

2023 - 2027

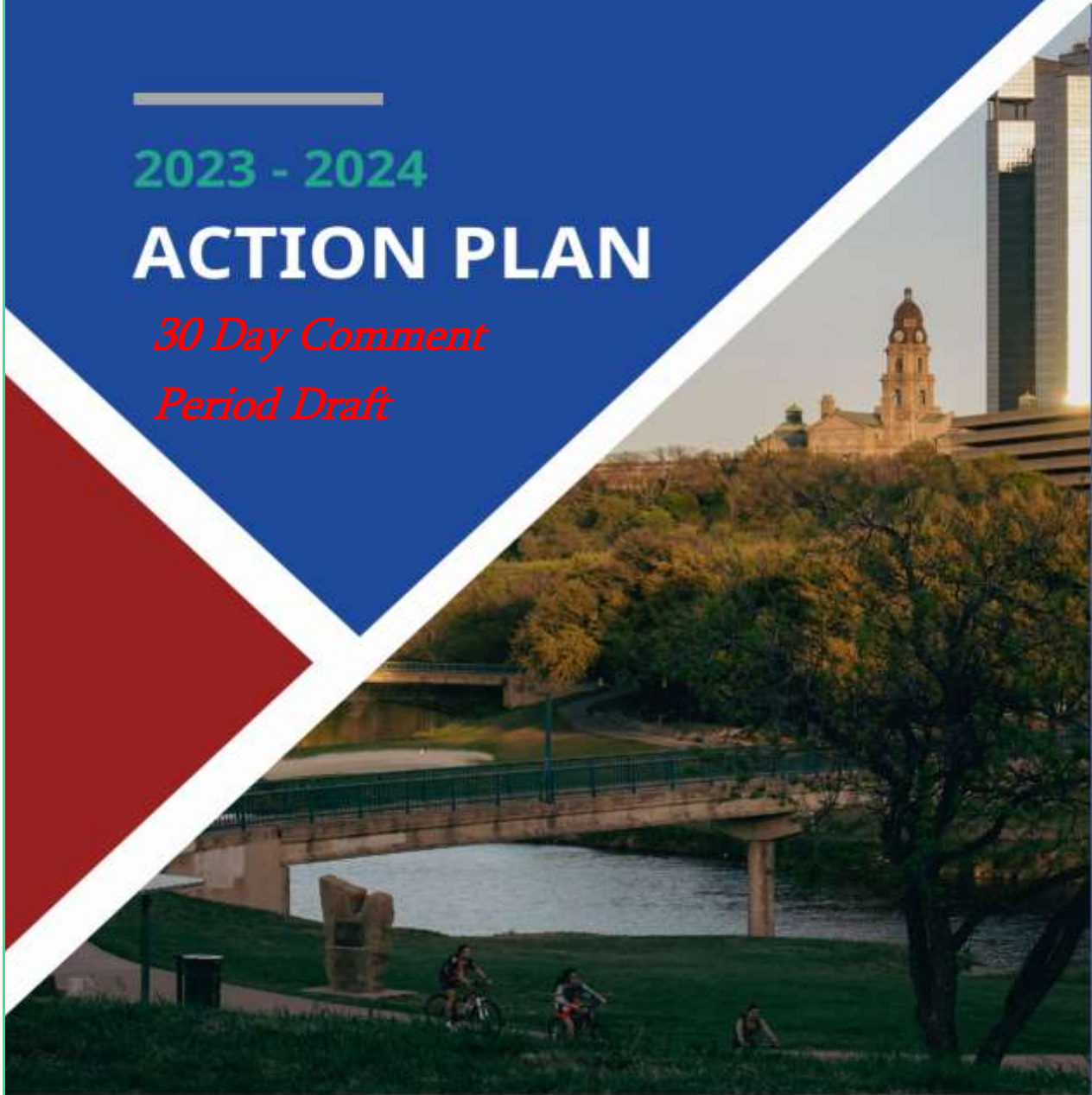
FIVE - YEAR CONSOLIDATED PLAN

2023 - 2024

ACTION PLAN

30 Day Comment

Period Draft



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Executive Summary

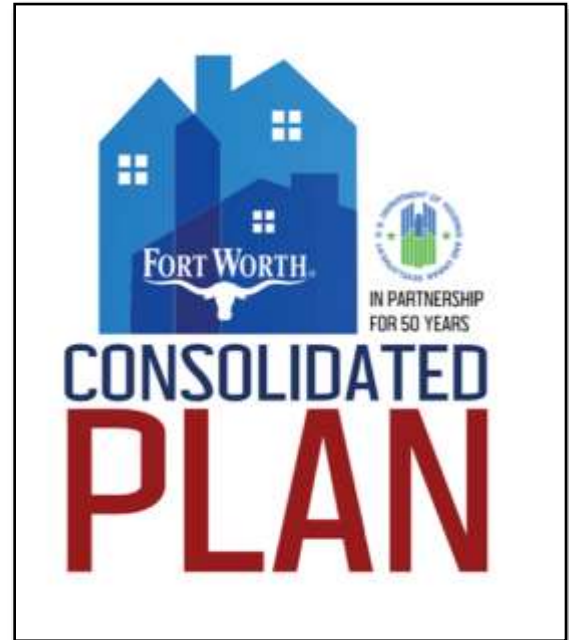
ES-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

Introduction

A Consolidated Plan is a strategic document developed by entitlement communities, such as Fort Worth, in accordance with the U.S. Department of Housing and Urban Development (HUD) regulations. As an entitlement community, Fort Worth must prepare and submit both the Consolidated Plan and Annual Action Plan to HUD. This entitlement status enables Fort Worth to receive formula grant assistance from HUD for various programs, including the Community Development Block Grant (CDBG), the HOME Investment Partnership Program (HOME), the Emergency Solutions Grant (ESG), and the Housing Opportunities for Persons with AIDS (HOPWA) program.

