Opportunities for Persons with AIDS (HOPWA) programs for the upcoming year. This document must be submitted to the U.S. Department of Housing and Urban Development (HUD) by August 15 of each year, in order for funds to be available to the City as of October 1. Approval of the Plan will be placed on the City Council Agenda for August 4, in order to allow time for the federally required 30-day comment period throughout the month of July.

The total amount of grant funding to be received for the 2020-2021 program year is \$12,643,159. This includes \$7,412,093 in CDBG funds, \$2,896,282 in HOME funds, \$638,858 in ESG funds, and \$1,695,926 in HOPWA funds. An estimated \$75,000 each in new program income from the CDBG and HOME programs is also budgeted within this Action Plan, as well as \$820,359 in previously received CDBG program income. The purpose of these funds is to benefit low- and moderate-income persons in Fort Worth. ESG grant funds are specifically dedicated to services for homeless persons. The City administers the HOPWA grant program on behalf of persons with HIV/AIDS throughout Tarrant, Johnson, Parker, Hood, Somerville, and Wise counties.

The Community Development Council is responsible for working with staff to develop the annual budget for the Action Plan, and for aligning proposed allocations with priorities previously identified in the 2018-2022 Consolidated Plan. Their recommendations were presented to the Housing and Neighborhood Services Committee on Tuesday, June 2, and are summarized on the tables below.

COMMUNITY DEVELOPMENT BLOCK GRANT:

Agency, Program or Activity	Amount
CDBG Public Services Agencies/Programs	
Housing Channel: Housing Counseling/Homebuyer Education	\$125,000
Sixty and Better: Active Engaged Lifestyles (Senior Wellness Program)	\$ 40,000
Sixty and Better: Senior Transportation	\$ 75,000
Meals on Wheels: Home Delivered Meals for Elderly/Disabled	\$ 71,814
Presbyterian Night Shelter: Moving Home Case Management and Diversion Services	\$145,000
The Ladder Alliance: Workforce Development for Women and Domestic Violence Victims	\$ 80,000
Guardianship Services, Inc.: Financial Exploitation Prevention Workshops	\$ 70,000
Goodwill Industries of Fort Worth: Community Works Job Training/Placement	\$ 90,000
Girls, Inc.: Whole Girl Approach for At Risk Youth	\$ 75,000
Camp Fire: After School Programs	\$ 50,000
AB Christian Learning Center: Freedom School Summer Reading Program	\$ 50,000
AB Christian Learning Center: After School Tutoring	\$ 85,000
Read Fort Worth: Summer Scholars	\$ 55,000
United Community Centers: Educational Enrichment Program	\$100,000
CDBG Public Services Subtotal	\$1,111,814



To the Mayor and Members of the City Council

Page 2 of 4

SUBJECT: 2020-21 ACTION PLAN FOR USE OF HUD GRANT FUNDS

COMMUNITY DEVELOPMENT BLOCK GRANT (continued)

CDBG Housing Programs/Projects	
REACH/Project Ramp	\$ 115,000
Trinity Habitat for Humanity, Cowtown Brush-up Paint Program	\$ 455,000
Trinity Habitat for Humanity, Preserve a Home	\$ 400,000
Neighborhood Services Department, Priority Repair Program*	\$1,175,000
Neighborhood Services Department, Grant Match, Lead-based Paint Hazard Reduction	\$ 750,000
Fort Worth Housing Solutions, Grant Match, Stop Six/Cavile Choice Neighborhood Grant	\$ 750,000
Palladium Fain: New Construction of Affordable Multi-family Housing**	\$ 800,000
Azalea West: New Construction of Affordable Multi-family Housing***	\$ 490,000
CDBG Housing Programs/Projects Subtotal	\$ 4,935,000
Grant Administration and Program Delivery	
Neighborhood Services Department, CDBG General Administration	\$1,482,419
Neighborhood Services Department, Rehabilitation/Construction Program Delivery	\$ 606,553
Neighborhood Services Department, Homebuyer Assistance Program Delivery	\$ 171,666
CDBG Administration and Program Delivery Subtotal	\$ 2,260,638
<i>*Includes \$75,000 in anticipated new CDBG Program Income.</i>	
<i>** Includes \$330,359 in previously received CDBG Program Income</i>	
<i>*** From previously received CDBG Program Income</i>	

HOME INVESTMENT PARTNERSHIPS PROGRAM:

Agency, Program, or Activity	Amount
Fort Worth Housing Solutions, Grant Match, Stop Six/Cavile Choice Neighborhood Grant	\$ 500,000
Columbia at Renaissance Square Phase II, New Construction of Affordable Housing	\$ 500,000
Stop Six Model Block Single Family Infill Const. <i>(to fulfill prior-year commitment of funds)</i>	\$ 53,160
Development Corp. of Tarrant County, Single Family Infill Construction, Polytechnic Area	\$ 434,443
CHDO Operating Costs, Development Corp of Tarrant County	\$60,000
Neighborhood Services Department, Homebuyer Assistance Program*	\$1,134,051
Neighborhood Services Department, HOME Grant Administration	\$ 289,628
Total, HOME Investment Partnerships Program	\$2,971,282
<i>*Includes \$75,000 in anticipated new HOME Program Income.</i>	



To the Mayor and Members of the City Council

Page 3 of 4

SUBJECT: 2020-21 ACTION PLAN FOR USE OF HUD GRANT FUNDS

HOUSING OPPORTUNITIES FOR PERSONS WITH AIDS PROGRAM:

Agency, Program, or Activity	Amount
Tarrant County Samaritan Housing, Inc	
Supportive Services	\$ 433,404
Facility-Based Operations	\$ 149,603
Tenant-Based Rental Assistance (TBRA)	\$ 111,647
Grant Administration	\$ 43,995
Subtotal, Tarrant County Samaritan Housing	\$ 738,649
AIDS Outreach Center	
Supportive Services	\$ 58,829
Short-Term Rent, Mortgage, and Utility Assistance (STRMU)	\$ 160,000
Grant Administration	\$ 11,171
Subtotal, AIDS Outreach Center	\$ 230,000
Neighborhood Services Department, Community Action Partners Program	
Tenant Based Rental Assistance Program (TBRA)	\$ 526,399
Supportive Services	\$ 150,000
Subtotal, Neighborhood Services Department Community Action Partners	\$ 676,399
Neighborhood Services Department, HOPWA Grant Administration	\$50,878
Total, HOPWA Program	\$1,695,926

EMERGENCY SOLUTIONS GRANT PROGRAM:

Agency, Program, or Activity	Amount
Presbyterian Night Shelter, Emergency Shelter Operations	\$ 131,315
Lighthouse for the Homeless, True Worth Place Day Shelter Operations	\$ 177,000
SafeHaven of Tarrant County, SafeSolutions Program	\$75,000
Center for Transforming Lives, Rapid Re-Housing	\$100,000
The Salvation Army, Homelessness Prevention Program	\$ 107,629
Neighborhood Services Department, ESG Grant Administration	\$ 47,914
Total, Emergency Solutions Grant	\$638,858

**To the Mayor and Members of the City Council**

Page 4 of 4

SUBJECT: 2020-21 ACTION PLAN FOR USE OF HUD GRANT FUNDS

The 2020-2021 Draft Annual Action Plan will be available for HUD's required 30-day public comment period beginning July 1, 2020. On August 4, 2020, a public hearing will be held regarding the plan along with Council consideration and approval to submit the document to HUD by the August 15 deadline.

For additional information about this topic, please contact Victor Turner, Director of the Neighborhood Services Department at 817-392-8187.

David Cooke
City Manager



CHAPTER 5

HOUSING

Provision of adequate and appropriate housing for all residents is essential to building strong neighborhoods. The City of Fort Worth's key housing goals are increasing the supply of quality affordable accessible housing; expanding homeownership opportunities; revitalizing neighborhoods; creating mixed-income communities; and better aligning housing choice options with multimodal transportation opportunities, as typically occurs in Transit-Oriented Development.

Over the past ten years, the Fort Worth housing market has been characterized by:

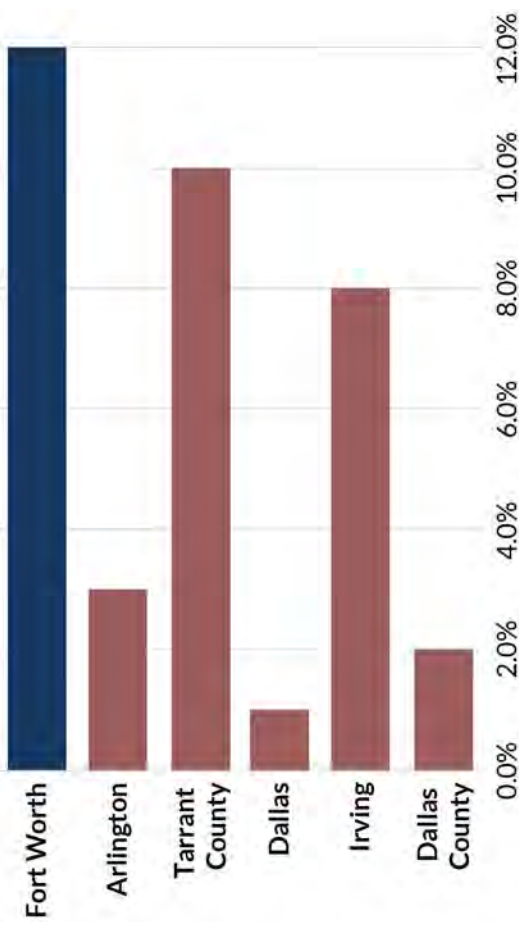
- Rapid growth,
- Decreasing affordability for new housing, and
- Central city redevelopment.



319,650
Total Housing Stock

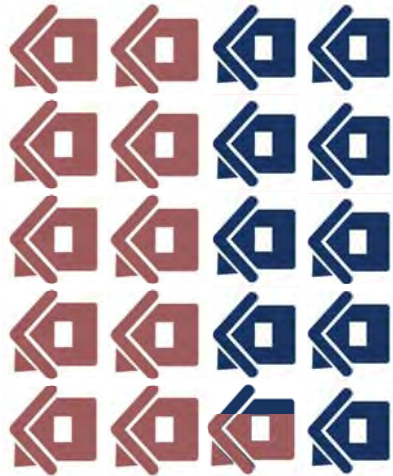
UP 9.8%
SINCE 2010

SINGLE-FAMILY HOUSING GROWTH RATE: 2010-2019

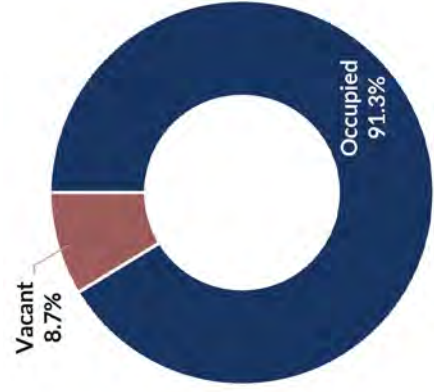


Source: U.S. Census Bureau, American Community Survey, 5-Year Estimates, 2014-2018.

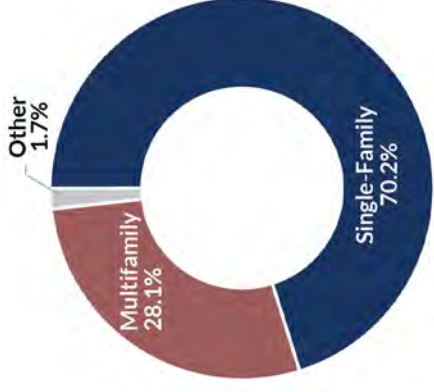
EXISTING CONDITIONS



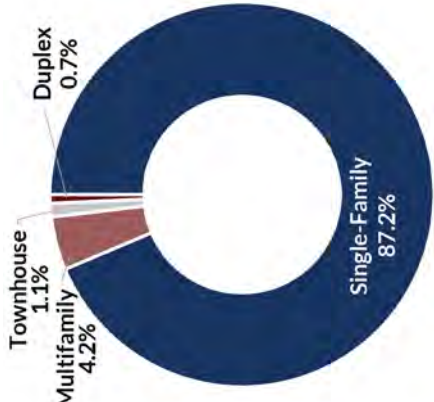
57.2% Owner Occupied
42.8% Renter Occupied



Housing Occupancy



Housing Units



Residential Permits Issued in 2019

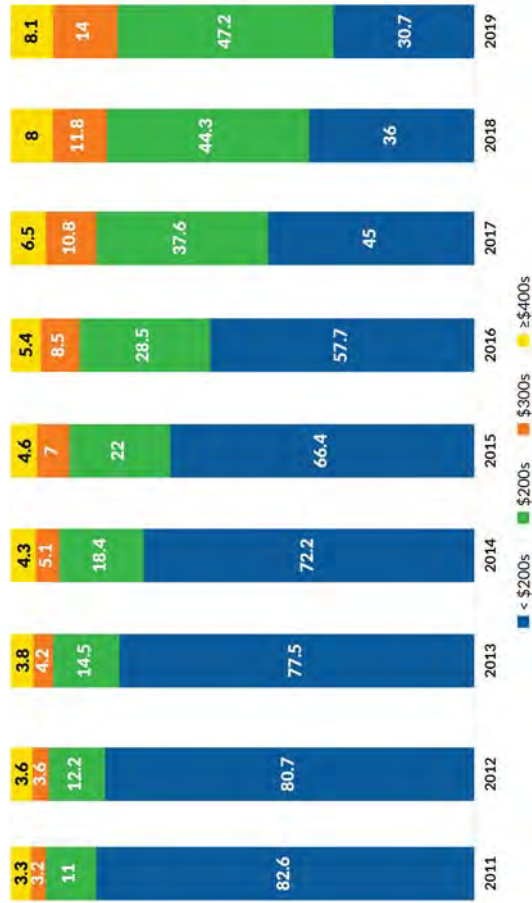
Source: North Central Texas Council of Governments (NCTCOG), 2019.

Source: U.S. Census Bureau, American Community Survey, 5-Year Estimates, 2014-2018; City of Fort Worth, Development Services Department, 2020.

AVERAGE PRICE - PERCENT DISTRIBUTION GREATER FORT WORTH

New home construction in the \$200s steadily decreased between 2011 and 2018, which is indicative of several factors including increased construction costs, escalating land values, higher profit margins, and consumer preference for larger homes with more amenities.

[CLICK HERE FOR MORE INFORMATION](#)



Source: Real Estate Center at Texas A&M University, 2020.

MEDIAN SINGLE-FAMILY HOME PRICE PER SQUARE-FOOT

\$58.93

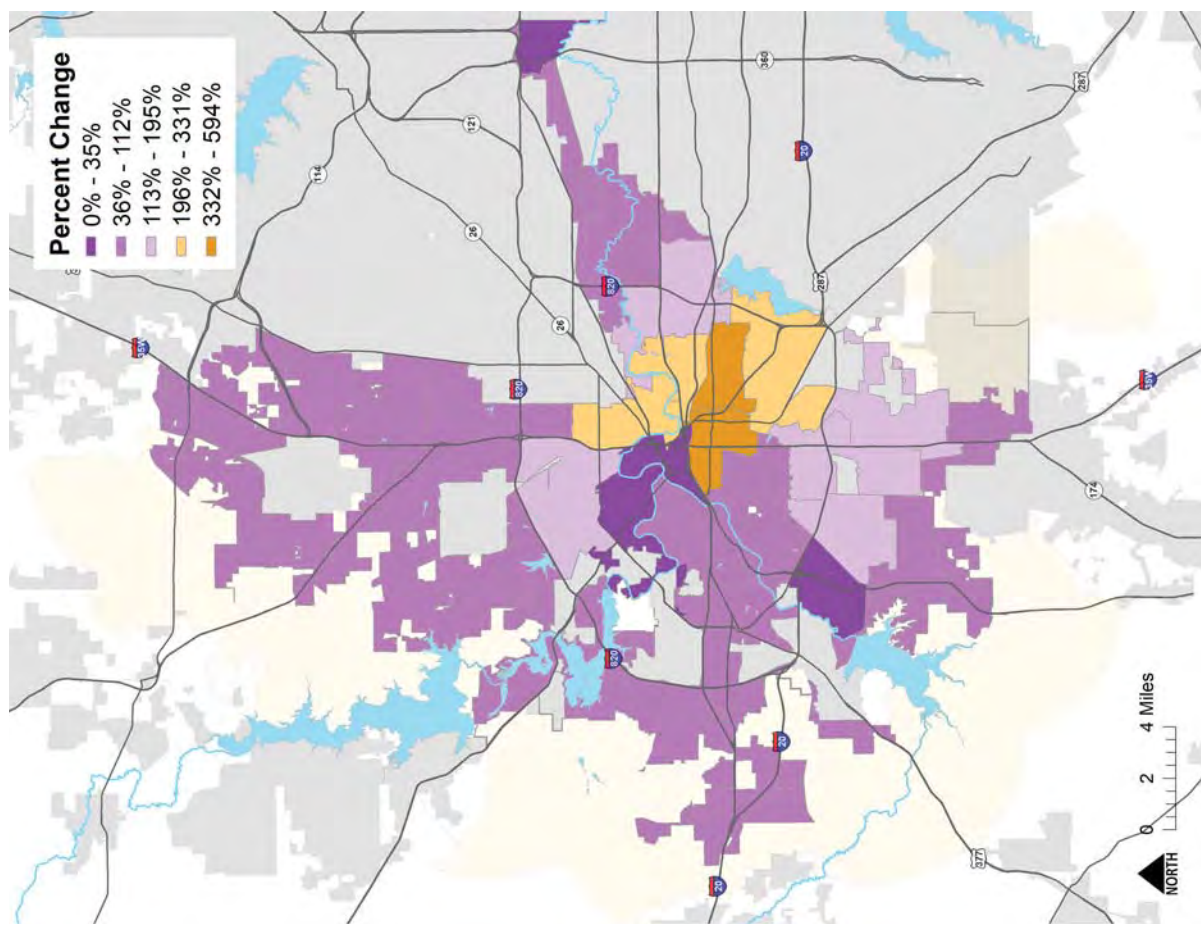
Per square-foot in 2011

\$119.37

Per square-foot in 2019

Source: Real Estate Center at Texas A&M University, 2020.