5-Year Consolidated Plan

The Consolidated Plan, submitted to HUD every five years, is created as a result of a collaborative process involving local government, community, residents, industry, economic development, and nonprofit organizations. It incorporates assessing current housing and community development conditions, public participation and input, analyzing available resources, and identifying priority areas. The plan ensures that the proposed strategies align with Fort Worth residents' specific needs and aspirations.



1-Year Annual Action Plan

The Annual Action Plan, which complements the Consolidated Plan, is developed and submitted to HUD annually and provides a detailed breakdown of how the allocated funds will be utilized in the upcoming year. It outlines specific activities, projects, and programs that will be undertaken to address the identified needs and achieve the established goals. The Action Plan allows for flexibility, allowing adjustments and modifications based on changing circumstances and emerging priorities.

The success of the Consolidated Plan relies on collaboration among various stakeholders, including local government agencies, community organizations, nonprofits, and residents. By fostering partnerships and engaging in joint efforts, the plan aims to leverage collective resources and expertise to maximize the positive impact on our community. Below are nine broad goals that will guide the use of HUD funds over the next five years. These goals are consistent with other policy directions provided by the Fort Worth City Council. These goals

include:



The strategies and goals outlined in the Consolidated Plan exhibit significant overlap with the strategies of the adopted plans within the city. One such plan is Fort Worth Housing Solution's Stop Six Choice Neighborhood Transformation Plan adopted in 2020 during the city's previous 5-year Consolidated Planning cycle. The plan, funded using a 35-million-dollar Choice Neighborhood Implementation grant, initiated a housing plan to replace 300 obsolete and outdated Cavile Place public housing units and align with the city's objective of Targeted Neighborhood Revitalization. The integration of these plans showcases Fort Worth's commitment to aligning various initiatives and leveraging resources to achieve common goals, promoting comprehensive community development and revitalization efforts.

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

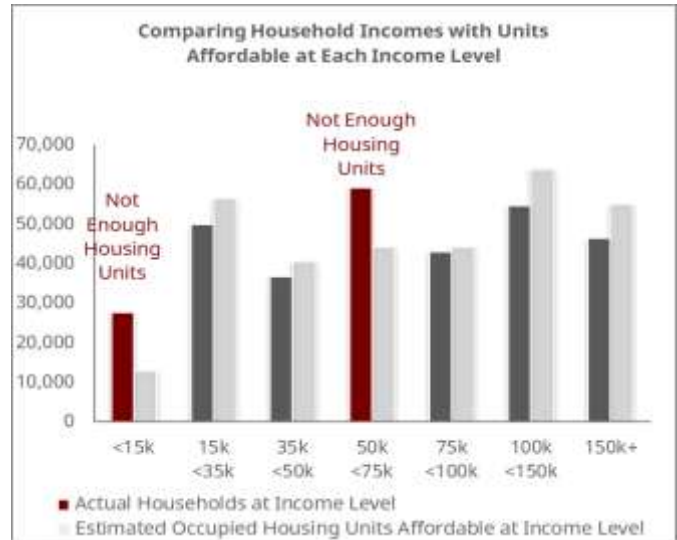
The nature of this document focuses on analyzing housing data for the HUD entitlement grant programs. This plan has been prepared in accordance with regulatory requirements and with data provided and required by HUD. The majority of this data is from a HUD-prepared tabulation of U.S. Census and American Community Survey data from the years 2010 to 2017. Therefore, some information may seem out of date given the rapid changes in the Fort Worth population and housing market since the most recent data was collected. To accommodate for the rapid change, the latest U.S. Census and American Community Survey have been added manually as an alternative data source.

Population

The total population of Fort Worth increased by 29% between 2010 and 2021 and is now the 13th largest city in the United States. Racial and Ethnic diversity has increased in Fort Worth since 2010, with Hispanics experiencing a 37% population increase, Black or African Americans experiencing a 29% increase, and Asians experiencing an 81% increase. These groups combined account for 58% of the total population (54% in 2010). Population projection estimates from the Texas Demographic Center indicate the population by 2040 will be 1,045,164 (+136,695 new residents). Population by age shows seniors over 65 will continue to grow and account for more than a quarter of the population.

Housing

During this period, Fort Worth experienced significant growth in housing units and population. The number of housing units increased by 23%, indicating a solid expansion in the housing market. However, a declining vacancy rate, dropping from 10.9% in 2010 to 8.4% in 2021, could mean a tightening housing market in Fort



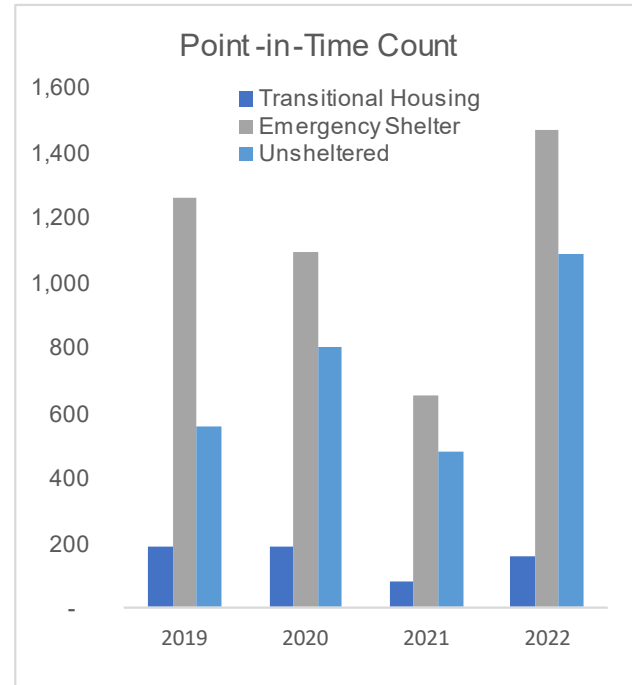
Worth. As demand for housing outpaces supply, it can lead to rising prices and potentially challenge affordability for specific population segments. Housing units affordable to household income ranges show demand for affordable housing for families earning less than \$15,000 and between \$50,000 to \$75,000.

Public Housing

The need for more affordable housing is among the strongest for the elderly and disabled, which account for 42% of residents occupying Public Housing units. Over 25% of the 6,119 families on FWHS's HCV waiting list are Elderly or Disabled. Additionally, 66% of senior renter households are cost-burdened, which is higher than all renters in the city.

Homelessness

Point-in-Time data show that while there may have been some fluctuations in the number of individuals in transitional housing and emergency shelters, the overall trend shows an increase in demand for emergency shelter services and persistent challenges in addressing unsheltered homelessness. PIT Data for 2021 was significantly impacted by COVID-19. Tarrant County Homeless Coalition identified Veterans and Youth as the



priority homeless population. Veterans have returned to homelessness in recent years at a rate of 20%, which is the highest of any subpopulation, followed by Youth Homelessness at 16%. According to Tarrant County Homeless Coalitions' [Coordinated Community Plan to Prevent and End Youth Homelessness](#), "not being able to afford rent" was reported as the most common reason for homelessness. The highest priority need identified was Youth-Dedicated Housing. As of the 2022 Housing Inventory Count, there are no dedicated Permanent Housing beds for homeless youth.

Non-Homeless Special Needs Population

This population requires targeted healthcare support due to physical or mental health conditions, disabilities, or other special needs. Areas within Fort Worth, such as the Las Vegas Trail neighborhood, are a healthcare service desert, meaning there is a lack of a health clinic and family and pediatric practitioners. The [Las Vegas Trail Transformation Plan](#), adopted in 2022, is designed to improve the health and safety of the neighborhood's residents. Citywide, Fort Worth shares the same objective of improving the health and safety of its residents' Healthy Living & Wellness as a primary goal for the next five years.

3. Evaluation of past performance

The City's HUD-funded grant programs improve the quality of life for low- and moderate-income residents through four program types: community facilities, affordable housing, public services, and homeless services. Community facilities and infrastructure projects have been effective in serving a large number of city residents at scattered locations. These projects will now be even more closely targeted to neighborhoods most needing visible and public-safety-related infrastructure improvements by partnering with the City's recently initiated Neighborhood Improvement Program. This program uses data to identify and focus resources for 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. This ConPlan proposes that additional resources be invested in home repair and that additional partners and financial resources be sought. Also, the homebuyer assistance program will be revised to better fit current market conditions. As local rents have increased, the City has supported the development of affordable rental housing and strengthened its partnership with the local housing authority, Fort Worth Housing Solutions. The adoption of policies to guide publicly supported affordable rental housing development using Housing Tax Credits has resulted in a significant number of Housing Tax Credit projects being sited in Fort Worth at scattered locations that maximize fair housing choices for low-income residents.

These successful efforts will be continued over the next ConPlan cycle. The city's HUD-grants-funded public services have generally spread across a broad spectrum of social service types. To align more closely with City Council-adopted priorities, the new five-year plan proposes to intensify the focus of public services funding on programs that reduce poverty, address food insecurities, increase children's ability to succeed in school, encourage job creation and economic development, and support aging in place for elderly residents. For homeless services, the focus has been on the maintenance of the safety

net through continued support of local emergency shelters. There has also been a continued effort to coordinate more effectively with the local Continuum of Care and the city's Directions Home locally funded homeless programs. This effort to improve such coordination has led to a stronger emphasis on housing-related homeless services: rapid rehousing programs, homelessness prevention programs, and shelter case management programs that focus on housing placement. This housing emphasis is proposed to be continued and increased over the next five-year period.

Summary of citizen participation process and consultation process

Development of the Consolidated Plan relied on two phases of citizen participation and consultation. In addition, all agendas of meetings of the City Community Development Council (CDC) were made public at least three days in advance of the meetings. The notice of the formal 30-day Public Comment Period, which will include a notice of City Council Public Hearings, will be published on June 29, 2023. The 30-day comment period will run from June 29, 2023, to July 28, 2023. The City Council Public Hearing and adoption of the plan is scheduled for August 1, 2023, and is required to be submitted to HUD by August 15, 2023. In partnership with the Communications and Public Engagement Office, information regarding the Action Plan, including funding opportunities, public comment period, and public hearings, will be included in all major forms of media (social, print) and posted on NextDoor, and distributed to all neighborhood associations.