MEDIAN PRICE PER SQUARE-FOOT CHANGE (2011-2019)



Source: Real Estate Center at Texas A&M University 2020; Planning and Data Analytics Department 2020.

MULTIFAMILY METRICS

94,894

Inventory Units

627

Existing Buildings

945

Average Square Feet

\$1,072

Market Rent

Source: CoStar Group, Fort Worth, 2019.

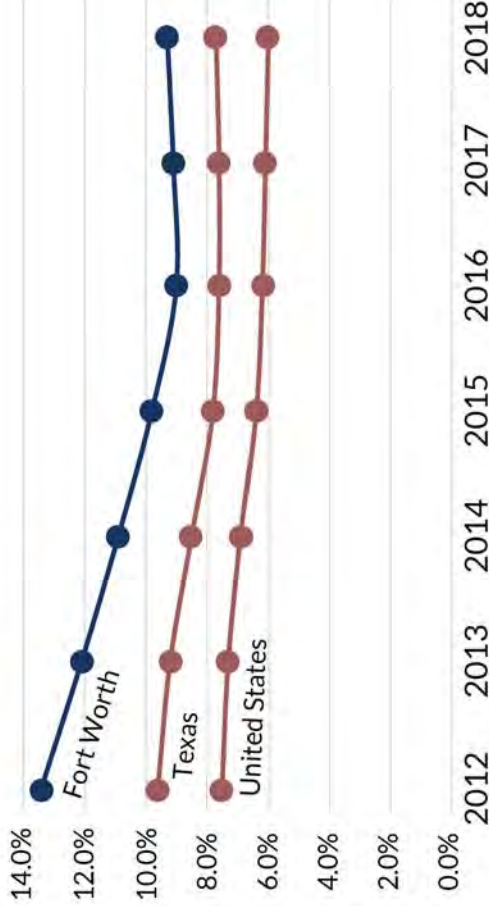
RENTER INCOMES



- \$0 - \$22,800
- \$22,800 - \$38,000
- \$38,000 - \$60,800
- \$60,800 - \$76,000
- \$76,000 +

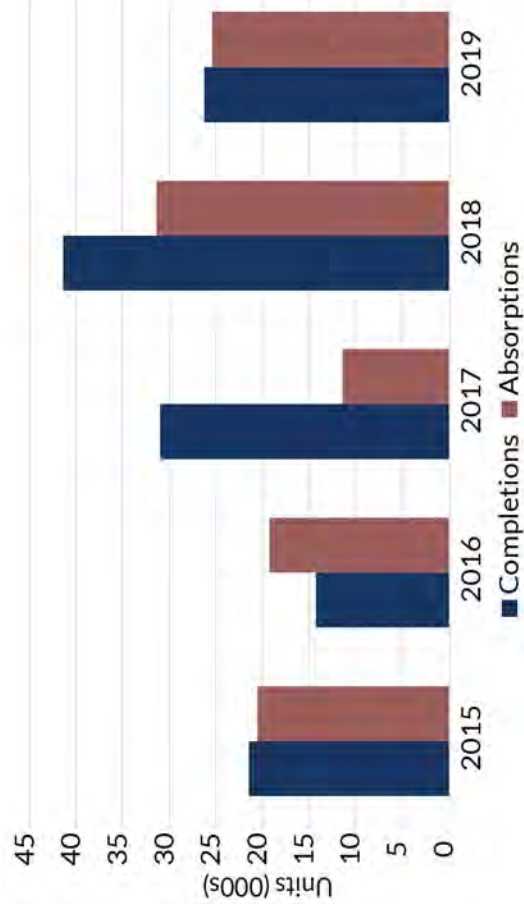
Source: HUD, Comprehensive Housing Affordability Strategy, 2012-2016.

RENTAL HOUSING VACANCY RATE TREND



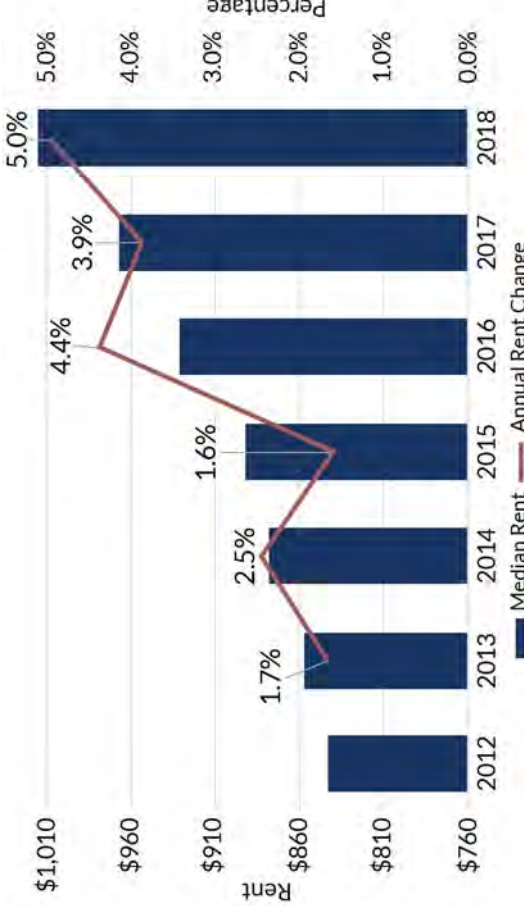
Source: U.S. Census Bureau, American Community Survey, 5-Year Estimates, 2014-2018.

MULTIFAMILY PROJECT COMPLETIONS AND ABSORPTIONS



Source: CoStar Group, Fort Worth, 2019.

RENTAL TRENDS



Source: U.S. Census Bureau, American Community Survey, 5-Year Estimates, 2014-2018.

Booming population and employment growth in north Texas and Fort Worth have created strong pressures on the local housing market in recent years, increasing home prices and apartment rents to the point that middle and lower income households often have difficulty finding quality affordable housing that meets their needs. This is particularly true for families or individuals with limited income potential, including the elderly, persons with disabilities, and lower-skilled members of the workforce.

Though a number of federally supported and locally administered housing programs exist to provide assistance to these populations, resources are limited for addressing Fort Worth's growing housing affordability challenge. Fort Worth Housing Solutions, local non-profits, private sector affordable housing developers, and the City's Neighborhood Services Department work together to develop effective partnerships and leverage additional resources, while addressing the City Council's highest priority housing goals.

The City's affordable housing policies and programs are primarily directed toward expanding affordable housing opportunities while serving residents with the greatest need, including the homeless, very low income homeowners living on fixed incomes, and lower income renters.

WHO NEEDS AFFORDABLE HOUSING?

Occupation	Average Annual Salary
Nursing Assistants	\$28,354
Bank Tellers	\$29,159
Construction Laborer	\$33,394
Emergency Response Dispatchers	\$42,550
Electrician	\$45,526
Chef/Head Cook	\$58,965
Clergy	\$61,922
Firefighter	\$57,460
Kindergarten Teachers	\$53,783
Postal Service Clerks	\$52,886

Source: Texas Workforce Commission Fort Worth-Arlington MD, 2019.

SELECTED HOUSING AFFORDABILITY TERMS

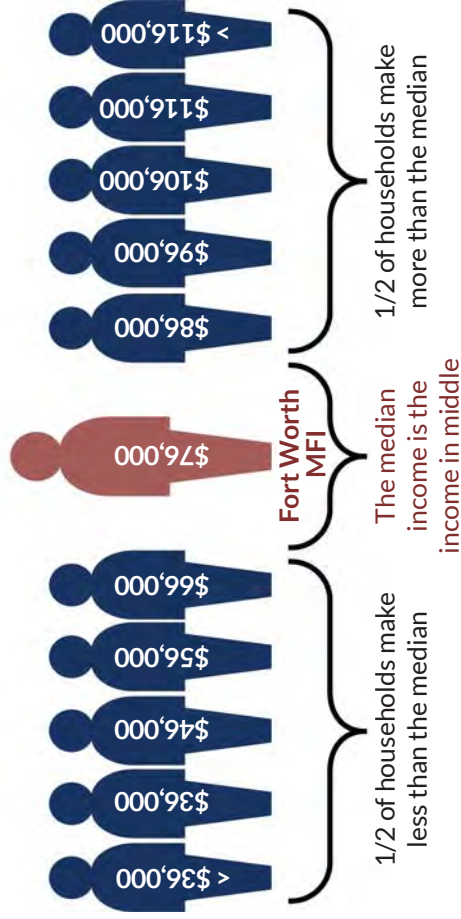
AFFORDABLE HOUSING	Generally, a single-family home or apartment occupied by a household that pays 30 percent or less of its gross income toward its mortgage or rent. The term is also widely used to refer to housing that is subsidized or rent-regulated and that is occupied by a household that is "low-income".
ATTAINABLE HOUSING	A relatively new term that is defined as non-subsidized, for-sale housing that is affordable to households with incomes between 80 and 120 percent of the Area Median Income (AMI).
HOUSING AFFORDABILITY	Refers to the ability, or the lack thereof, of a household to meet its housing expenses with a reasonable and sustainable share of its income, generally spending no more than 30 percent of gross income on housing costs, without regard to the household's income or whether the household lives in subsidized, rent-regulated, or market-rate housing.
WORKFORCE HOUSING	Generally, housing that is "affordable" to households earning between 60 and 120 percent of AMI, and historically associated with housing in close proximity to a specific industry.

Source: Urban Land Institute, Terwilliger Center for Housing.

These sample occupations earn less than 80 percent of the Fort Worth-Arlington Median Family Income for a family of four, making them susceptible to housing affordability issues.

AREA MEDIAN INCOME (AMI) AND MEDIAN FAMILY INCOME (MFI)

AMI is the median household income of each metropolitan statistical area (MSA) adjusted for family size, which is also known as Median Family Income (MFI). The U.S. Department of Housing and Urban Development publishes AMIs annually. AMI is used to determine the eligibility of applicants for most housing assistance programs.



MEDIAN FAMILY INCOME (MFI) AND HOUSING AFFORDABILITY

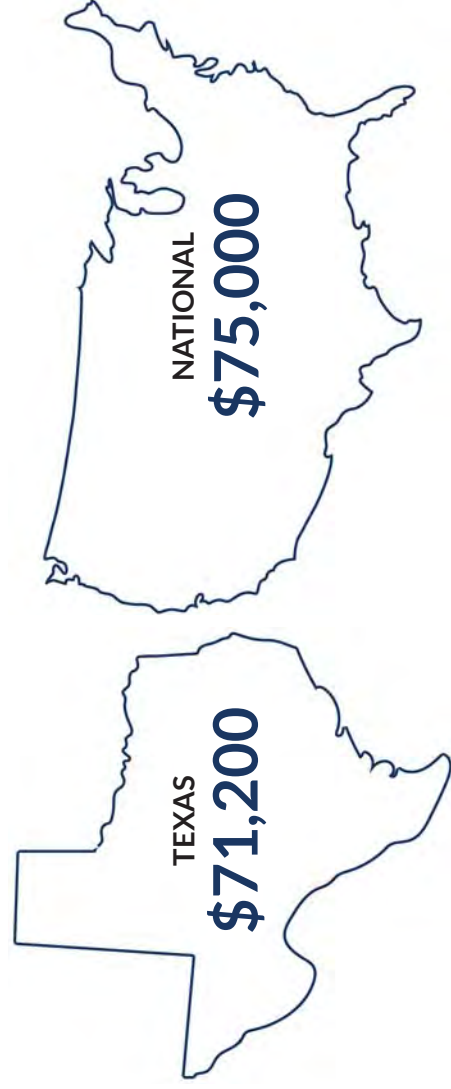
Fort Worth Arlington HUD Metropolitan Area	\$76,000	Monthly Housing Affordability *
Below 30% MFI	≤ \$22,800	≤ \$570
Extremely Low Income		
30%-50% MFI	\$22,800-\$38,000	\$570-\$950
Very Low Income		
50%-80% MFI	\$38,000-\$60,800	\$950-\$1,520
Low Income		
80%-120% MFI	\$60,800-\$91,200	\$1,520-\$2,280
Moderate Income		
120%-250% MFI	\$91,200-\$190,000	\$2,280-\$4,750
Middle Income		
250% and Up MFI	≥ \$190,000	≥ \$4,750
High Income		

*Based on 30 percent of monthly income.

Source: HUD, Income Limits, 2019.

MEDIAN FAMILY INCOME COMPARISON

\$83,100	\$76,300
DALLAS-FORT WORTH METRO	HOUSTON - THE WOODLANDS-SUGARLAND
\$95,900	\$71,000
AUSTIN - ROUND ROCK	SAN ANTONIO - NEW BRAUNFELS



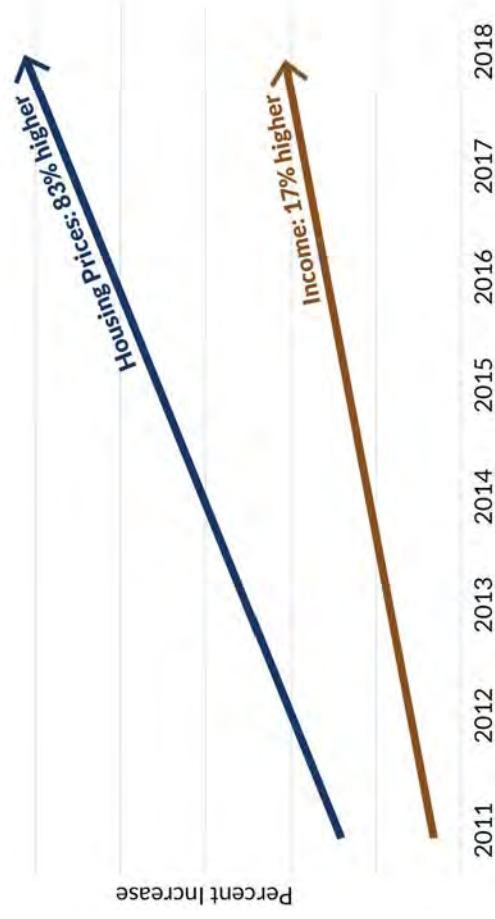
Source: HUD, Income Limits, 2019.

HOUSING PRICE INFLATION AND INCOME INCREMENT

Housing costs are increasing faster than incomes in Fort Worth, as is the case elsewhere in the country. According to the Fort Worth Housing Solutions 2018 Annual Report, home prices jumped 57 percent and average rents rose from 20 to 40 percent (depending upon unit size) in the past five years. Middle-income to lower-income households are effectively priced out of today's housing market. Nearly one-third of the city's households earns less than half of the annual median income of \$75,200. An affordable rent for a family of three at this income level is \$846, but the rent now averages \$1,100 for a two-bedroom unit. The need is greatest for the city's lowest-income households. Fort Worth has a shortage of 23,420 units that would be affordable for people earning less than 30 percent AMI.

Rising home prices make homeownership less affordable to everyone, but they have a particular impact on people who are interested in buying a home for the first time. There are fewer homes available in the affordable 'starter home' segment of the market and, as a result, first-time homebuyers either delay a purchase or buy a home that causes them to be more cost-burdened.

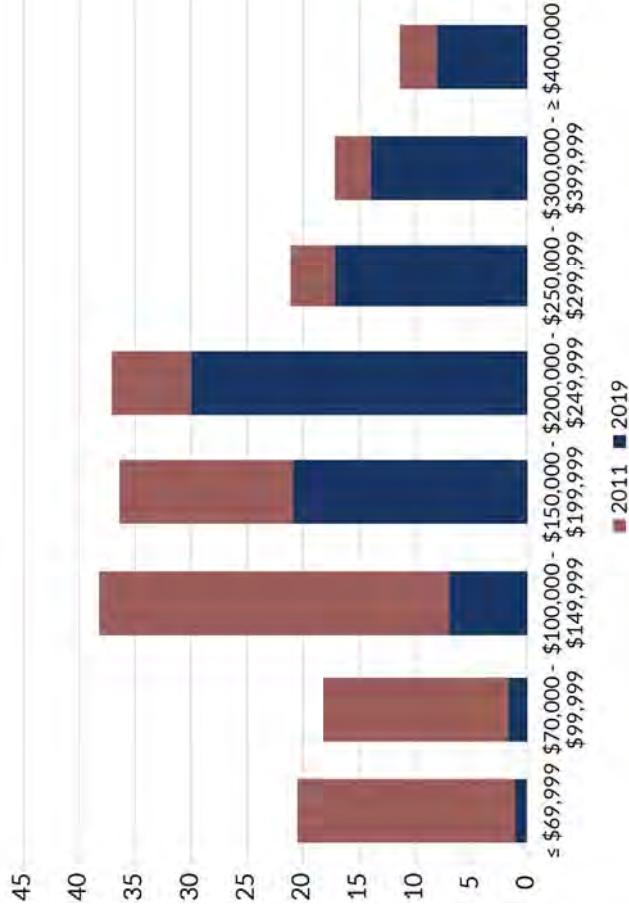
Between 2011 and 2018, new housing costs rose 66% higher than household income.



Sources: U.S. Census Bureau, American Community Survey, 5-Year Estimates, 2014-2018.