Summary of public comments

Community engagement meetings were held at locations in eight City Council Districts throughout Fort Worth during April 2023 at multiple locations and one final meeting in July 2023. During the development of this plan, Fort Worth underwent a redistricting process and increased the number of Councilmembers from nine to eleven. As a result of the District 11 Councilmember being installed in late June, the additional meeting was scheduled in July to allow for community input from this district. However, all community engagement meetings were open to all Fort Worth residents to encourage full participation

and involvement. Residents participated in a real-time polling survey using Turning Technologies remote clickers, allowing for immediate feedback and data collection. The survey provided examples of previously funded programs and projects. Highlights from the community engagement meetings held during April meetings resulted in the following:

- Over 78% of respondents view the Fort Worth Housing Rehabilitation Programs as a High Priority for the City.
- 56% of respondents who attended the meeting believe the Homebuyer Assistance Program (HAP) is very beneficial to Fort Worth residents.
- Over 78% of respondents believe that the Stop Six Neighborhood Transformation Plan and/or similar programs are highly beneficial to the community, and 58% of respondents in attendance felt strongly that projects such as Las Vegas Trail are very beneficial to the City of Fort Worth.
- 66% of respondents view the CDBG funding to the Tarrant Area Food Bank RED Bus Program and similar programs are a high priority in Fort Worth.
- Approximately 65% believe that programs that fund street and sidewalk Improvements (similar to improvements made on West Cantey, including reconstruction, replacement of curbs, adding sidewalks, gutters, and driveways, and ADA accessibility) are a high priority need in their community.

The Fort Worth Priority Needs Survey conducted on Survey Monkey during the months of April and May received a total of 224 responses. Below are the top priorities identified.

HIGHEST PRIORITIES	PRIORITY NAME	SURVEY QUESTION
80%	Road, streets, bridges paving and repair	Q8. Highest Infrastructure Priority
75%	Affordability	Q6. When looking for housing, the most important priority is
66%	Mental Healthcare	Q9. Highest health Services Priority
67%	Quality of housing, regardless of price or location	Q6. When looking for housing, the most important priority is
67%	Homelessness and Emergency Housing Assistance	Q2. Community Service Priority

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

N/A - All comments were accepted and considered in the development of the plan.

Summary

The City of Fort Worth 2023-2027 Consolidated Plan outlines priorities and goals for improving the quality of life of low to moderate-income individuals and neighborhoods of the city. It presents a needs assessment and market analysis of housing and related community development issues. It is used as the planning and measurement tool for the use of HUD grant funds in providing appropriate services and programming to persons in need. The Citizen Participation process followed in developing this plan supported the City's proposed efforts to use HUD grant funds to improve neighborhoods, provide urgently needed housing repairs to low-income homeowners, develop new affordable housing for both owners and renters, help new homebuyers, and support local social and homeless service providers to the greatest extent possible.

The Process

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

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

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

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

Table 1 - Responsible Agencies

Narrative

The lead agency responsible for overseeing the development of the Consolidated Plan is the City of Fort Worth (CFW) Neighborhood Services Department (NSD). NSD oversees the administration of the Community Development Block Grant (CDBG), Emergency Solutions Grants (ESG), Housing Opportunities for Persons with AIDS (HOPWA), and HOME Investment Partnerships (HOME) Grant.

Consolidated Plan Public Contact Information

City of Fort Worth
Neighborhood Services Department

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

Introduction

The City of Fort Worth's Neighborhood Services Department (NSD) coordinates the consultation process for the ConPlan and Action Plans. The Citizen Participation Plan (CPP), as approved by the City Council, sets forth the City's policies and procedures for citizen input and participation in the grant process. The CPP lays out the process for citizens and groups to provide the city with information on housing and community development needs as part of the preparation of the Consolidated Plan and Action Plan. Additionally, the city conducts at least one public hearing during the development process before the Consolidated Plan and the Action Plan is published and at least one public hearing during the 30-day comment period to obtain citizens' 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(I)).

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

- Fort Worth Housing Solutions (FWHS), Tarrant County Community Development, North Central Texas HIV Planning Council, Tarrant County Homeless Coalition,

Texas Department of Housing and Community Affairs, Multifamily Programs Division, and Community Services Division.

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

- City of Fort Worth Human Relations Unit (Fair Housing Enforcement), Fort Worth Housing Finance Corporation, Arlington Community Services Department, City of Denton Community Development Division, North Central Texas Council of Governments, United Way of Metro Tarrant County, Tarrant County Department of Human Services, and Housing My Health/My Resources (MHMR) of Tarrant County, State of Texas, i.e. Department of Housing and Community Affairs, Department of Health and Human Services, Texas Low Income Housing Information Service, and Texas Workforce Commission.

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

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

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

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

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

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

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

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

Recently, the CoC board adopted a new charter that created a Leadership Council composed of the mayors of Fort Worth and Arlington, the county judges of Tarrant and Parker, and a representative of the Mayor's Council of Tarrant County. This increased involvement of public officials will facilitate greater coordination between local government, the surrounding jurisdictions, and the CoC.

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

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

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

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

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

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

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

Table 2 - Agencies, groups, organizations who participated.

1	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
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Regular meetings on common projects and activities, especially Fair Housing Planning. Partnership in the 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 Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth.
	How was the Agency/Group/Organization consulted and 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.

3	Agency/Group/Organization	AB Christian Learning Center
	Agency/Group/Organization Type	Services-Children
	What section of the Plan was addressed by Consultation?	Public Services
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	AB Christian Learning Center submitted a grant application for the PY2023 Action Plan cycle. In this application, they provided data documenting the needs of elementary-aged children in low-income families with regard to reading and educational support services.
4	Agency/Group/Organization	Girls Incorporated of Tarrant County
	Agency/Group/Organization Type	Services-Children
	What section of the Plan was addressed by Consultation?	Public Services
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Girls Incorporated of Tarrant County submitted a grant application for the PY2023 Action Plan cycle. In this application, they provided data documenting the needs of middle and high-school-aged girls in low to moderate-income families with regard to education development support needs.
5	Agency/Group/Organization	Goodwill Industries of Fort Worth, Inc.
	Agency/Group/Organization Type	Services-Employment

	What section of the Plan was addressed by Consultation?	Anti-poverty Strategy Public Services
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Goodwill Industries of Fort Worth, Inc. submitted a grant application for the PY2023 Action Plan cycle. In this application, they provided data documenting the needs of low to moderate-income persons with regard to employment support services.
6	Agency/Group/Organization	AIDS Outreach Center (AOC)
	Agency/Group/Organization Type	Services-Persons with HIV/AIDS
	What section of the Plan was addressed by Consultation?	HOPWA Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	AIDS Outreach Center submitted a grant application for the PY2023 Action Plan cycle. In this application, they provided data documenting the needs of HIV-positive residents in the City of Fort Worth.
7	Agency/Group/Organization	The Center for Transforming Lives
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Public Services

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Center for Transforming Lives submitted a grant application for the PY2023 Action Plan cycle. In the application, they provided data documenting the needs of low to moderate-income individuals and families meeting HUD's "literally" homeless definition and lack of necessary support networks and financial resources to obtain and sustain permanent housing without system involvement.
8	Agency/Group/Organization	Guardianship Services, Inc.
	Agency/Group/Organization Type	Services-Elderly Persons
	What section of the Plan was addressed by Consultation?	Public Services
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Guardianship Services, Inc. submitted a grant application for the PY2023 Action Plan cycle. In this application, they provided data documenting the needs of low-income elderly individuals at risk of elder financial exploitation.
9	Agency/Group/Organization	Housing Channel
	Agency/Group/Organization Type	Services - Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Services

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Housing Channel submitted a grant application for the PY2023 Action Plan cycle. In this application, they provided data documenting the needs of low to moderate-income individuals and families in the City of Fort Worth with regard to affordable housing and housing counseling education.
10	Agency/Group/Organization	Lighthouse for the Homeless dba True Worth Place
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Chronically homeless Public Services
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Lighthouse for the Homeless dba True Worth Place submitted a grant application for the PY2023 Action Plan cycle. In this application, they provided data documenting the needs of chronically homeless individuals in Fort Worth with regard to supportive services and shelter.
11	Agency/Group/Organization	MEALS ON WHEELS OF TARRANT COUNTY
	Agency/Group/Organization Type	Services-Elderly Persons Services-Persons with Disabilities
	What section of the Plan was addressed by Consultation?	Public Services

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Meals on Wheels of Tarrant County submitted a grant application for the PY2023 Action Plan cycle. In this application, they provided data documenting the needs of home-bound elderly and/or disabled Fort Worth residents with regard to their health and social interaction needs.
12	Agency/Group/Organization	PRESBYTERIAN NIGHT SHELTER OF TARRANT COUNTY
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Public Services
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Presbyterian Night Shelter of Tarrant County submitted a grant application for shelter services for the PY2023 Action Plan cycle. In this application, they provided data documenting the needs of chronically homeless individuals with regard to shelter and supportive service needs.
14	Agency/Group/Organization	REACH INC.
	Agency/Group/Organization Type	Services-Persons with Disabilities
	What section of the Plan was addressed by Consultation?	Public Services

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	REACH, Inc. submitted a grant application for the PY2023 Action Plan cycle. In this application, they provided data documenting needs for low to moderate-income individuals with various disabilities of all ages and nationalities throughout Fort Worth regarding accessibility improvements to their homes.
15	Agency/Group/Organization	SafeHaven of Tarrant County
	Agency/Group/Organization Type	Services-Victims of Domestic Violence Services-homeless Services - Victims
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Families with children Public Services
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Safe Haven of Tarrant County submitted a grant application for the PY2023 Action Plan cycle for shelter services. In this application, they provided data documenting the needs of victims of domestic violence and their families.
16	Agency/Group/Organization	Sixty and Better, Inc.
	Agency/Group/Organization Type	Services-Elderly Persons
	What section of the Plan was addressed by Consultation?	Public Services

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Sixty and Better submitted a grant application for the PY2023 Action Plan cycle for transportation services. In this application, they provided data documenting the needs of the elderly regarding critical transportation services needed for access to nutritious meals, socialization, health and wellness education, exercise classes, and opportunities for community engagement.
17	Agency/Group/Organization	TARRANT COUNTY SAMARITAN HOUSE
	Agency/Group/Organization Type	Services-Persons with HIV/AIDS
	What section of the Plan was addressed by Consultation?	HOPWA Strategy Public Services
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Tarrant County Samaritan House submitted a grant application for the PY2023 Action Plan cycle. In this application, they provided data documenting the needs of HIV-positive residents in the City of Fort Worth.
18	Agency/Group/Organization	The Ladder Alliance
	Agency/Group/Organization Type	Services-Employment
	What section of the Plan was addressed by Consultation?	Anti-poverty Strategy Public Services