HOME PRICE BY SALES

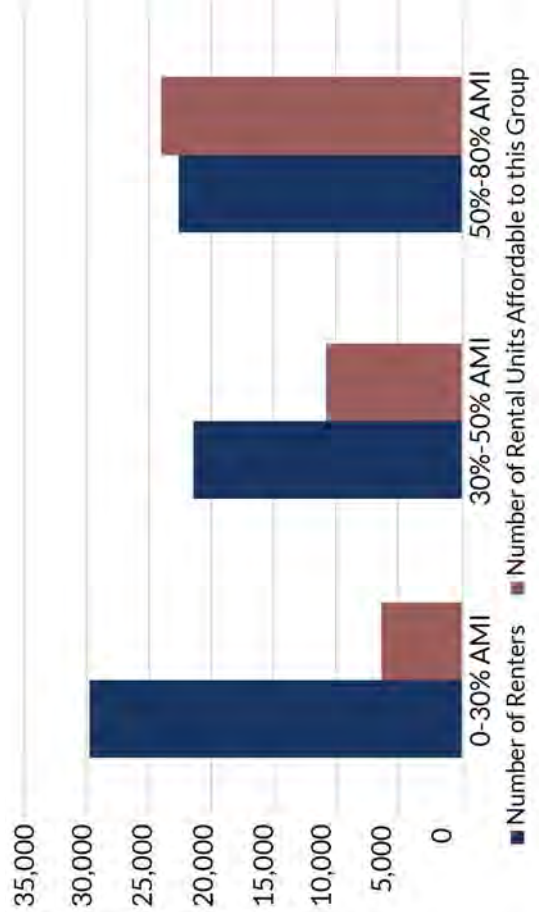
Between 2011 and 2019, homes under \$150,000 went from 67.1 percent of the market to 9.8 percent of the market. The rapid pace of cost increases underscores the urgency of dealing with the overall issue of affordable housing. In order to encourage first-time homebuyers to locate in Fort Worth, actions to assist them should be considered.



Source: Real Estate Center at Texas A&M University, 2020.

RENTAL HOUSING AFFORDABILITY GAP IN FORT WORTH

Many affordable rental units that were once priced for lower income households have been upgraded with newer amenities and priced higher to attract higher income households. The result is more households seeking housing public assistance and many households living in overcrowded conditions.

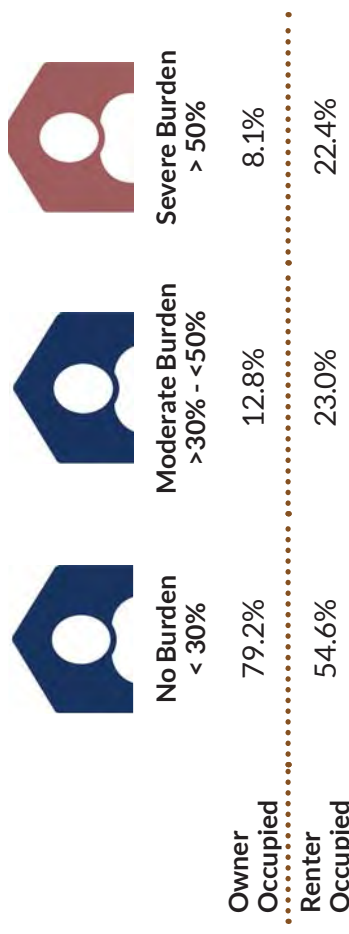


Source: HUD, Comprehensive Housing Affordability Strategy (CHAS), 2012-2016.

SELECTED HOUSING CHALLENGES TERMS

COST BURDEN	Monthly housing costs (including utilities) exceeding 30% of monthly income.
SEVERE COST BURDEN	Monthly housing costs (including utilities) exceeding 50% of monthly income.
OVERCROWDED	A household is considered to be overcrowded if there is more than one person per room in the housing unit.

HOUSING COST BURDEN IN FORT WORTH



Source: HUD, Comprehensive Housing Affordability Strategy (CHAS) 2012-2016.

HOUSING DISPARITIES

INDICATOR

EXTENT OF DISPARITY

RESIDENTIAL SEGREGATION

The degree of residential segregation for all minority populations in Fort Worth, as measured by the federal dissimilarity index, decreased between 1990 and 2010, from 53 to 45, but it has risen to 49 since 2010.

HOUSEHOLDS PAYING > 30% OF INCOME FOR HOUSING

While 33% of all Fort Worth households pay over 30% of their gross income for housing, 45% of African-American households pay over 30% of their gross income on housing.

HOUSING IN SUBSTANDARD OR OVERCROWDED HOUSING

An estimated 13,000 Fort Worth households live in overcrowded conditions or substandard housing, i.e. without a complete kitchen or plumbing in their dwelling unit. Of these households, 7,600 or 59% are Hispanic.

Source: City of Fort Worth Task Force on Race and Culture Report, 2018.

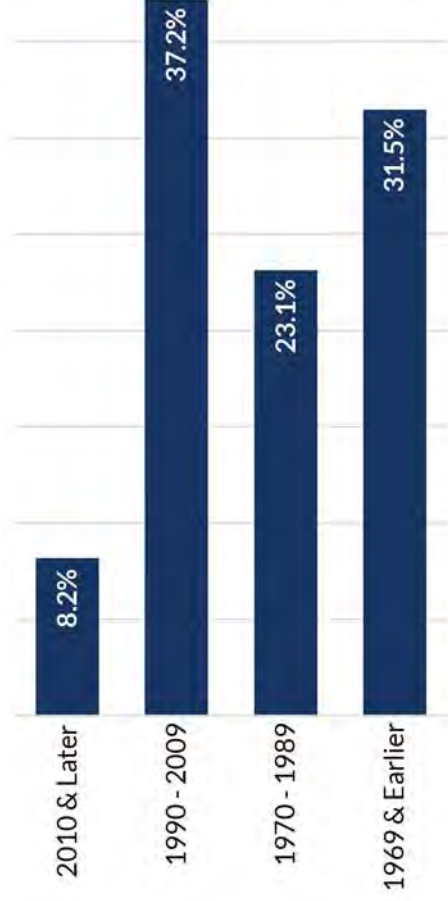
AGE OF HOUSING STOCK

The condition of older housing stock is an issue of concern for the City. In general, housing condition is directly related to housing age. Without adequate maintenance, older housing stock deteriorates. Most structures begin to need significant repairs 30 years after construction. According to the Census, close to 32 percent of the city's housing was built prior to 1969. Units with the greatest repair needs are generally in low-income neighborhoods, where households have had fewer resources to perform maintenance.

As illustrated on the following map, older housing is located in the central city, defined area inside Loop 820 with generally lower household incomes and higher poverty rates. These locations also tend to have older streets, sewers, roads and other infrastructure.

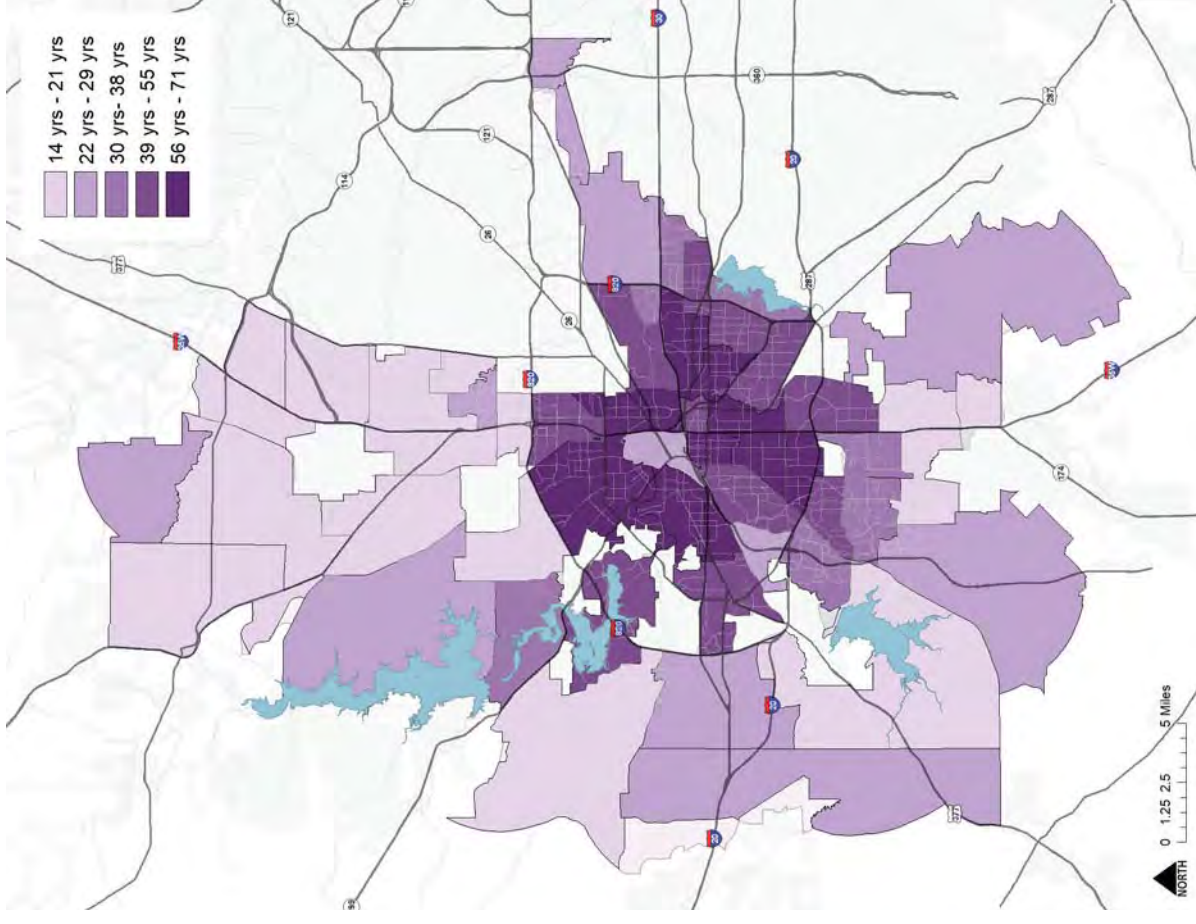
Concentrating people with lower incomes in neighborhoods with aging homes and infrastructure adds to the challenges faced by people who need affordable housing. These neighborhoods may have lower quality of life because of aging or inadequate infrastructure and the potential for disinvestment by neighboring property owners. They may be less likely to have the characteristics that support a healthy lifestyle, like parks, sidewalks and access to fresh food.

HOUSING STOCK AGE



Source: U.S. Census Bureau, American Community Survey, 5-Year Estimates, 2014-2018.

MEDIAN HOUSING AGE BY NEIGHBORHOOD PROFILE AREAS (NPA)



Source: U.S. Census Bureau, American Community Survey, 5-Year Estimates, 2014-2018.

Housing policy is influenced by Annual and Five-Year Consolidated Plans, which the City Council adopts for submission to the U.S. Department of Housing & Urban Development (HUD), as local housing activities have traditionally been funded only through CDBG, HOME, and ESG grants from that federal agency. These HUD-required plans focus primarily on the housing needs of low and moderate-income residents and special needs or homeless populations.

In addressing the City Council's priority for mixed-income housing and dispersion of assisted housing, amendments were made to the City's Consolidated Plan. Changes require a project to meet the following:

- 1 Promotes dispersion of publicly assisted housing (PAH) units;
- 2 Promotes mixed-income housing objectives by including market rate housing units and PAH units within the project;
- 3 Project location is consistent with the City's Future Land Use policies, and must be:
 - Within two miles of a major employment center; or
 - Within 1/4 mile of existing/proposed rail transit stations or bus route; or
 - In an urban village, growth center, neighborhood empowerment zone, or special district.

Example of townhomes.



Zach Scott Street, Austin, Texas, 2017.

FOCUS AREAS

MIXED-INCOME /MIXED-USE DEVELOPMENT

Promoting vibrant mixed-income and mixed-use neighborhoods in downtown, urban villages, and NEZ locations.

MISSING MIDDLE

Promotes a range of housing choices to meet market demand for smaller scale housing within neighborhood areas.

ASSISTED HOUSING

Public housing that is subsidized by federal and state programs and managed by Fort Worth Housing Solutions.

HOMELESSNESS

Persons that are unsheltered or living in emergency shelters, or transitional housing.

FAIR HOUSING

The City of Fort Worth's Fair Housing Ordinance aims to ensure equitable treatment of its citizens in securing housing.

NEIGHBORHOOD REVITALIZATION

Promoting vibrant neighborhoods through the City's NEZ and Neighborhood Improvement Strategy programs.

MIXED-INCOME AND MIXED-USE HOUSING

Promotion of mixed-income and mixed-use developments has been a trend nationally as well as in Fort Worth in recent years, yielding new development near Downtown and in designated urban villages and neighborhood empowerment zones (NEZs). The West Seventh development is part of the city's most successful urban village to date. It boasts low vacancy rates for residential units, as well as an energetic vibrancy in a formerly run-down industrial district.

Besides urban villages, other areas with very strong potential for accommodating mixed-income residential development within vibrant mixed-use neighborhoods are identified as Transit-Oriented Development (TOD) sites along the TEX Rail Corridor. Located at planned commuter rail stations all along the corridor, TOD sites are being planned and zoned specifically to accommodate higher density residential projects with mixed-income components - all within walking distance of the commuter rail stations. As these TOD sites develop, they will generate extensive redevelopment opportunities and ultimately create attractive and sought-after neighborhood centers where living, shopping, dining, entertainment, and jobs all can be found just steps from a train station that connects residents to Downtown, DFW Airport, and other job and activity centers.

[CLICK HERE FOR MORE INFORMATION](#)

[CLICK HERE FOR MORE INFORMATION](#)



The West Seventh development near Downtown provides a walkable environment to live, work, and play.

West 7th Street, Fort Worth.

MISSING MIDDLE HOUSING

Missing middle refers to housing that accommodates more people than a single-family home but does not come in the form of a large apartment building. Typically it means anything from a duplex to a small apartment building but, significantly, it is housing that would blend in a residential neighborhood dominated by single-family homes. It's called "missing middle" because many communities do not have very much of this sort of mid-range housing. As described in the Land Use chapter, missing middle housing can address market demand for smaller scale multifamily housing that is dispersed within and compatible with single-family housing. Missing middle housing provides solutions along a spectrum of affordability to address the mismatch between the available U.S. housing stock and shifting housing preferences, combined with the growing demand for walkability. Below are examples of missing middle housing types:

[CLICK HERE FOR MORE INFORMATION](#)



Source: Opticos Design, Inc.

ASSISTED HOUSING

Assisted housing in Fort Worth includes units owned by Fort Worth Housing Solutions (FWHS) that are made affordable by federal and state programs such as the Low-Income Tax Credit (LIHTC) program, bonds, FHA loans, and other financing tools.

Additionally, 5,104 Housing Choice Vouchers (HCV) are allocated by HUD to FWHS, but the housing authority is only able to use about 4,700 of the vouchers based on budget authority. Another 1,200 assisted housing units are provided for chronically homeless and other special needs populations.

Fort Worth's rapid growth has created unintended consequences for its lowest income citizens, including seniors and people with disabilities, resulting in a greater demand for assisted housing than the available supply.

FORT WORTH HOUSING SOLUTIONS PORTFOLIO

7,055

Total Units

6,417

Affordable Units

638

Market Rate Units

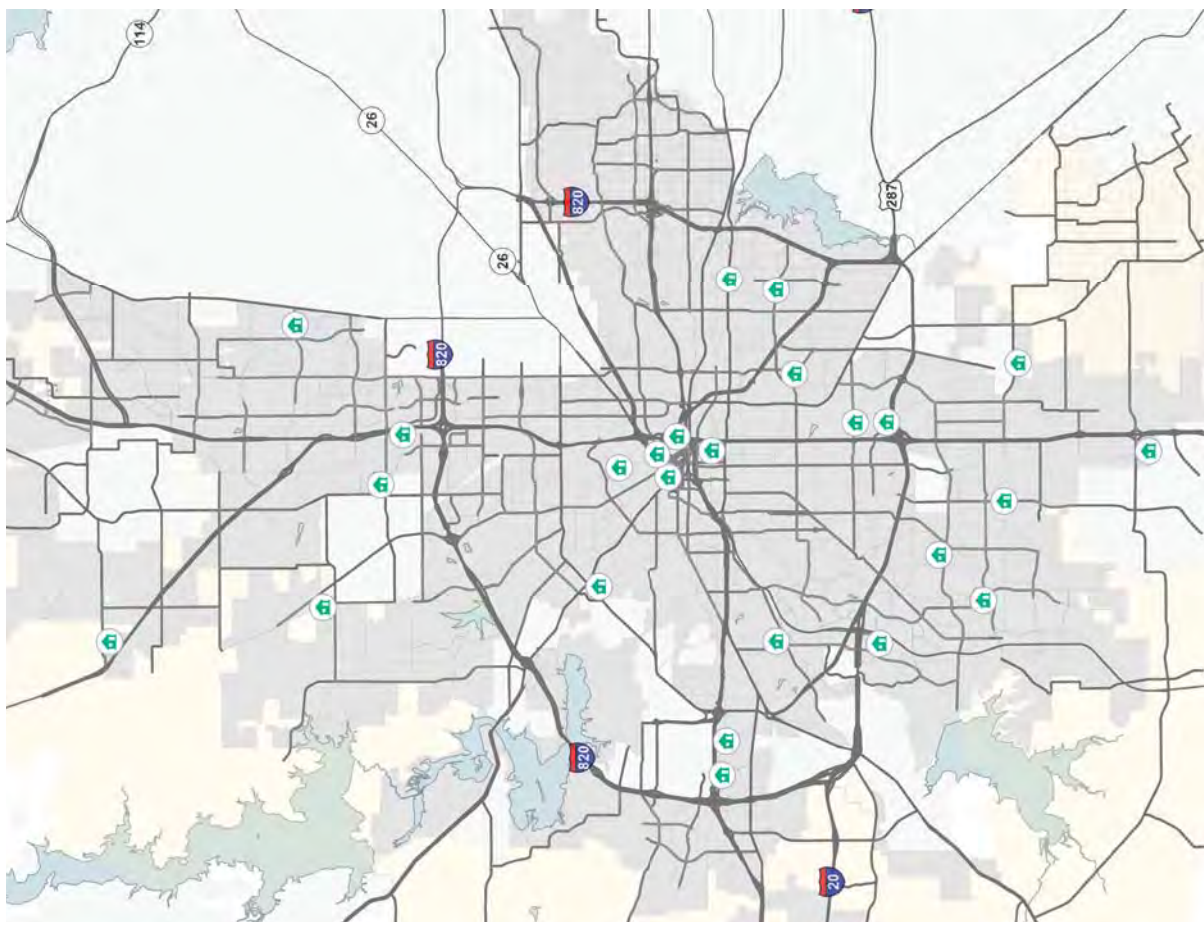
4

Mixed-Income Properties Under Construction

Source: Fort Worth Housing Solutions, 2020.