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Ladder Alliance submitted a grant application for the PY2023 Action Plan cycle. In this application, they provided data documenting the needs of low to moderate-income individuals with regard to computer skills, employment, and training support needs.
19	Agency/Group/Organization	The Salvation Army
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Families with children Public Services
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Salvation Army submitted a grant application for the PY2023 Action Plan cycle for shelter services and rapid rehousing. In this application, they provided data documenting the needs of low-income individuals and families in the City of Fort Worth at imminent risk of losing their housing and becoming homeless and for those individuals and families with minor children in Fort Worth who are homeless and those who desire to secure stable housing.
21	Agency/Group/Organization	UNITED COMMUNITY CENTERS
	Agency/Group/Organization Type	Services-Children
	What section of the Plan was addressed by Consultation?	Public Services

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	United Community Centers submitted a grant application for the PY2023 Action Plan cycle. In this application, they provided data documenting the needs of school-aged children in low-income families with regard to literacy and education support needs.
22	Agency/Group/Organization	YMCA OF METROPOLITAN FORT WORTH
	Agency/Group/Organization Type	Services-Children
	What section of the Plan was addressed by Consultation?	Public Services
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The YMCA of Metropolitan Fort Worth submitted a grant application for the PY2023 Action Plan cycle. In this application, they provided data documenting the needs of children in low to moderate-income families residing in southeast Fort Worth regarding child wellness services.
23	Agency/Group/Organization	Fort Worth Independent School District
	Agency/Group/Organization Type	Education
	What section of the Plan was addressed by Consultation?	Services-Children

	<p>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>TCC South/FWISD Collegiate High School hosted a youth outreach event with My Brother's Keeper/My Sister's Keeper students to receive input on the highest priority needs of school-aged children and young adults.</p>
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Identify any Agency Types not consulted and provide rationale for not consulting.

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

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

With regards to agencies and organizations with foster care and correction programs/facilities that may discharge into homelessness, the City of Fort Worth contacted Lena Pope Home and Cornerstone Assistance Network, as well as Tarrant County Homeless Coalition, which includes partner agencies serving this population, such as ACH Child and Family Services, Tarrant County Reentry Services, and City Square-Fort Worth.

Consultation with low-income persons utilizing CDBG funds included Public Hearings held in Districts 2 and 5, Citywide Public hearings, and through the Community Development Council (CDC) monthly meetings, as well as targeted marketing outreach and public comments provided during the comment period.

The city made every effort to consult all Agency types.

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

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

Table 3 - Other local/regional / federal planning efforts

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

To ensure coordination, letters were mailed to each of the entities listed below announcing the availability of the draft 2023-2027 Consolidated Plan for review and requesting input.

- Fort Worth Housing Solutions (FWHS)
- City of Arlington Community Services
- City of Denton Community Development Division
- North Central Texas Council of Government
- North Central Texas Planning Council (Ryan White Planning Council)
- Tarrant County
- Department of Human Services Housing
- Mental Health/Intellectual Disabilities
- Tarrant County, Community Development Division
- Tarrant County, Public Health
- Tarrant County Homeless Coalition
- State of Texas
- Department of Housing and Community Affairs
- Department of Health and Human Services
- Texas Home of Your Own Coalition
- Texas Workforce Commission.

Narrative (optional):

This section is optional and was left blank intentionally.

PR-15 Citizen Participation

1. Summary of citizen participation process/Efforts made to broaden citizen participation

Summarize citizen participation process and how it impacted goal setting.

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

City Council District Meetings

Public engagement meetings were held in all nine City Council Districts, with attendance from most elected city council members. Each meeting was held at a location in the community in the evenings to accommodate as many residents as possible. A brief presentation explaining the Consolidated Planning process was given, and residents were able to ask questions regarding the city's plans on how to use the grant funds, fostering open dialogue and ensuring community involvement in decision-making.



Real-Time Engagement Survey

Attendees participated in real-time polling surveys using Turning Technologies remote clickers, allowing for immediate feedback and data collection. The survey provided examples of previously funded programs and projects, enabling residents to assess the benefits of these initiatives and determine whether similar strategies should be prioritized in the future, ensuring that the community's preferences and priorities were taken into account in the decision-making process.



Youth Engagement Meeting

City staff met with My Brother's Keeper/My Sister's Keeper students at TCC South/FWISD Collegiate High School on Thursday, May 18, 2023, to present the Consolidated Plan and actively seek input from the students regarding their highest



priority needs. The students were given the opportunity to participate in a survey using Turning Technologies clickers, which facilitated an interactive and engaging dialogue focused on critical issues such as youth homelessness and human sex trafficking. This collaborative approach aimed to empower the students, ensuring that their voices were heard and their perspectives were considered in shaping policies and initiatives to address these pressing concerns in the community.

Some of the feedback from the meeting on the Topic of Sex Trafficking:

Youth Engagement Results



Sex Trafficking Topic

To what extent is someone you know experiencing Human Trafficking?

94% Not Experiencing
6% Currently Experiencing

What are some ways people are recruited into Sexual Trafficking?

- 50% Kidnapping
- 19% False Travel Arrangements
- 13% False Invitation Abroad

Discussion Topic: What are some services or programs needed to help victims of Sex Trafficking?

Feedback: Males are often reluctant to report sexual misconduct and therefore should be encouraged to seek victim services like Counseling, Therapy and Support Groups.

Youth Homelessness Topic

To what extent is someone you know experiencing Homelessness?

73% Not Experiencing
27% Occasionally Experiencing Homeless (Weekly)

What do you think the biggest reason is for homelessness among youth and young adults??

- 53% Housing Instability
- 27% Substance Abuse Disorders
- 13% Mental Health Disorders

Discussion Topic: What are some services or programs needed to help end homelessness?