[CLICK HERE FOR MORE INFORMATION](#)

FORT WORTH HOUSING SOLUTIONS PROPERTIES



Source: Fort Worth Housing Solutions, 2020.

DECONCENTRATION OF PUBLIC HOUSING (AND POVERTY)

Fort Worth Housing Solutions is working to deconcentrate low-income housing and give hundreds of families the chance to live in high-opportunity neighborhoods throughout the City of Fort Worth. One mechanism for achieving this is HUD’s Rental Assistance Demonstration program (RAD). By participating in RAD, the agency is able to use private funding options to renovate, acquire, and develop new affordable housing across the city in public/private partnerships with developers. The RAD program operates by converting public housing subsidies into project-based rental assistance (PBRA) contracts. RAD is providing new opportunities for the families at Butler Place, a deteriorating public housing property built in the early 1940s .

The agency is using HUD’s Section 18 program to demolish its other obsolete public housing property, Cavile Place, and provide Tenant-Protection Vouchers to 298 resident households. The residents use the vouchers to pay 30% of their adjusted income toward an approved rent in the private market, as with the Housing Choice Voucher program. With the City of Fort Worth as co-applicant, the agency has applied for a \$35 million HUD Choice Neighborhood Implementation Grant, which if received will spur the transformation of the Cavile/Stop Six neighborhood.

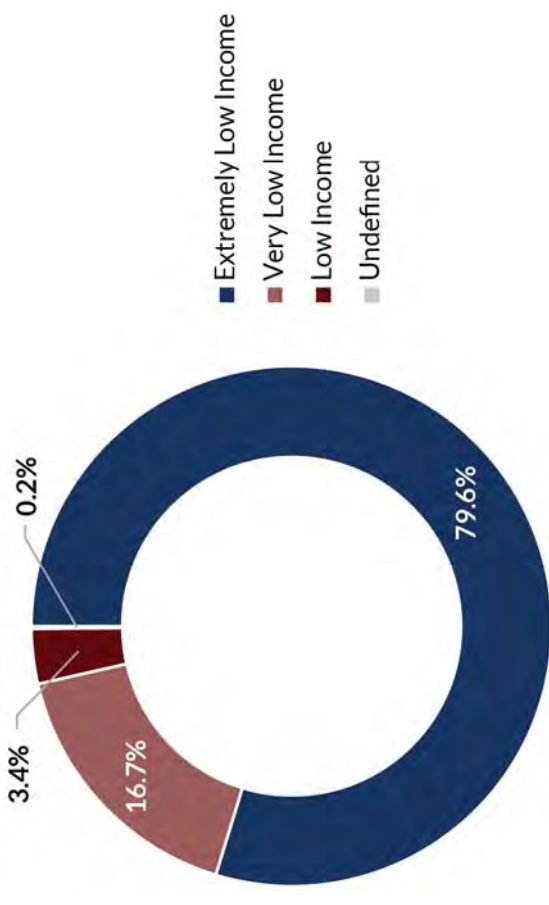
BUTLER PUBLIC HOUSING



Butler Place Apartments - Public Housing

Source: Fort Worth Housing Solutions, 2020.

FORT WORTH HOUSING CHOICE VOUCHER WAITING LIST, 2019



Source: Fort Worth Housing Solutions, 2020.

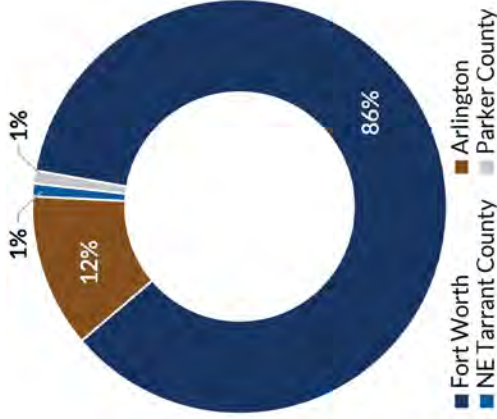
Under RAD, residents living in the 412-unit Butler Place are moving to new apartment homes in neighborhoods with better access to schools, job opportunities, healthy foods, parks, and other amenities across the City of Fort Worth. They have the opportunity to choose their new homes from more than a dozen apartment communities, many of them brand new. The Standard at Boswell Marketplace, a 128-unit mixed-income property, is one of the newest apartment communities where Butler Place residents have relocated.



Standard at Boswell Marketplace

HOMELESS POPULATION BY LOCATION

Each year approximately 500 volunteers across Tarrant and Parker counties count the number of persons experiencing homelessness on a single night in January.



HOW MANY PEOPLE ARE HOMELESS IN YOUR COMMUNITY?



2,028
PEOPLE*

*On a given night in 2018, 2,028 persons experienced homelessness in Tarrant and Parker Counties. Throughout the year in 2018, approximately 6,964 people accessed homeless services of some sort.

WHO EXPERIENCES HOMELESSNESS?



138

FAMILY MEMBERS



168

VETERANS



289

CHILDREN

HOMELESS DEFINITIONS

Homeless

- Individuals and families who lack a fixed, regular, and adequate nighttime residence and includes a subset for an individual who resided in an emergency shelter or a place not meant for human habitation and who is exiting an institution where he or she temporarily resided;
- Individuals and families who will imminently lose their primary nighttime residence;
- Unaccompanied youth and families with children who are defined as homeless under other federal statutes who do not otherwise qualify as homeless under this definition; and
- Individuals and families who are fleeing, or are attempting to flee, domestic violence, dating violence, sexual assault, stalking, or other dangerous or life-threatening conditions that relate to violence against the individual or a family member.

Source: Code of Federal Regulations Parts 91, 582, and 583.

[CLICK HERE FOR MORE INFORMATION](#)

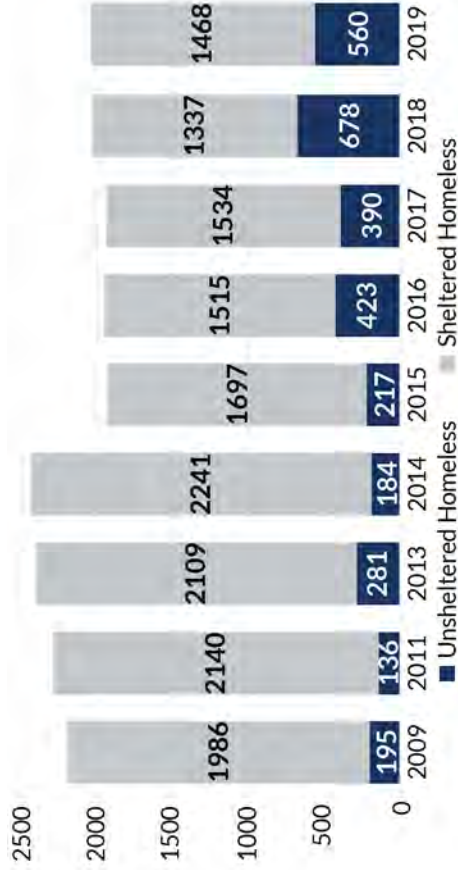
Source: Tarrant County Homeless Coalition, 2019.

HOMELESS POPULATION 2009 - 2019

Sheltered homelessness has slightly decreased in the past 10 years in Tarrant and Parker counties, while there has been a rise in unsheltered homelessness.

Fort Worth's percentage of homelessness remains less than other Texas cities.

Continuum of Care Area: Tarrant and Parker Counties

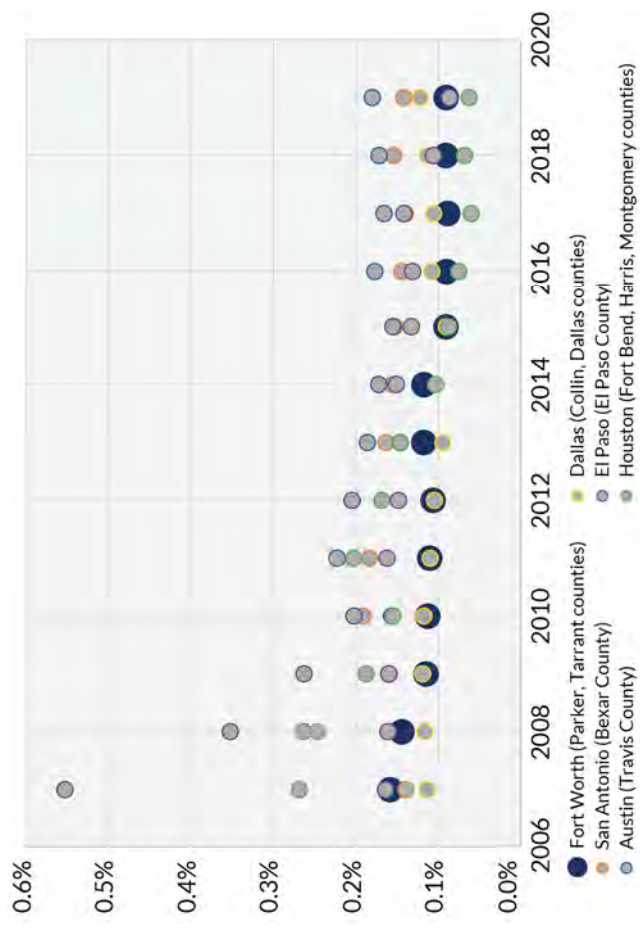


Source: Tarrant County Homeless Coalition, 2019.



True Worth Place, Fort Worth, 2018.

HOMELESS POPULATION COMPARISON



Source: Tarrant County Homeless Coalition, 2019.

DIRECTIONS HOME PROGRAM AND FUNDING

The City of Fort Worth's homelessness unit, Directions Home:

- Oversees \$3 million in City funds to reduce homelessness and keep clients housed.
- Works with community partners to align resources and processes to most effectively reduce homelessness.
- Facilitates development of permanent supportive housing units to reduce chronic homelessness.

Directions Home has put a greater emphasis on reducing unsheltered homelessness through increasing flow at emergency shelters by funding new programs such as Diversion and Rapid Exit, which allow people to be housed with one-time assistance.

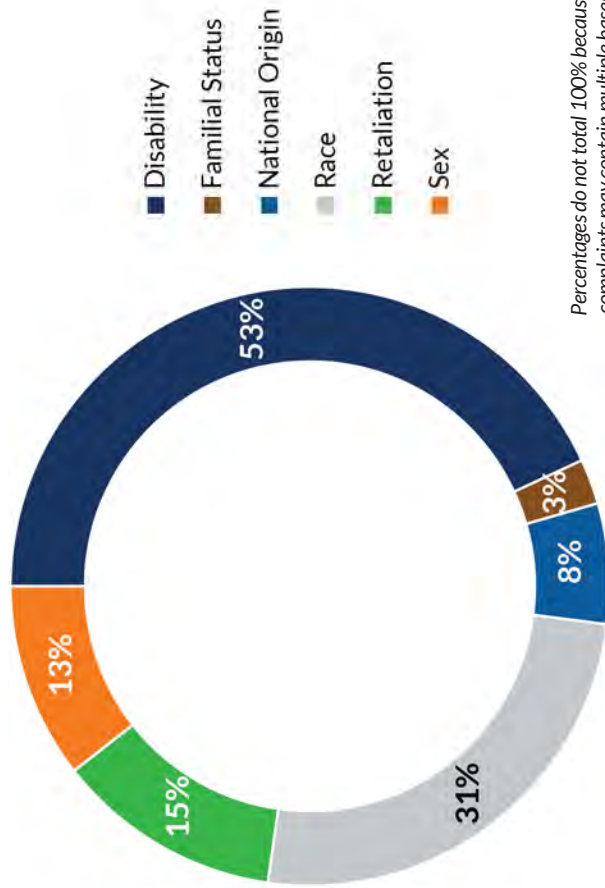
Source: City of Fort Worth, City Manager's Office, Directions Home Program, 2020.

NEIGHBORHOOD EMPOWERMENT ZONE AREAS

In 1992, the City of Fort Worth adopted a Fair Housing Ordinance with an enforcement mechanism “substantially equivalent” to that of HUD. The City’s Diversity and Inclusion (D&I) Department is responsible for enforcement of the City’s anti-discrimination ordinance and federal housing, employment, and accommodation laws. The D&I Department also provides:

- Education for nonprofit and for-profit entities regarding predatory lending.
- Fair housing education to landlords, lenders, realtors, developers and other housing-related businesses.
- Housing resource handbooks for residents and housing providers.
- A multi-lingual, multimedia, fair housing and fair employment education campaign and information resources.

PERCENTAGE OF 2019 COMPLAINTS (TOTAL 104)



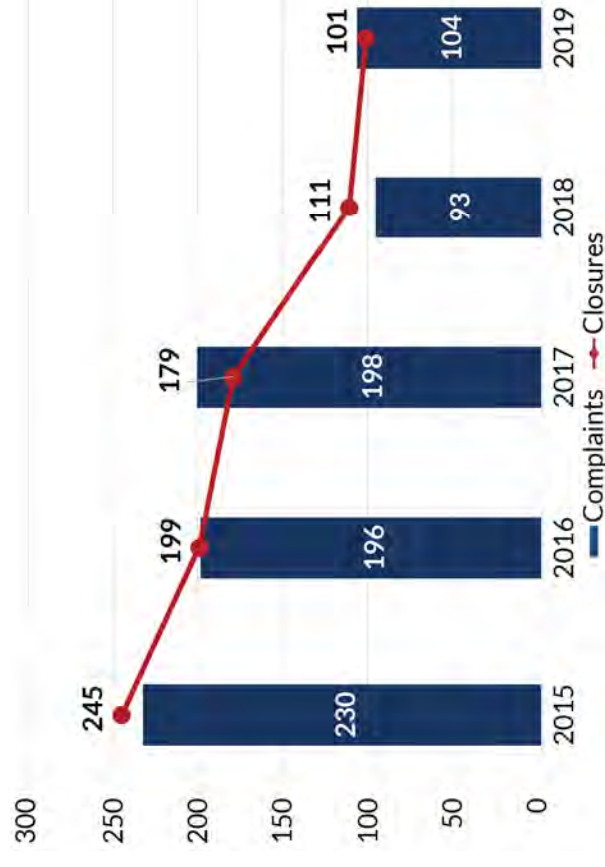
Source: City of Fort Worth, Diversity and Inclusion Department, 2019.

CITY’S FAIR HOUSING ORDINANCE (AMENDED)

Chapter 17, Article III, Section 17-86 of the City of Fort Worth’s Ordinance No. 19374 in Housing recognizes:

“The right of every person to have access to adequate housing of his/her own choice without regard to race, color, religion, national origin, sex, disability, familial status, sexual orientation, transgender, gender identity or gender expression; and further, that the denial of such rights through considerations based upon race, color, religion, national origin, sex, disability, familial status, sexual orientation, transgender, gender identity or gender expression is detrimental to the health, safety and welfare of the inhabitants of the city and constitutes an unjust denial or deprivation of such inalienable rights which is within the power and the proper responsibility of government to prevent.”

NUMBER OF COMPLAINTS AND CASE CLOSURES



Source: City of Fort Worth, Diversity and Inclusion Department, 2020.

NEIGHBORHOOD EMPOWERMENT ZONE AREAS

In 2001, the City of Fort Worth established a Neighborhood Empowerment Zone (NEZ) program as authorized under Chapter 378 of the Texas Local Government Code. The City's NEZ program promotes the following within a NEZ location:

- Creation and rehabilitation of affordable housing.
- Increase in economic development.
- Increase in the quality of social services, education, or public safety provided to residents.

To facilitate the above objectives, the City's NEZ program includes incentives to developers, investors, and property owners that meet the NEZ program criteria and plan to build or rehabilitate property located in a NEZ. These incentives include:

- Municipal property tax abatements up to 5 years.
- Development fee waivers.
- Release of city liens.

TAX ABATEMENTS AWARDED IN 2018 (AGGREGATE)

83

Number of Projects

\$428,460

Tax Abatements

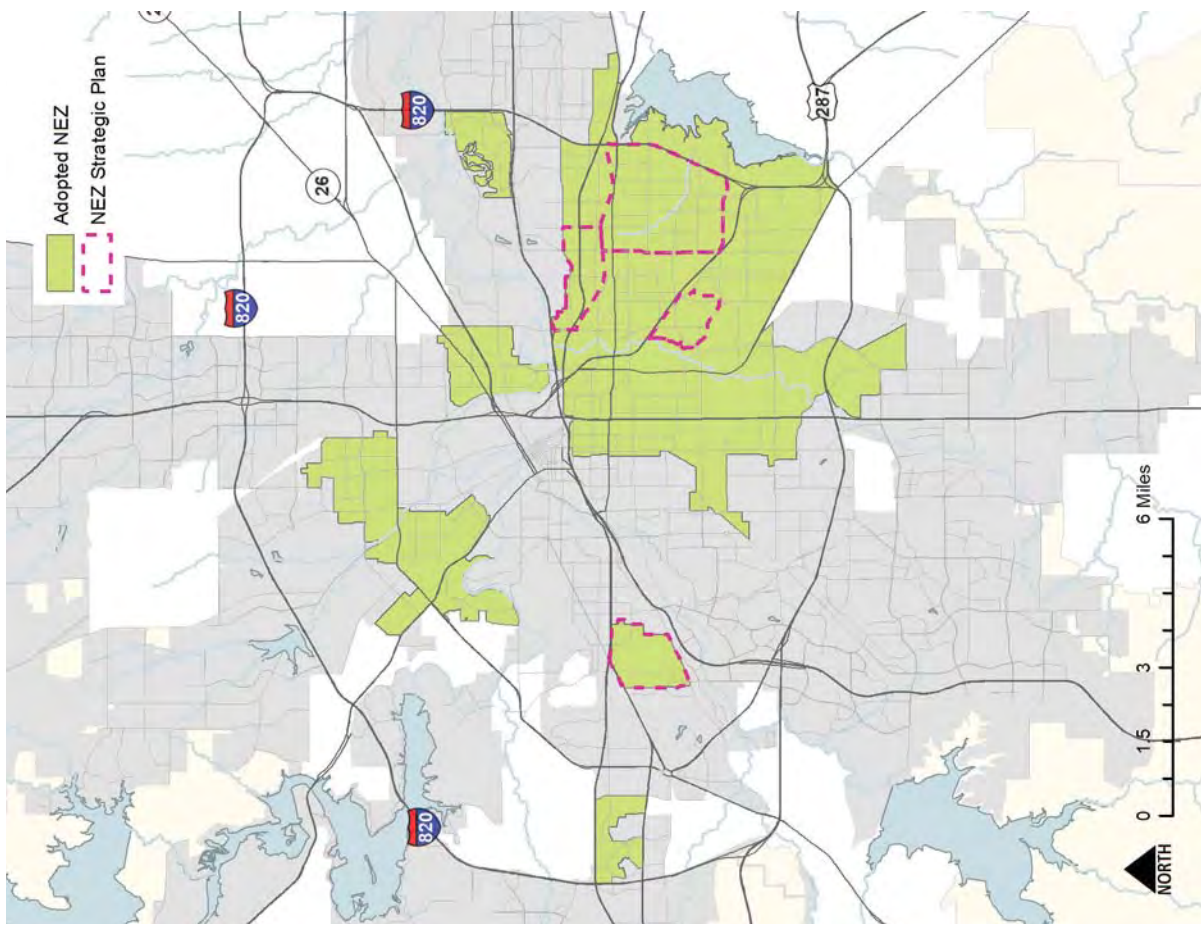
\$54,774,172

Private Investment Leveraged

\$1: \$127

Public/Private Ratio

[CLICK HERE FOR MORE INFORMATION](#)



Source: City of Fort Worth, Neighborhood Services Department, 2020.

Source: City of Fort Worth, Planning & Data Analytics, 2020.

NEIGHBORHOOD IMPROVEMENT STRATEGY

The City's Neighborhood Improvement Strategy is a pilot program aimed at using data about neighborhoods to make communities more vital and raise the quality of life.

Vital neighborhoods provide decent affordable housing, high-performing schools, attainable health care and social services, accessible employment, connective transportation, active retail and commercial areas, safe streets, and sustainable infrastructure. To achieve this in identified neighborhoods, the program has two sets of goals:

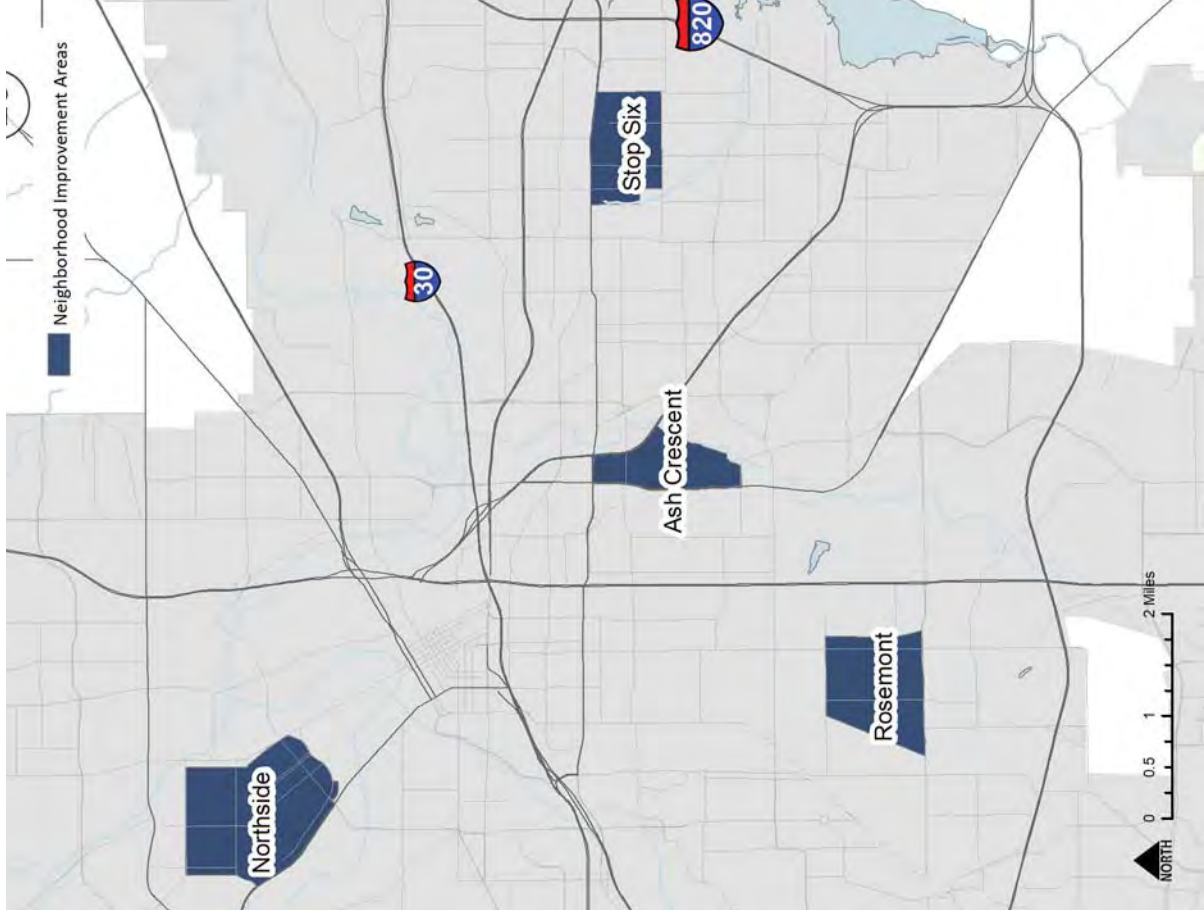
SHORT-TERM GOALS	LONG-TERM GOALS
<ul style="list-style-type: none"> Improve public safety. Invest in improvements to the area's physical characteristics. Increase community engagement. 	<ul style="list-style-type: none"> Promote economic revitalization. Provide supportive services to reduce poverty and create paths to self-sufficiency.

Currently, four neighborhoods have been selected for the pilot program.

NEIGHBORHOOD	FISCAL YEAR SELECTION	ALLOCATION
Stop Six	2017	\$2.56 M
Ash Crescent	2018	\$2.77 M
Northside	2019	\$3.05 M
Rosemont	2020	\$3.10 M

[CLICK HERE FOR MORE INFORMATION](#)

NEIGHBORHOOD IMPROVEMENT AREAS



Source: City of Fort Worth, Neighborhood Services Department, 2020.

Source: City of Fort Worth, Planning & Data Analytics, 2020.

FORT WORTH HOUSING SUPPORT PROGRAMS

HOMEBUYER ASSISTANCE

Up to \$20,000 in mortgage assistance for income-eligible first-time homebuyers within the Fort Worth city limits.

PRIORITY REPAIR

Helps income-eligible Fort Worth homeowners in need of emergency or mechanical system home repairs up to \$5,000.

WEATHERIZATION ASSISTANCE

Improves the energy efficiency of income-eligible households in Tarrant County. Weatherization program technicians perform an energy assessment to determine which energy saving repair or service is most appropriate and cost-effective.

LEAD-SAFE

The program helps income-eligible residents protect children (under age six) from lead when they live or spend extended periods of time in a home (built prior to 1978) with lead. Services include free lead-based paint home inspections, lead-based paint hazard reduction services, and community education.

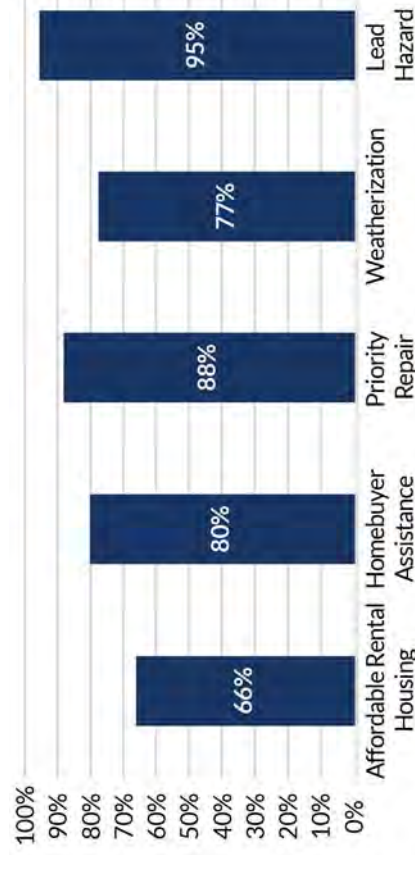
[CLICK HERE FOR MORE INFORMATION](#)

IMPACT OF HOUSING PROGRAMS

- **REDUCE BLIGHT**
- **STABILIZE NEIGHBORHOODS**
- **IMPROVE QUALITY OF LIFE FOR RESIDENTS**

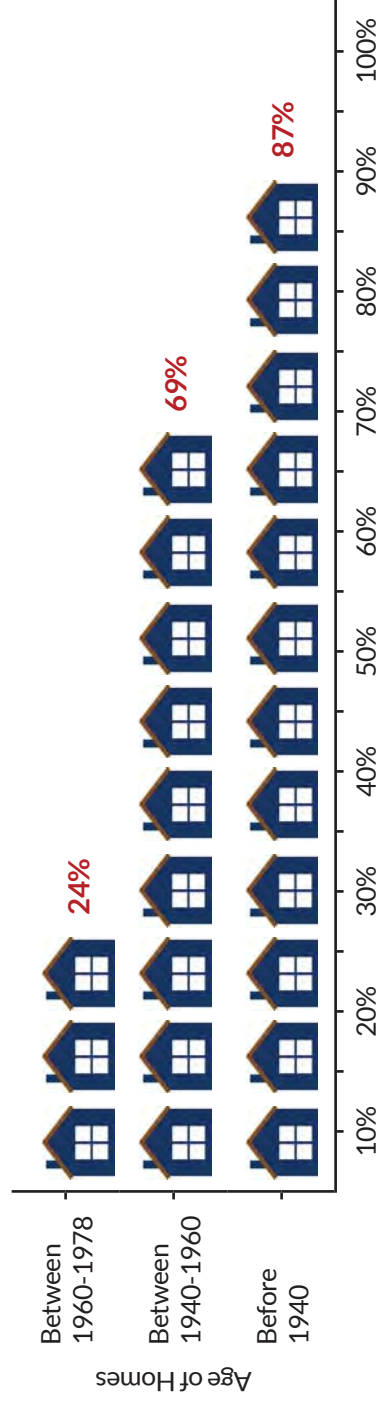
Especially in low-income minority neighborhoods that have the greatest housing needs.

MINORITY PARTICIPATION IN HOUSING PROGRAMS



Source: City of Fort Worth, Neighborhood Services Department, Consolidated Plan, 2019.

PERCENTAGE OF HOMES LIKELY TO CONTAIN LEAD



Due to multiple health risks, especially for children, the federal government banned consumer uses of lead-containing paint in 1978. However, many existing homes that were built during or prior to 1978 have lead-based paint and could benefit from lead based paint remediation.

Source: Environmental Protection Agency, Housing Renovation Guide, 2011.

CONSOLIDATED PLAN AND ACTION PLAN

The City of Fort Worth's five-year Consolidated Plan describes community development and housing priorities. From community engagement and collaboration with other entities, multiyear goals are developed based on an assessment of housing and community development needs and an analysis of market conditions.

An Action Plan and the status update of the Consolidated Plan is prepared and provided to HUD annually. The Action Plan details how funds for the following HUD grant programs (which target low- and moderate-income populations and the homeless) will be spent to meet the goals of the Consolidated Plan.

HOUSING RELATED FUNDING

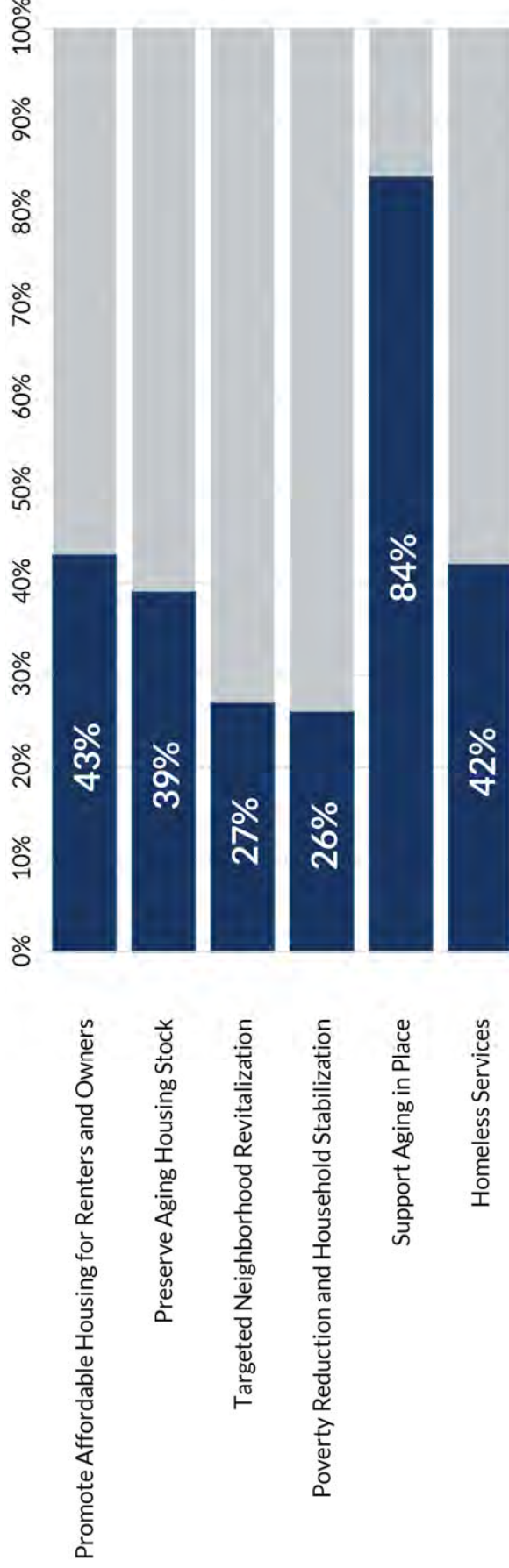
Community Development Block Grant (CDBG) funds are used to develop viable urban communities by providing decent housing, a suitable living environment, and expanded economic opportunities for low- and moderate-income residents.

HOME Investment Partnerships (HOME) funds are used to create affordable housing for low-income households by building, buying or rehabilitating affordable housing.

Emergency Solutions Grant (ESG) funds are used to provide services and housing for the homeless and those at risk of becoming homeless, with a goal of achieving permanent housing.

Housing Opportunities for Persons with AIDS (HOPWA) funds are used for projects that benefit low-income persons living with HIV/AIDS and their families.

2018—2023 CONSOLIDATED PLAN — PROGRESS OF HOUSING RELATED GOALS



Source: City of Fort Worth, Neighborhood Services Department, Consolidated Plan, 2019.

Below are the City's key housing goals and objectives, which are intended to help guide allocation of City resources to address housing needs in the City of Fort Worth.

- 1** **INCREASE THE NUMBER OF QUALITY AFFORDABLE RENTAL UNITS FOR LOW-INCOME RENTERS.**

 - Support construction of 88 affordable housing units in FY20.

- 2** **PRESERVE AND IMPROVE EXISTING AFFORDABLE OWNER-OCCUPIED HOUSING UNITS.**

 - Rehabilitate 390 units in FY20 through the Priority Repair Program.
 - Provide emergency and weatherization repair assistance to 320 low- and very low-income homeowners in FY20.

- 3** **INCREASE HOMEOWNERSHIP IN FORT WORTH**

 - Provide homebuyer assistance including closing cost assistance for 75 low- and very low-income, first time homebuyers in FY20.
 - Provide homeownership information, budget, and credit counseling to households in Tarrant County in FY20.

- 4** **PROVIDE A RANGE OF HOUSING OPTIONS FOR POPULATIONS WITH SPECIAL NEEDS, INCLUDING THE ELDERLY, PERSONS WITH DISABILITIES, AND PERSONS EXITING HOMELESSNESS.**

 - Assist 2,950 seniors through aging-in-place programs.
 - Add 200 permanent supportive housing units.
 - Prevent 225 people from becoming homeless.

- 5** **ENSURE EQUAL HOUSING OPPORTUNITY IN FORT WORTH FOR ALL CITIZENS.**

 - Develop educational modules and communication planning to explain and advocate for affordable housing and permanent supportive housing within the Fort Worth community.
 - Provide landlord and lender education on fair housing.