Feedback: Provide safe and accessible emergency shelters specifically designed for homeless youth. These shelters should offer age-appropriate and LGBTQ+-friendly accommodations. Provide supportive services such as street outreach and drop-in centers.

CITY OF FORT WORTH CONSOLIDATED PLAN - ASSESSMENT OF FAIR HOUSING

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	<p>Minorities</p> <p>Non-English Speaking - Specify other language: Spanish.</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p>	<p>REQUEST FOR PROPOSAL FOR PUBLIC SERVICE AGENCIES & NON-PROFITS interested in applying for the following grants:</p> <p>Community Development Block Grant (CDBG),</p> <p>Emergency Solutions Grant (ESG), Housing Opportunities for Persons with AIDS (HOPWA)</p>	Proposals were received from applicant social service agencies.	N/A	
2	Public Meeting	Non-targeted/broad community	<p>Community Development Council (CDC)</p> <p>Meeting dates: March 8, 2023.</p>	Engagement Survey with real-time polling results.	N/A	
3	Public Meeting	Non-targeted/broad community	<p>April 6, 6:00 p.m. With Council Member Chris Nettles (District 8) McDonald YMCA 2701 Moresby St., 76105</p>	Engagement Survey with real-time polling results.	N/A	

4	Public Meeting	Non-targeted/broad community	April 10, 6:00 p.m. With Council Member Carlos Flores (District 2) Northside Community Center 1100 NW 18th St., 76164	Engagement Survey with real-time polling results.	n/a	
5	Public Meeting	Non-targeted/broad community	April 17, 6:00 p.m. With Council Member Michael Crain (District 3) Como Community Center 4660 Horne St., 76107	Engagement Survey with real-time polling results.	n/a	
6	Public Meeting	Non-targeted/broad community	April 19, 6:00 p.m. With Council Member Elizabeth Beck (District 9) Fire Station Community Center 1601 Lipscomb St., 76104	Engagement Survey with real-time polling results.	N/A	
7	Public Meeting	Non-targeted/broad community	April 20, 6:00 p.m. With Council Member Jared Williams (District 6) Southwest Community Center 6300	Engagement Survey with real-time polling results.	N/A	

			Welch Ave., 76133			
8	Public Meeting	Non-targeted/broad community	April 24, 6:00 p.m. With Council Member Alan Blaylock (District 4) Riverside Community Center 3700 E. Belknap St., 76111	Engagement Survey with real-time polling results.	N/A	
9	Public Meeting	Non-targeted/broad community	April 26, 6:00 p.m. With Council Member Leonard Firestone (District 7) Thomas Place Community Center 4237 Lafayette St., 76107	Engagement Survey with real-time polling results.	N/A	
10	Public Meeting	Non-targeted/broad community	April 27, 6:00 p.m. In-person and virtual with Council Member Gyna Bivens (District 5) Bridgewood Church of Christ 6516 Brentwood Stair Rd, 76112	Engagement Survey with real-time polling results.	N/A	
11	Public Meeting	Non-targeted/broad community	July 10, 6:00 p.m. With Council Member Jeanette	Engagement Survey with real-time polling results.	N/A	

			Martinez (District 11) Eugene McCray Community Center 4932 Wilbarger St., 76119			
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Table 4 - Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

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

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

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

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

Summary of Housing Needs

Housing needs that can be addressed by HUD grant funds include new housing development, preservation of existing housing, and homebuyer assistance for low/mod income households. However, Fort Worth has far greater needs for these services than the limited HUD resources can address. This section provides estimates of the level of need for each type by comparing the total number of households in particular income categories to the total units. This plan also focuses primarily on the areas of greatest need; it covers homeowner and rental housing. It does not focus on rental assistance needs, as that function is addressed by HUD through local housing authorities, including Fort Worth Housing Solutions.

Based on an analysis of HUD-provided data, there is an estimated need for 19,230 units of affordable rental housing for extremely low-income and low-income households. There is an estimated need for single-family home repairs by 12,790 very low-income homeowners. This assumes that homeowners with incomes under 50% AMI, who are paying more than 50% of their annual income on mortgage, utilities, and taxes, will not have the financial capacity to make significant home repairs. There is also, at minimum, a need for major rehabilitation of rental housing for 3180 renter households.

Approximately 44% of all Fort Worth households have a low to moderate income. This includes 14% of all households with incomes under 30% of AMI (extremely low income), 13% of households with incomes between 30% and 50% AMI (low income), and 17% with incomes between 50% and 80% AMI (moderate income).

Broadband providers were contacted during the consultation process and encouraged to provide comments, but no responses were received. However, per the most recent American Community Survey, slightly less than half of all households with incomes under \$20,000 reported having internet access. Also, a Pew Research Center survey indicated only 53 percent of adults with incomes under \$30,000 had home broadband access,

compared with 80 percent of those with incomes between \$30,000 and \$100,000. With the estimated number of nearly half (44%) of Fort Worth's population considered low to moderate income, there is a significant number of households with limited or no access to broadband service. Consultation with social service providers and communications/community engagement professionals indicates that the digital divide is addressed by the expanded capacity of mobile phones with internet access, as well as the availability of internet access in all City libraries, with several located in LMI neighborhoods. Two of Fort Worth's libraries are located within the public housing communities - Butler and Cavile Place. In addition, there are several branch libraries (East Berry, Northside, Diamond Hill-Jarvis, Ella Mae Shamblee) within walking distance. There is also an eSkills Library & Job Center, formerly Meadowbrook Branch Library, which was repurposed in July 2011 to serve to provide internet, job search, and training for Fort Worth residents. Each branch is accessible via public transportation.