- 6** **CONTINUE TO PROMOTE SPECIFIC PUBLIC INCENTIVES TO ENCOURAGE HOUSING DEVELOPMENT IN CITY DESIGNATED TARGET AREAS, I.E., CENTRAL BUSINESS DISTRICT, CENTRAL CITY, DESIGNATED INVESTMENT ZONES, TRANSIT-ORIENTED DEVELOPMENT, URBAN VILLAGES, ETC.**

 - Support affordable housing in mixed-use development projects in accordance with the City's tax abatement and Neighborhood Empowerment Zone policy.

The existing and recommended policies and strategies listed below will be instrumental in achieving the above goals:

POLICIES

Housing Development (Affordable and Market Rate Housing)

- Promote the development of high-quality, market-rate and affordable housing using appropriate design standards to ensure lasting value.
- Provide more effective incentives for the development of affordable housing.
- Enhance capacity to address affordable housing needs by partnering with the private sector and neighborhoods.
- Integrate and disperse affordable housing and low-income housing into neighborhoods throughout the city.
- Promote partnerships to leverage additional resources for affordable housing, including with private foundations and affordable housing developers, Community Housing Development Organizations, the Texas Veterans Commission, local housing authorities, and other state and federal agencies.
- Continue implementation and enforcement of the Crime Free Multi-housing ordinance.
- Continue programs to develop affordable housing through partnerships with Fort Worth Housing Solutions and other developers and organizations.

Housing Preservation

- Promote the rehabilitation of older housing stock to increase housing values within the central city and in neighborhoods that have experienced historical disinvestment.
- Foster the preservation, improvement, and development of affordable rental and ownership housing in accordance with the City's Comprehensive Plan.
- Promote the preservation of existing affordable housing, with emphasis on health and safety repairs for owner-occupied dwellings.
- Continue programs to preserve affordable housing stock for both renters and owners.
- Promote partnerships with local non-profits to support infill housing and to leverage funds for housing preservation activities such as roof and exterior repairs, painting, and other basic structural improvements.
- Promote awareness of housing rehab and preservation resources.
- Support neighborhood initiatives to regulate the design of industrialized and site-built housing so as to preserve neighborhood character.

Increase Homeownership

- Support homeownership by continuing to streamline and update existing homeownership assistance programs.

Housing Needs of Low-Income Households and Vulnerable Residents

- Provide more effective assistance to low- and moderate-income residents seeking home ownership.
- Provide a range of housing options for the elderly, with special focus on low-income households.
- Provide a continuum of housing options and support services for persons with disabilities.
- Support accessibility enhancements for persons with disabilities.
- Support Fort Worth Housing Solutions efforts to redevelop traditional public housing sites and develop new scattered site affordable housing and mixed-income housing throughout the city, particularly high opportunity areas.
- Promote development of affordable housing for populations in greatest need, particularly households with incomes below 30% of Area Median Income, including persons experiencing homelessness, persons with disabilities, and other very low income special populations.
- Promote the revitalization of low and moderate-income neighborhoods, particularly Racially and Ethnically Concentrated Areas of Poverty.
- Fund the construction of 200 new Permanent Supportive Housing units.
- Implement strategies outlined in the City's Homelessness Plan, Directions Home.

Fair Housing

- Ensure equal housing opportunity in Fort Worth for all citizens.
- Affirmatively advance fair housing goals.
- Promote educational and outreach efforts regarding affordable housing and fair housing laws.

Downtown and Central City Housing Development

- Encourage and provide support for higher density, mixed-use, mixed-income developments in Transit-Oriented Developments, mixed-use growth centers, and urban villages.
- Use Neighborhood Empowerment Zones to promote development

POLICIES (CONT)

of designated urban villages and revitalization of surrounding neighborhoods.

- Promote neighborhood stability through a comprehensive and coordinated strategy that includes housing, neighborhood economic development, infrastructure, parks, safety, and human services.

- Promote targeted investments in infrastructure or services in areas previously subject to disinvestment, such as neighborhood park improvements, sidewalks, lighting, and other public facilities that directly impact quality of life for residents.

STRATEGIES

Housing Development (Affordable and Market Rate Housing)

- Help coordinate the City’s development process for priority housing development projects.
- Evaluate incentives and ordinances affecting the availability of all price levels of housing; work with developers and community leaders to identify and address impediments to creation of middle and upper income housing in the central city.
- Develop strategies to expedite the foreclosure of tax delinquent properties to return property to productive use.
- Strengthen and expand Community Development Corporations’ (CDCs) capacity through structured training, technical assistance, and increased funding.
- Provide support for small, local, minority, and women-owned businesses to participate in implementing housing and related programs.

Housing Preservation

- Work with lenders to provide low-interest loans for rehabilitation of owner-occupied housing units.
- Expand rehabilitation of older housing by providing gap financing for both single-family and multifamily housing.
- Conduct an assessment of housing conditions and treat houses with the presence of lead, specifically in households with children under the age of six.
- Continue lead-based paint remediation for older housing units.

Increase Homeownership

- Incorporate marketing of updated Homebuyer Assistance Program into the City’s neighborhood outreach program.
- Assess demand for the City’s Homebuyer Assistance program and periodically review program’s effectiveness based on market conditions.

- Develop effective outreach to Hispanic households experiencing substandard housing conditions.

Housing Needs of Low-Income Households and Vulnerable Residents

- Where concentrations of low-income housing are high, support rehabilitation and stabilization of existing units and replacement of substandard housing with a mix of affordable and market-rate units, and undertake a demonstration mixed-income housing project. In other areas of the City, support development of new affordable housing.
- Implement strategies and action items in the City’s Homelessness Plan, Directions Home, to facilitate the homeless population’s transition into housing.
- Support Fort Worth Housing Solutions efforts to develop affordable housing, including mixed-income and mixed-use developments.
- City incentives for multifamily housing (tax abatements, NEZ fee waivers, HUD grant assistance, etc.) should be provided only to projects that, to the maximum extent financially feasible, provide up to 10% of housing units that are affordable to households at or below 30% of Area Median Income.
- Increase the number of existing multifamily units that are affordable to 0-30% AMI households.
- Support persons living with HIV/AIDS with housing services.

Fair Housing

- Secure resources to hire a reputable national housing consultant to develop a City of Fort Worth comprehensive housing strategic plan/policy report that includes participation from the Fort Worth Real Estate Council, affordable housing partners, homelessness service providers, and community residents.

STRATEGIES (CONT)***Downtown and Central City Housing Development***

- Encourage high quality infill and mixed-income housing development, both single-family and multifamily, within the central city.
- Support Southeast Fort Worth, Inc. in its efforts to encourage quality single-family residential development in southeast Fort Worth.
- Support new housing development in the Lake Arlington area, particularly new development of high quality in accordance with the Council-endorsed Lake Arlington Master Plan.
- Aggressively expand land assembly for infill housing, particularly in designated urban villages, mixed-use growth centers, rail station areas that support Transit-Oriented Development, and Neighborhood Empowerment Zones.



The City of Fort Worth Neighborhood Services Department
wants to hear from you regarding the

2020-2021 Annual Action Plan!

The **2020-2021 Annual Action Plan** summarizes the proposed activities and expenditures for the following programs:

- Community Development Block Grant (CDBG)
- HOME Investment Partnerships Program (HOME)
- Emergency Solutions Grant (ESG)
- Housing Opportunities for Persons with Aids (HOPWA)

Residents are invited to view the plan at FortWorthTexas.gov/neighborhoods/grants.

Copies are also available at seven Fort Worth community centers and the East Regional and Southwest Regional Libraries.

Share written comments by 5 p.m. July 31, 2020.

Mail: City of Fort Worth
Neighborhood Services
200 Texas St.
Fort Worth, TX 76102

Email: Sharon.Burkley@FortWorthTexas.gov

Fax: 817-392-7328

Two public hearings are scheduled for residents to share their input:

July 15 at 5:30 p.m.

WebEx video conference
or call-in: 817-392-1111

Access code: 126 402 4772

August 4 at 7 p.m.

City Council Chamber
200 Texas St.



For more information contact Sharon Burkley at 817-392-5785.



¡El Departamento de Servicios a Vecindarios de la Ciudad de Fort Worth desea saber de usted con respecto al

Plan de Acción Anual 2020-2021!

El **Plan de Acción Anual 2020-2021** resume las actividades y los gastos propuestos para los siguientes programas:

- Subvención para el Desarrollo Comunitario (CDBG)
- Sociedades de Inversión para el Hogar (HOME)
- Subvención de Soluciones de Emergencia (ESG)
- Oportunidades de Vivienda para Personas con SIDA (HOPWA)

Residentes están invitados a ver el plan en **FortWorthTexas.gov/neighborhoods/grants**.

Copias también están disponibles en 7 centros comunitarios de Fort Worth y en las bibliotecas Regionales del Este (East Regional) y del Sudoeste (Southwest Regional).

Dos audiencias públicas están programadas para que residentes compartan sus opiniones:

15 de julio a las 5:30 p.m.

Video conferencia de WebEx
o llame al: 817-392-1111

Código de acceso: 126402 4772

4 de agosto a las 7 p.m.

Sala del Consejo Municipal
200 Texas St.

Comparta comentarios escritos antes de las 5 p.m. 31 de julio de 2020.

Correo: City of Fort Worth
Neighborhood Services
200 Texas St.
Fort Worth, TX 76102

Correo Electrónico: Sharon.Burkley@FortWorthTexas.gov

Fax: 817-392-7328



Para obtener más información, comuníquese con Sharon Burkley al 817-392-5785.



CITY OF FORT WORTH
NEIGHBORHOOD SERVICES DEPARTMENT

**REQUEST FOR PUBLIC COMMENT
AND
NOTICE OF PUBLIC HEARINGS
REGARDING THE
2020-2021 ANNUAL ACTION PLAN**

FOR USE OF FEDERAL FUNDS FROM THE
U.S. DEPARTMENT OF HOUSING & URBAN DEVELOPMENT (HUD)
UNDER THE FOLLOWING PROGRAMS:

COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)
HOME INVESTMENT PARTNERSHIPS PROGRAM (HOME)
EMERGENCY SOLUTIONS GRANT (ESG)
HOUSING OPPORTUNITIES FOR PERSONS WITH AIDS PROGRAM (HOPWA)

The City of Fort Worth is providing a 30-day public comment period regarding the submission of the 2020-2021 Annual Action Plan for use of HUD grant funds. The proposed plan meets federal requirements under the Community Development Act of 1974 and National Affordable Housing Act of 1990, as amended. This plan shall be submitted to HUD to meet application and regulatory requirements for the CDBG, HOME, ESG, and HOPWA programs.

The 2020-2021 Annual Action Plan summarizes the proposed activities and expenditures for the CDBG, HOME, ESG, and HOPWA programs for the upcoming program year. The program year begins on October 1, 2020 and ends on September 30, 2021. Activities and programs that receive funding shall contribute to the goals outlined in the City's 2018-2022 Consolidated Plan. The purpose of these funds is to benefit low- and moderate-income persons in Fort Worth. ESG grant funds benefit homeless persons in Fort Worth. HOPWA grant funds benefit persons with HIV/AIDS in Tarrant, Johnson, Parker, Hood, Somerville, and Wise counties.

The total amount of grant funding to be allocated for the 2020-2021 program year is \$12,793,159, including \$150,000 in estimated program income from the CDBG and HOME programs. This includes \$7,487,093 in CDBG funds, \$2,971,282 in HOME funds, \$638,858 in ESG funds, and \$1,695,926 in HOPWA funds. A detailed description of how these funds will be allocated and expended can be obtained from the Neighborhood Services Department by contacting the staff listed at the end of this notice. The following is a list of proposed allocations of the HUD grants to be received:

PROPOSED AMOUNTS BY ACTIVITY AND/OR PROGRAM

COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)	
CDBG PUBLIC SERVICES	
AB Christian Learning Center (After-School Tutoring)	\$85,000
AB Christian Learning Center (Children’s Defense Fund Freedom School Summer Reading Program)	\$50,000
Girls, Inc. of Tarrant County (Youth Education, Prevention and Leadership Program)	\$75,000
Camp Fire First Texas (After-School Program)	\$50,000
Read Fort Worth (Read Fort Worth Summer Scholars)	\$55,000
United Community Centers (Educational Enrichment)	\$100,000
Goodwill Industries of Fort Worth, Inc. (Employment/Job Training)	\$90,000
Guardianship Services (Education to Prevent Financial Exploitation of Elderly)	\$70,000
Housing Channel (Homebuyer Education and Housing Counseling Services)	\$125,000
The Ladder Alliance (Employment/Job Training)	\$80,000
Meals on Wheels, Inc. of Greater Tarrant County (Home-Delivered Meals)	\$71,814
Presbyterian Night Shelter of Tarrant County (Case Management for Homeless)	\$145,000
Sixty and Better, Inc. (Transportation for Seniors)	\$75,000
Sixty and Better, Inc. (Health and Wellness Program Expansion)	\$40,000
Subtotal CDBG Public Service Agencies	\$1,111,814
CDBG HOUSING PROGRAMS	
REACH, Inc. Resource Center on Independent Living - Project Ramp (Accessibility)	\$115,000
CFW – Priority Repair Program: Health and Safety Home Repairs for Low Income Homeowners	\$1,100,000
Trinity Habitat for Humanity– Cowtown Brush-Up Volunteer Home Painting Program	\$455,000
Trinity Habitat for Humanity—Preserve A Home <u>Exterior Home Repair Program</u> (Rosemont Neighborhood Improvement Strategy Area)	\$400,000
CFW – Rehab/Construction Management Program Delivery	\$606,553
CFW – Homebuyer and Housing Services Program Delivery	\$171,666
Subtotal CDBG Housing Programs Budget	\$2,848,219

CDBG MATCH	
Grant Match for LeadSafe, Lead-based Paint Hazard Reduction Home Repair Program	\$750,000
Subtotal CDBG Match	\$750,000
CDBG CHOICE NEIGHBORHOOD GRANT	
Fort Worth Housing Solutions Stop Six/Cavile Choice Neighborhood Grant, New Construction of Affordable Housing	\$750,000
Subtotal CDBG Choice Neighborhood Grant	\$750,000
CDBG MAJOR PROJECTS	
Palladium Fain St. Ltd. – New Construction of Affordable Multi-Family Housing	\$469,641
Subtotal CDBG Major Projects	\$ 469,641
CDBG ADMINISTRATION (20%)	
City of Fort Worth, Various Departments – CDBG Administrative Costs	\$1,482,419
Subtotal CDBG Administration	\$1,482,419
Total Community Development Block Grant Funds	\$7,412,093
CDBG ACTIVITIES PROPOSED FOR ESTIMATED PROGRAM INCOME	
Program Income: CFW Priority Home Repair Program	\$75,000
Subtotal CDBG Activities Utilizing Estimated Program Income	\$75,000
Grand Total CDBG Budget including Estimated Program Income	\$7,487,093

This Action Plan also includes allocation of \$820,359 in currently unprogrammed prior year CDBG funds that were made available due to receipt of program income in previous years, and from balances remaining from projects completed in previous years. This constitutes a Substantial Amendment to the 2015-2019 Program Year Action Plans. These funds are allocated as follows:

Palladium Fain St. Ltd. New Construction of Affordable Multifamily Housing: \$330,359

Azalea West New Construction of Affordable Multi-Family Housing: \$490,000.

HOME INVESTMENT PARTNERSHIPS PROGRAM (HOME)	
Homebuyer Assistance Program (HAP)	\$1,059,052
CHDO Set Aside (15%) – Development Corporation of Tarrant County (Single Family Infill – Polytechnic New Construction)	\$434,442

CHDO Operating Costs – Development Corporation of Tarrant County (to support Polytechnic New Construction project)	\$60,000
Fort Worth Housing Solutions Stop Six/Cavile Choice Neighborhood Grant; New Construction of Affordable Multifamily Housing	\$500,000
Columbia @ Renaissance Phase II; New Construction Affordable Multifamily Housing	\$500,000
Stop Six Model Blocks	\$53,160
Subtotal HOME Investment Partnerships Program	\$2,606,654
HOME ADMINISTRATION (10%)	
Neighborhood Services Department - HOME Administration (10%)	\$289,628
Subtotal HOME Administration	\$289,628
Total HOME Investment Partnerships Program Funds	\$2,896,282
HOME ESTIMATED PROGRAM INCOME	
Program Income: Homebuyer Assistance Program	\$75,000
Subtotal HOME Program Income	\$75,000
Total HOME Budget including Estimated Program Income	\$2,971,282

HOUSING OPPORTUNITIES FOR PERSONS WITH AIDS (HOPWA)	
Tarrant County Samaritan Housing, Inc. (Supportive Services, Facility-Based Housing Operations, Tenant-Based Rental Assistance (TBRA), and Administration)	\$738,649
AIDS Outreach Center (Short Term Rent Mortgage and Utility Assistance – STRMU; Supportive Services; and Administration)	\$230,000
Neighborhood Services Department (Tenant Based Rental Assistance – TBRA; Supportive Services, Resource Identification)	\$676,399
Subtotal HOPWA Public Service Agency Funding	\$ 1,645,048
HOPWA ADMINISTRATION (3%)	
Neighborhood Services Department – HOPWA Administration (3%)	\$50,878
Subtotal HOPWA Administration	\$ 50,878
Total HOPWA Budget	\$ 1,695,926

EMERGENCY SOLUTIONS GRANT (ESG)	
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Presbyterian Night Shelter of Tarrant County (Shelter Operations/Services)	\$131,315
Lighthouse for the Homeless dba True Worth Place (Shelter Operations/Services)	\$177,000
The Salvation Army, a Georgia Corporation (Homelessness Prevention)	\$107,629
Center for Transforming Lives (Rapid Re-Housing)	\$100,000
SafeHaven of Tarrant County (Shelter Operations/Services)	\$75,000
Subtotal ESG Public Service Agency Funding	\$590,944
ESG ADMINISTRATION (7.5%)	
Neighborhood Services Department – ESG Administration (7.5%)	\$47,914
Subtotal ESG Administration	\$47,914
Total ESG Budget	\$638,858

GRAND TOTAL CDBG/ESG/HOPWA/HOME BUDGETS	\$12,793,159
Including Estimated Program Income	

Public Comment Period

Wednesday, July 1, 2020 to Friday, July 31, 2020

Beginning Wednesday, July 1, 2020, a draft of the 2020-2021 Annual Action Plan shall be available on the City’s website at FortWorthTexas.gov/Neighborhoods/Grants. Drafts and final copies shall also be available for review at the following community centers and libraries:

Neighborhood Services Department
908 Monroe Street
Fort Worth, TX 76102

Andrew “Doc” Session Community Center
201 South Sylvania Avenue
Fort Worth, TX 76111

Southeast Arlington Community Action Partners
400 West Sanford Street
Arlington, TX 76011

Como Community Center
4900 Horne Street
Fort Worth, TX 76107

Martin Luther King, Jr. Community Center
5565 Truman Drive
Fort Worth, TX 76112

North Tri-Ethnic Community Center
2950 Roosevelt Avenue
Fort Worth, TX 76106

Northside Community Center
1101 Northwest 18th Street
Fort Worth, TX 76164

Southside Community Center
959 East Rosedale Avenue
Fort Worth, TX 76104

East Regional Library
6301 Bridge Street
Fort Worth, TX 76112

Southwest Regional Library
4001 Library Lane
Fort Worth, TX 76109

The 30-day public comment period shall commence on Wednesday, July 1, 2020. All comments must be received no later than 5:00 pm on Friday, July 31, 2020. Comments and questions may be submitted to Senior Planner Sharon Burkley by:

Mail: City of Fort Worth
Neighborhood Services
Attn: Sharon Burkley
200 Texas Street
Fort Worth, TX 76102

Email: Sharon.Burkley@FortWorthTexas.gov

Phone: 817-392-5785

Fax: 817-392-7328

Public Hearings

Wednesday, July 15, 2020 at 5:30 pm

Videoconference

<https://fortworthtexas.webex.com/fortworthtexas/onstage/g.php?MTID=ee837a99ad3330f150278d043defa98af>

Meeting/Access Code: 126 402 4772

Teleconference

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

Meeting/Access Code: 126 402 4772

Viewing Only

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

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

Due to health and safety concerns related to the COVID-19 coronavirus, this meeting will be conducted by videoconference or telephone call in accordance with the Texas Open Meetings Act and the provisions provided by the Governor of Texas in conjunction with the Declaration of Disaster enacted on March 13, 2020.

Tuesday, August 4, 2020 at 7:00 pm

City Council Chamber

200 Texas Street, Fort Worth, TX 76102

Two public hearings shall be held regarding the Annual Action Plan to solicit citizen input. The first public hearing shall be held by Neighborhood Services Department staff on Wednesday, July 15, 2020 at 5:30 pm via WebEx. The Fort Worth City Council shall also conduct a public hearing on Tuesday, August 4, 2020 at 7:00 pm in the City Council Chamber, located at 200 Texas Street, Fort Worth, TX 76102. The Annual Action Plan is scheduled to be adopted by City Council on August 4, 2020 and submitted to HUD no later than August 15, 2020.

The City of Fort Worth City Hall and City Council Chamber are wheelchair accessible. Access to the building is available at the north end of City Hall at the corner of 10th Street and Monroe Street. Accessible parking is available at the south end of City Hall at the corner of Monroe Street and Texas Street. Persons with disabilities who plan to attend the meeting and need auxiliary aids, readers, large print materials, or

interpreters for persons who are deaf or hearing impaired may contact the Neighborhood Services Department at 817-392-7540.

Asistencia En Español: para que le interpreten la solicitud en Español, llame al 817-392-8550.



CIUDAD DE FORT WORTH
EL DEPARTAMENTO DE SERVICIOS A LOS VECINDARIOS

AVISO PÚBLICO
Y
AVISO DE AUDIENCIAS PÚBLICAS
CON RESPETO AL
PLAN ANUAL DE ACCIÓN 2020-2021

PARA EL USO DE FONDOS FEDERALES DEL
DEPARTAMENTO DE VIVIENDA Y DESARROLLO DE EE.UU. (HUD)
EN LOS SIGUIENTES PROGRAMAS:

SUBSIDIOS GLOBALES PARA EL DESARROLLO COMUNITARIO (CDBG)
PROGRAMA DE ASOCIACIONES DE INVERSIÓN EN CASA (HOME)
SUBSIDIOS PARA LAS SOLUCIONES DE EMERGENCIA (ESG)
PROGRAMA DE OPORTUNIDADES DE VIVIENDA PARA PERSONAS CON SIDA (HOPWA)

La Ciudad de Fort Worth está proporcionando un período de treinta días para comentarios públicos sobre la presentación de la propuesta de la Ciudad para el Plan Anual de Acción 2020-2021. El plan propuesto cumple los requisitos federales bajo la Ley de Desarrollo Comunitario de 1974 y la Ley de Vivienda Asequible Nacional de 1990, según enmendada. El plan será presentado a HUD para cumplir con los requisitos de aplicación para CDBG, HOME, ESG, y HOPWA.

El Plan Anual de Acción 2020-2021 resume las actividades y los gastos propuestos para los programas CDBG, HOME, ESG y HOPWA para el próximo año del programa. El año del programa comienza el 1 de octubre de 2020 y finaliza el 30 de septiembre de 2021. Las actividades y programas que reciben fondos contribuirán a las metas descritas en el Plan Consolidado 2018-2022 de la Ciudad. El propósito de estos fondos es beneficiar a las personas de ingresos bajos y moderados en Fort Worth. Los fondos de subvención ESG benefician a las personas sin hogar en Fort Worth. Los fondos de HOPWA benefician a personas con VIH / SIDA en los condados de Tarrant, Johnson, Parker, Hood, Somerville y Wise.

El total de fondos que se reciban para el Año del Programa de 2020-2021 es de \$12,793,159, incluyendo \$150,000 en los Ingresos Estimado de los programas CDBG y HOME. Esto incluye \$7,487,093 en fondos CDBG, \$2,971,282 en fondos HOME, \$638,858 en fondos ESG, y \$1,695,926 en fondos HOPWA. Una lista completa de cómo estos fondos se distribuirán se pueden obtener en el Departamento De Servicios A Los Vecindarios de la Ciudad de Fort Worth comunicándose con personas nombradas al final de este aviso. La siguiente es una lista de actividades propuestas usando los fondos recibidos de HUD:

PROYECTO DE CANTIDADES POR ACTIVIDAD Y / O PROGRAMA

SUBSIDIOS GLOBALES PARA EL DESARROLLO COMUNITARIO (CDBG)	
CDBG SERVICIOS PÚBLICOS	
AB Christian Learning Center (Tutoría Después De La Escuela)	\$85,000
AB Christian Learning Center (Programa De Lectura De Verano De La Escuela De Libertad Del Fondo De Defensa Para Niños)	\$50,000
Girls, Inc. of Tarrant County (Programa de Educación, Prevención y Liderazgo Juvenil.)	\$75,000
Camp Fire First Texas (Programa Escolar – Con Horas Despues De Escuela)	\$50,000
Read Fort Worth (Leer Académicos de verano de Fort Worth)	\$55,000
United Community Centers (Enriquecimiento Educativo)	\$100,000
Goodwill Industries of Fort Worth, Inc. (Empleo / Capacitación Laboral)	\$90,000
Guardianship Services (Educación Para Prevenir La Explotación Financiera De Personas Mayores)	\$70,000
Housing Channel (Educación Para Compradores De Vivienda Y Servicios De Asesoría De Vivienda)	\$125,000
The Ladder Alliance (Empleo / Capacitación Laboral)	\$80,000
Meals on Wheels, Inc. of Greater Tarrant County (Comidas Entregadas A Domicilio)	\$71,814
Presbyterian Night Shelter of Tarrant County (Manejo De Casos Para Personas Sin Hogar)	\$145,000
Sixty and Better, Inc. (Transporte Para Personas Mayores)	\$75,000
Sixty and Better, Inc. (Expansion de Programa de Salud y Bienester)	\$40,000
Total parcial CDBG Agencias Servicios Públicos	\$1,111,814
CDBG PROGRAMAS DE VIVIENDA	
REACH, Inc. Resource Center on Independent Living - Project Ramp (Accesibilidad)	\$115,000
CFW – Programa De Reparación Prioritaria: Reparaciones De Salud Y Seguridad En El Hogar Para Propietarios De Bajos Ingresos	\$1,100,000
Trinity Habitat for Humanity– Cowtown Brush-Up Programa De Pintura Voluntaria Para El Hogar	\$455,000
Trinity Habitat for Humanity— Preserve A Home Programa de reparación de viviendas exteriores (Área De Estrategia De Mejoramiento De Vecindario De Rosemont)	\$400,000

CFW – Entrega del programa de gestión de rehabilitación / construcción	\$606,553
CFW – Entrega del Programa de Servicios de Vivienda y Comprador de Vivienda.	\$171,666
Total parcial CDBG Presupuesto Programas De Vivienda	\$2,848,219
CDBG MATCH (donación)	
Subvención donación para LeadSafe, Programa de reparación de viviendas para reducción de riesgos de pintura a base de plomo	\$750,000
Total parcial CDBG Match	\$750,000
CDBG CHOICE NEIGHBORHOOD SUBVENCION	
Fort Worth Housing Solutions Stop Six/Cavile Choice Neighborhood Subvención, Nueva construcción de viviendas asequibles	\$ 750,000
Total parcial CDBG Choice Neighborhood Grant	\$ 750,000
CDBG PROYECTOS MAYORES	
Palladium Fain St. Ltd. – Nueva construcción de viviendas multifamiliares asequibles	\$469,641
Total parcial CDBG Proyectos Mayores	\$469,641
CDBG ADMINISTRACIÓN (20%)	
Ciudad de Fort Worth, Varios departamentos – CDBG Costos administrativos	\$1,482,419
Total parcial CDBG Administración	\$1,482,419
Total Fondos De Subvenciones Globales Para El Desarrollo Comunitario (CDBG)	\$ 7,412,093
CDBG ACTIVIDADES PROPUESTAS PARA EL INGRESO ESTIMADO DEL PROGRAMA	
Ingreso Estimado del Programa: Programa De Reparación De Viviendas Con Prioridad De CFW	\$75,000
Total parcial CDBG Actividades Que Utilizan Los Ingresos Estimados Del Programa	\$75,000
Gran total CDBG Presupuesto Incluyendo Los Ingresos Estimados Del Programa	\$7,487,093

Este plan de acción también incluye la asignación de \$ 820,359 en fondos CDBG del año anterior no programados que se pusieron a disposición debido a la recepción de ingresos del programa en años anteriores y de los saldos restantes de proyectos completados en años anteriores. Esto constituye una Enmienda Sustancial a los Planes de Acción del Año del Programa 2015-2019. Estos fondos se asignan de la siguiente manera:

Palladium Fain St. Ltd. Nueva construcción de viviendas multifamiliares asequibles: \$ 330,359

Azalea West Nueva construcción de viviendas multifamiliares asequibles: \$ **490,000.**

HOME PROGRAMA DE ASOCIACIONES DE INVERSION (HOME)	
Programa De Asistencia Para Compradores De Vivienda (HAP)	\$1,059,052
CHDO Set Aside (15%) – Development Corporation of Tarrant County (para apoyar el proyecto de nueva construcción Polytechnic; relleno unifamiliar)	\$434,442
CHDO Costos De Operacion – Housing Channel (para apoyar el proyecto de nueva construcción Polytechnic)	\$60,000
Fort Worth Housing Solutions Stop Six/Cavile Choice Neighborhood Grant; Nueva construcción de viviendas multifamiliares asequibles	\$500,000
Columbia @ Renaissance Fase II; Nueva construcción de viviendas multifamiliares asequibles	\$500,000
Stop Six Model Blocks	\$53,160
Total parcial HOME Programa de Asociaciones de Inversión	\$2,606,654
HOME ADMINISTRACIÓN (10%)	
El Departamento De Servicios A Los Vecindarios - HOME Administración (10%)	\$289,628
Total parcial HOME Administración	\$289,628
Total HOME Programa de Asociaciones de Inversión Fondos	\$2,896,282
HOME INGRESO ESTIMADO DEL PROGRAMA	
Ingreso estimado: Programa De Asistencia Para Compradores De Vivienda	\$75,000
Total parcial HOME Ingresos Del Programa	\$75,000
Total HOME Presupuesto incluido Ingreso Estimado	\$2,971,282

OPORTUNIDADES DE VIVIENDA PARA PERSONAS CON SIDA (HOPWA)	
Tarrant County Samaritan Housing, Inc. (Servicios De Apoyo, Operaciones De Vivienda En Instalaciones, Asistencia De Alquiler Para Inquilinos (TBRA) y Administración)	\$738,649
AIDS Outreach Center (Hipoteca De Alquiler A Corto Plazo Y Asistencia De Servicios Públicos – STRMU; Servicios De Apoyo; y Administración)	\$230,000

El Departamento De Servicios A Los Vecindarios (Asistencia De Alquiler Basada En El Inquilino – TBRA; Servicios De Apoyo , Identificación de Recursos)	\$676,399
Total parcial HOPWA Financiamiento de la Agencia de Servicio Público	\$1,645,048
HOPWA ADMINISTRACIÓN (3%)	
El Departamento De Servicios A Los Vecindarios – HOPWA Administración (3%)	\$50,878
Total parcial HOPWA Administration	\$50,878
Total HOPWA PRESUPUESTO	\$1,695,926

SOLUCIONES DE EMERGENCIA OTORGADAS (ESG)	
Presbyterian Night Shelter of Tarrant County (Operaciones de Refugio / Servicios)	\$131,315
Lighthouse for the Homeless dba True Worth Place (Operaciones de Refugio / Servicios)	\$177,000
The Salvation Army, a Georgia Corporation (Prevención De Personas Sin Hogar)	\$107,629
Center for Transforming Lives (Realojamiento Rápido)	\$100,000
SafeHaven of Tarrant County (Operaciones De Refugio / Servicios)	\$75,000
Total Financiamiento De La Agencia De Servicios Públicos de ESG	\$590,944
ESG ADMINISTRACIÓN (7.5%)	
El Departamento De Servicios A Los Vecindarios – ESG Administración (7.5%)	\$47,914
Total parcial ESG Administración	\$47,914
Total ESG PRESUPUESTO	\$638,858

GRAN PRESUPUESTOS TOTALES CDBG/ESG/HOPWA/HOME	\$12,793,159
Incluyendo Los Ingresos Estimados Del Programa	

Audiencias Públicas

Miércoles, 1 de julio, 2020 hasta Viernes, 31 de julio, 2020

A partir de miércoles 1 de julio de 2020, copia preliminar del Plan Anual De Acción 2020-2021 estará disponible en el sitio web de la Ciudad en FortWorthTexas.gov/Neighborhoods/Grants. Copias preliminares y las copias finales también estarán disponibles para su revisión en los siguientes lugares:

**El Departamento De
Servicios A Los Vecindarios**
908 Monroe Street

**Andrew “Doc” Session
Centro Comunitario**
201 South Sylvania Avenue

**Southeast Arlington
Community Action Partners**
400 West Sanford Street

Fort Worth, TX 76102

Como Centro Comunitario
4900 Horne Street
Fort Worth, TX 76107

Centro de Norte Comunitario
1101 Northwest 18th Street
Fort Worth, TX 76164

**Biblioteca Southwest
Regional**
4001 Library Lane
Fort Worth, TX 76109

Fort Worth, TX 76111

**Centro Comunitario Martin
Luther King, Jr.**
5565 Truman Drive
Fort Worth, TX 76112

Centro de Sur Comunitario
959 East Rosedale Avenue
Fort Worth, TX 76104

Arlington, TX 76011

**Centro Comunitario
Triénica del Norte**
2950 Roosevelt Avenue
Fort Worth, TX 76106

Biblioteca East Regional
6301 Bridge Street
Fort Worth, TX 76112

El período de comentarios públicos de 30 días comenzará el miércoles 1 de julio de 2020. Todos los comentarios deben recibirse a más tardar a las 5:00 pm del viernes 31 de julio de 2020. Los comentarios y las preguntas pueden enviarse a la Planificadora Señorial Sharon Burkley por:

Correo: City of Fort Worth
Neighborhood Services
Attn: Sharon Burkley
908 Monroe Street
Fort Worth, TX 76102

Correo Electrónico: Sharon.Burkley@FortWorthTexas.gov

Teléfono: 817-392-5785

Fax: 817-392-7328

Audiencias Públicas

Miércoles, 15 de julio de 2020 a las 5:30 p.m.

Videoconferencia

<https://fortworthtexas.webex.com/fortworthtexas/onstage/g.php?MTID=ee837a99ad3330f150278d043defa98af>
Reunión /Access Code: 126 402 4772

Teleconferencia

(817) 392-1111 o 1-650-479-3208
Código de acceso / reunión: 126 402 4772

Solo visualización

Televisión: Charter 190; One Source 7; Verizon 5; AT&T U-verse 99
Página web de la Ciudad de Fort Worth: [Ver en Vivo en línea](#)

Debido a preocupaciones de salud y seguridad relacionadas con el coronavirus COVID-19, esta reunión se llevará a cabo por videoconferencia o llamada telefónica de acuerdo con la Ley de Reuniones Abiertas de Texas y las disposiciones proporcionadas por el Gobernador de Texas junto con la Declaración de Desastres promulgada el 13 de marzo de 2020.

Martes 4 de agosto de 2020 a las 7:00 p.m.
Cámara del Ayuntamiento
200 Texas Street, Fort Worth, TX 76102

Se realizarán dos audiencias públicas sobre el Plan de Acción Anual para solicitar la opinión de los ciudadanos. La primera audiencia pública se llevará a cabo por el personal del Departamento de Servicios a Vecindarios el miércoles 15 de julio de 2020 a las 5:30 pm a través de WebEx. El Ayuntamiento de Fort Worth también llevará a cabo una audiencia pública el martes 4 de agosto de 2020 a las 7:00 pm en la Cámara del Consejo de la Ciudad, ubicada en 200 Texas Street, Fort Worth, TX 76102. El Plan de Acción Anual está programado para ser adoptado por el Ayuntamiento el 4 de agosto de 2020 y presentado a HUD a más tardar el 15 de agosto de 2020.

El Ayuntamiento de la Ciudad de Fort Worth, la Cámara del Consejo Municipal y la Sala de Conferencias no. 290 del Ayuntamiento son accesibles para sillas de ruedas. El acceso al edificio está disponible en el extremo norte del Ayuntamiento, en la esquina de 10th Street y Monroe Street. El estacionamiento accesible está disponible en el extremo sur del ayuntamiento, en la esquina de Monroe Street y Texas Street. Las personas con discapacidades que planean asistir a la reunión y necesitan ayuda auxiliar, lectores, materiales de letra grande o intérpretes para personas sordas o con problemas de audición pueden comunicarse con el Departamento de Servicios a los Vecindarios al 817-392-7540.

Asistencia En Español: para que le interpreten la solicitud en Español, llame al 817-392-8550.

From: [Yudiana Solis](#)
To: [Burkley, Sharon](#)
Subject: Spending
Date: Thursday, July 9, 2020 10:49:22 AM

CAUTION: This email originated from outside of the City of Fort Worth email system. Do not click any links or open attachments unless you recognize the sender and know the content is safe.

Good morning, thank you for considering our opinion for this year's spending. Our community will like the fundings to be spent on our streets due to some the condition that needs maintenance.

Thank you in advance.

Yudiana

From: rebecca.sidoti@gmail.com
To: [Burkley, Sharon](#)
Subject: Proposed spending of 12m
Date: Thursday, July 9, 2020 2:51:37 PM

CAUTION: This email originated from outside of the City of Fort Worth email system. Do not click any links or open attachments unless you recognize the sender and know the content is safe.

I recommend pickleball courts with awning shades available to the public in North Fort worth - alliance airport area

Rebecca

From: [Tutti Portwood](#)
To: [Burkley, Sharon](#)
Subject: Spending \$12.7
Date: Thursday, July 9, 2020 3:14:56 PM

CAUTION: This email originated from outside of the City of Fort Worth email system. Do not click any links or open attachments unless you recognize the sender and know the content is safe.

—Teachers
—Police and training
Sent from my iPhone

From: [George Michelle Dempsey](#)
To: [Burkley, Sharon](#)
Subject: 2020-2021 grant suggestion 12.7M
Date: Thursday, July 9, 2020 3:52:35 PM

CAUTION: This email originated from outside of the City of Fort Worth email system. Do not click any links or open attachments unless you recognize the sender and know the content is safe.

Good afternoon Ms. Burkley,

I would respectfully like to propose some of the grant monies allocated for the 2020-2021 budget be dedicated to our deaf community.

Perhaps in the manner of deaf technology, such as flashing doorbells and fire alarms, telephone equipment such as CapTel, baby-cry signalers, and closed caption for televised council meetings (if not already used).

I would suggest another portion of the grant funding be used to help pay utilities, rent, and medical bills for those caught between work and unemployment due to COVID-19. Perhaps those unable to collect unemployment, since their occupation is open for business and employees called back to work, but who cannot return to work, due to living in an at-risk household.

For example, a person working retail, with close proximity to the general public, who is ineligible for unemployment, as their chosen occupation is not "closed", yet cannot return to work due to families with aging or medically fragile members, for whom COVID-19 would likely be fatal.

Please accept these recommendations for our citizens of Fort Worth by providing financial backing, and showing the city's solidarity, for those citizens most in need... those who are otherwise ineligible for the support structure as is currently set up.

I believe it is a valuable and worthy way to allocate a portion of the grant monies.

Respectfully,

Michelle Dempsey
432-269-9530
5304 Sorghum Dr, 76179

From: [Rachel Rouby Yurek](#)
To: [Burkley, Sharon](#)
Subject: CDBG comment
Date: Thursday, July 9, 2020 8:04:42 PM

CAUTION: This email originated from outside of the City of Fort Worth email system. Do not click any links or open attachments unless you recognize the sender and know the content is safe.

Ms. Burkley,

As a resident of east Fort Worth (76112), I am happy to see funds specifically allocated to neighborhood community centers for children's reading improvement. I'm also fully in support of affordable housing initiatives and first-time homebuyer assistance.

However, I am very disappointed to see the single biggest allocation of the proposed \$12.7M CDBG is \$1.4M to the City for administrative costs. Surely the City can afford to pay its people from our own tax dollars without syphoning off block grant funds that could be much better spent investing in our community, such as rental relief programs that aren't set to receive any funding for 20-21.

For instance, the FWPD's annual budget (not counting the \$80M from CCPD) is approximately \$267M. One-half of 1% of that sum is approximately \$1.3M. I hope the City will consider funding its salaries from other sources and spend all CDBG funds in the manner they are intended, community development.

Thank you,

Rachel Yurek

From: [PJ Jenkins](#)
To: [Burkley, Sharon](#)
Subject: How to spend grant
Date: Friday, July 10, 2020 7:36:54 AM

CAUTION: This email originated from outside of the City of Fort Worth email system. Do not click any links or open attachments unless you recognize the sender and know the content is safe.

Please use a large portion to our senior citizens. Young people are able to work, able to feed, clothe, and house their families. There are plenty of jobs, if you have incentive to work and not live off the government.

Seniors do not have that choice and are left behind to suffer, often alone.

Thank you for your consideration.

Joan and Jimmy Jenkins
4174 Sarasota Springs Court
Fort Worth, Texas 76123

From: [Chris Chappell](#)
To: [Burkley, Sharon](#)
Subject: Low income grants
Date: Saturday, July 11, 2020 9:14:08 PM

CAUTION: This email originated from outside of the City of Fort Worth email system. Do not click any links or open attachments unless you recognize the sender and know the content is safe.

Hi Sharon,

Chris Chappell here . I read the article on Nextdoor for suggest and input for funds to help low income people.

I thought you may have information that possibly help me improve my properties . I have been struggling to do on my own since Tarrant County Apparasil District increase the value 871% . Starting about 5years ago . I am providing low rent there. I currently have 7 duplexes in Linwood. I have had some tenants that have been there 25 years.

I have increased their rent some . I could increase more without up dating. I have not wanted to rent vacant units that are not updated. I may have to rent to keep the taxes paid. I m ether going to have or to sell for redevelop into town home. That have displaced most everyone else after they were taxed out of their homes and rentals units.

I updated one duplex I m collecting higher rent on. Those are lower than others in the area. I have purchased materials at prices I could afford I have in storage. For roofs I shingles and other roofing materials for all the roofs , central heating and air for all ,bath tubs , insulation, cabnet ,light fixtures ect.. I replaced the window and siding on most. All the wiring and plumbing needs replaced that hasn't been some have been in part.

If any grant or in expensive financing comes to mind . Please keep in mind if do or come across some assistance in the future . That doesn't restricts a sale price. If I decide to sell , other than the amount of the grant or financing of cost amortized down over the years.

Most of my tenants are hard working people. Some have lost their jobs in restaurants from covid . I personal have loss 3 restaurant/ bar tentants commcial tenants from the shut down. That will not be reopening under by the same tenants. Who is going to risk opening a new business under these conditions.

People have to live somewhere no matter what. I m have to deal with constant homeless camps on properties vacant as well as vacant land now.

I went last week late about midnight to catch who was living there to talk with them in one location I had 3 this is the last one. There were 8 people. A mother with 3 small children . A mother with 2 children oand was three months old. Plus two other adults who are living there .I m currently live in Downtown Dallas. I cried half the way driving home .

My niece is almost finished with her masters degree in psychology. She has been working as part of her studies at drug treatment centers and homeless. She wants to open a place to get homeless off the street, drugs and in safe place to be clean . Get employment and their own place to live in time.

She has been assisting me to provide information to these homeless where to go for help .

Maybe she should talk you about the upcoming funds. She was laid off from her income job due to covid . The drug rehabilitation and homeless work is volunteer .

Her name is Tessa Kurger. I'm going to send her your email.

Sincerely Chris Chappell

214 734 5554

--

Chris Chappell

214/734-5554 Mobile

1425 McCoy Street

Dallas, Texas 75204

214/823-8860 Office/Home

214/887-8013 Fax

From: [PHIL THORNTON](#)
To: [Burkley, Sharon](#)
Subject: Quality of life issues
Date: Tuesday, July 14, 2020 10:57:44 AM

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07/14/2020

Dear Sharon Burkley,

I am a senior Northside resident of about 4 years. 1700 Lee Avenue. I am all for any improvements as I feel they are needed and valid. I don't know if the grant can address a major concern that I have, but here goes. A major quality of life issue that I have are the large number of vehicles that travel in my area have little or no legal exhaust systems. In fact most of these vehicles have been deliberately modified to be loud and attention seeking. I can only guess how these vehicles pass annual inspections. Sadly many of these drivers drive recklessly and at excessive speed. Some of them assume that everyone within a block desires to hear the music that the driver likes. It is difficult to have uninterrupted activity or sleep because of these individuals.

I realize that this may not be a priority for law enforcement, nevertheless my quality of life would be dramatically if the behavior of the individuals would be reduced.

You may share my input with law enforcement with the proviso that I support and respect the police.

Sincerely,

Milton Thornton

From: [jonathan.rubio](#)
To: [Burkley, Sharon](#)
Subject: Neighborhood Services grant funding
Date: Monday, July 20, 2020 4:47:17 PM

CAUTION: This email originated from outside of the City of Fort Worth email system. Do not click any links or open attachments unless you recognize the sender and know the content is safe.

I'd like to request sidewalks, gutters and a street lights to be put in on fisher ave. People dump trash and other illegal activity on this street regularly (especially in the alley). The city has to send out a whole truck to pick it up the trash about 3 or 4 times a month. I think a street light would stop them from doing it at night and a sidewalk in this area would help make the street look more like a residential area and less like a dumping ground. Added sidewalks provide many benefits including safety, mobility, and healthier communities. In addition to reducing walking along roadway crashes, sidewalks reduce other pedestrian crashes.

I'd also like to suggest renovations be made to Gid Hooper Park, Louella Bales Baker Park and Sylvania Park which look exactly the same as they did when I used them back in the 1990's.

From: [Barbara Thomas](#)
To: [Burkley, Sharon](#)
Subject: Funds allocated to programs to Preserve Aging Housing Stock
Date: Wednesday, July 29, 2020 1:43:03 PM

CAUTION: This email originated from outside of the City of Fort Worth email system. Do not click any links or open attachments unless you recognize the sender and know the content is safe.

Funds to the above noted program should be increased. The wait for funds requested for needed repairs is so long as to make the program useless for those in need. There no longer seems to be a sense of urgency in the department when a need arises.

Thank you,
Barbara Thomas

Sent from [Mail](#) for Windows 10

From: [Pam"s](#)
To: [Burkley, Sharon](#)
Cc: PPerk001@aol.com
Subject: SUGGESTION FOR SPENDING MONEY
Date: Wednesday, July 29, 2020 11:47:02 AM

CAUTION: This email originated from outside of the City of Fort Worth email system. Do not click any links or open attachments unless you recognize the sender and know the content is safe.

Dear Ms. Barkley,

I have submitted requests to our Mayor's office and our city councilman's office requesting sidewalks be poured for the students attending Boswell High School on Bailey Boswell Road in Fort Worth, Texas.

The students are forced to walk to school in ditches and tall grass on both sides of a busy four lane road.

These tall grassy areas could very well hide potential threats to these students like deep holes, sharp debris, and snakes. It is uneven and very difficult to walk through and in my opinion, unsafe. Please consider these students a safe walk to school.

Also, on the new extension of Lake Country Drive. Why was the developer not required to carry the sidewalks down to the corner of the block at the base of the hill? The City needs to do a better job of making these guys finish a project rather than leaving it unfinished in the middle of the block! Sidewalk ends little children, good luck riding through the tall grass to the corner! Ridiculous! We as a City can do better than that. If builders are being allowed to build new neighborhoods for our City, then build them to be functional and beautiful, don't allow them to leave a sidewalk unfinished to the corner and non functional in a new development or just outside of it. Please make them do it right.

Sincerely,

Pamela Perkins
8225 Western Lakes Drive
Fort Worth, Texas 76179
PPerk001@aol.com
(817) 929-6567 - cell

From: [juleslee23](#)
To: [Burkley, Sharon](#)
Subject: Grant funding ideas
Date: Wednesday, July 29, 2020 10:20:47 AM

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- ~Staffed educational & recreational after school programs for middle & high school students in underserved communities
- ~Better access & funding for trauma informed mental health care & life/coping skills education for youth & parents
- ~Improved Wifi/internet access & service in low income neighborhoods
- ~Culturally responsive-brain based career exploration & job skills training
- ~Provide resources for communities to come together & help revitalize/improve curb appeal, so residents have ownership & pride, and cultural impact (work can be used as real life job training/skills for future employment)
- ~Create neighborhood committees for residents to have voice & choice, and be treated as equals
- ~Provide housing supplement for the working poor

Julie Sylva, Fort Worth resident
Juleslee23@gmail.com

From: [sparkybambam4](#)
To: [Burkley, Sharon](#)
Subject: Proposed spending plan
Date: Wednesday, July 29, 2020 10:03:39 AM

CAUTION: This email originated from outside of the City of Fort Worth email system. Do not click any links or open attachments unless you recognize the sender and know the content is safe.

I would very much like to see help for people that is not able to do things like clean their house!!!! I am unable to clean my house and alot of times I am unable to cook cause I am in soooo much pain. My insurance does not pay for these services. And I desperately need help with this.

Thank you,
Kathy lott
sparkybambam@yahoo.com

Sent from my Samsung Galaxy smartphone.

From: [Erin Roden](#)
To: [Burkley, Sharon](#)
Subject: Deadlines approach to give input on \$12.7 million spending plan
Date: Wednesday, July 29, 2020 9:49:08 AM

WARNING: The sender of this email could not be validated and may not match the person in the "From" field.

CAUTION: This email originated from outside of the City of Fort Worth email system. Do not click any links or open attachments unless you recognize the sender and know the content is safe.

Good morning!

I would like to see more assistance for low income seniors (over 65), to obtain grant which specifically transforms bathtubs to walk-in showers. It does not have to be top of the line, just basic and safe. This would provide our seniors with safety, health and personal hygiene, which increases the probability in allowing them to live independent longer.

Thank you
Erin Roden

From: [JAMES MASON](#)
To: [Burkley, Sharon](#)
Subject: Homeless Housing
Date: Wednesday, July 29, 2020 7:21:07 AM

WARNING: The sender of this email could not be validated and may not match the person in the "From" field.

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I would like to express my opinion on allowing housing for homeless to be built approximately 200ft from my home. After a property tax increase last year of over 50% on my property we are now allowing a homeless project to be built this close to my home. I already have homeless citizens trying to make my property their home and when trying to ask them to move, I was charged by a huge pit bull that belonged to the homeless couple. I managed to have the couple call off the attack before he got to me but thought I was going to have a heart attack. In my opinion, this will only escalate with this project being able to move forward. When I approached the owner, who is building these facilities, she advised me that they were going to have residents guest leave her property at 10:00pm each evening. This will make my neighborhood vulnerable to more people roaming our streets and property when we are sleeping. I have children & grandchildren that will definably be impacted by this influx of homeless in our neighborhood. I work with homeless citizens every day in my work and cannot understand why you would think that placing them in an established neighborhood with elderly and small children is the answer. Property values are going to plummet and the possibility of selling will be out of the question. The location is at Sheena & Quail Trail.

Sent from my iPhone

From: [rosa kissling](#)
To: [Burkley, Sharon](#)
Subject: Input on \$12.7M spending plan for HUD grant funding 2020-2021
Date: Wednesday, July 29, 2020 7:24:24 PM

CAUTION: This email originated from outside of the City of Fort Worth email system. Do not click any links or open attachments unless you recognize the sender and know the content is safe.

Hello,

I would like to see more efforts put towards diagnosis and treatment of mental illnesses followed with recovery programs. In cases where homelessness is accompanied with mental illness or trauma, chances of success in any assistance program will be limited. This will support your Action Plan Objectives and Outcomes #8 which is Homeless Services and also #3 which is Poverty.

Thank you for your consideration.

Very Respectfully,

Rosa Oroyan Kissling
Fort Worth Resident

From: [Newhart, Justin](#)
To: [Burkley, Sharon](#)
Cc: [Yost, Betsy](#)
Subject: Fw: City News Daily for July 28, 2020
Date: Thursday, July 30, 2020 4:21:46 PM

Sharon -

I noticed the article below regarding input for next year's spending plan. Are Staff allowed to provide input on the plan along with the public? Specifically, could we request that more dollars to be allocated specifically to historic districts to help preserve the housing stock there through the Priority Repair Program and prevent demolition, since those projects typically exceed the \$5,000 cap?

Best,

Justin M. Newhart

Acting Manager
Design Review
Development Services
200 Texas Street
Fort Worth, Texas 76102
817-392-8037

Justin.Newhart@fortworthtexas.gov

City of Fort Worth – Working together to build a strong community.



Follow Fort Worth

From: City of Fort Worth, Texas <CityofFortWorth@public.govdelivery.com>
Sent: Tuesday, July 28, 2020 6:01 PM
To: Newhart, Justin <Justin.Newhart@fortworthtexas.gov>
Subject: City News Daily for July 28, 2020