Demographic Data	Base Year: 2010	Most Recent Year: 2023	% Change
Population	705,349	908,469	29%
Households	251,779	317,872	26%
Median Income	\$49,530	\$67,927	37%

Table 5 - Housing Needs Assessment Demographics

Data Source: 2000 Census (Base Year), 2017-2021ACS (Most Recent Year)

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80- 100% HAMFI	>100% HAMFI
Total Households	43,490	40,065	52,800	31,660	129,480
Small Family Households	13,285	16,655	22,495	13,520	70,125
Large Family Households	4,445	5,600	8,670	4,360	12,895

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80- 100% HAMFI	>100% HAMFI
Household contains at least one person 62-74 years of age	8,505	6,775	8,535	4,790	22,975
Household contains at least one-person age 75 or older	5,570	4,615	4,440	2,270	6,745
Households with one or more children 6 years old or younger	9,640	7,745	13,315	6,150	22.660

Table 6 - Total Households Table

Data 2015-2019 CHAS

Source:

Housing Needs Summary Tables

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

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	600	455	295	190	1805	150	70	160	80	605
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	610	650	515	330	2,505	120	235	420	150	1,195
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	1390	1655	1255	785	5,830	445	780	1830	615	4690

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Housing cost burden greater than 50% of income (and none of the above problems)	18,180	5,835	930	130	25,185	6,635	3,635	1,425	270	12,270
Housing cost burden greater than 30% of income (and none of the above problems)	3,135	11,180	9,380	1,955	26,910	3,045	4,510	7,260	3,430	22,030
Zero/negative Income (and none of the above problems)	3,370	-	-	-	3,370	1,305	-	-	-	1,305

Table 7 - Housing Problems Table

Data 2015-2019 CHAS

Source:

2. Housing Problems 2 (Households with one or more Severe Housing Problems:

Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total	0- 30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	20,775	5,635	8,050	720	35,280	7,345	2,780	1,405	290	18,750
Having none of four housing problems	8,925	2,615	3,365	415	91,460	6,450	2,110	1,665	225	152,005
Household has negative income, but none of the other housing problems	3,370	-	-	-	3,370	1,305	-	-	-	1,305

Table 8 - Housing Problems 2

Data 2015-2019 CHAS

Source:

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30- 50% AMI	>50- 80% AMI	Total	0-30% AMI	>30- 50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	8,365	8,540	3,855	20,760	3,235	6,190	12,075	10,130
Large Related	2,600	1,900	735	5,235	1,605	1,630	1,530	4,765
Elderly	4,685	3,100	1,370	9,155	3,130	2,230	2,075	7,435
Other	7,860	5,210	4,675	17,745	1,810	1,170	1,700	4,680
Total need by income	23,510	18,750	10,635	52,895	9,025	8,335	9,650	27,010

Table 9 - Cost Burden > 30%

Data 2015-2019 CHAS

Source:

4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30- 50% AMI	>50- 80% AMI	Total	0-30% AMI	>30- 50% AMI	>50- 80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	7,060		210	9,640			535	3,940
		2,370			1,970	1,435		
Large Related	1,990	495	15	2,500	685	380	35	1,100
Elderly	3,925		420	5,905			565	4,595
		1,560			2,915	1,115		
Other	6,985		305	9,210		780	290	2,365
		1,920			1,295			
Total need by income	19,960	6,345	950	27,255	6865	3710	1425	12,000

Table 10 - Cost Burden > 50%

Data 2015-2019 CHAS

Source:

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	1760	2010	1240	915	5920	405	855	1310	515	3085
Multiple, unrelated family households	170	265	340	145	920	150	160	945	245	1500
Other, non-family households	70	30	190	55	345	10	0	0	0	10
Total need by income	2000	2300	1770	1115	7185	565	1015	2255	760	4595

Table 11 - Crowding Information - 1/2

Data 2015-2019 CHAS

Source:

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

Table 12 - Crowding Information - 2/2

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

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

Using HUD data in Table 6, of the 43,490 total households with incomes below 30% AMI, 11,685 are not in small or large families or in elderly households and are therefore presumed to be single-person households. For the period of 2017 - 2021, ACS data shows 84,671 (26%) of the city's total 317,872 households are single-person households. The median income for single-person households in Fort Worth is \$35,334, which is slightly above 30% of the Area Median Income of \$92,300. ACS data shows approximately 16,557 of the city's housing units are single-person households occupied by persons 65 years or older.

Single-person households in need of housing assistance can include individuals who are Low-income or experiencing financial difficulties: This category encompasses individuals who have limited financial resources, making it challenging to afford adequate housing. They might require assistance with rental subsidies, affordable housing programs, or emergency housing services.

Some single individuals may be experiencing homelessness or are at risk of becoming homeless due to various reasons, including job loss, mental health issues, substance abuse, or family breakdown. They may require temporary shelter, supportive housing, or assistance in finding stable accommodation.

Single-person households can include elderly individuals or people with disabilities who may have unique housing needs. They may require accessible housing options or supportive services to maintain their independence and quality of life.

Fort Worth is home to several colleges and universities, attracting a significant number of students and young adults who live independently. While not all of them require housing assistance, some may face challenges in finding affordable housing options or may benefit from housing programs specifically designed for students.

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

The disability rate in Fort Worth is 9.7% (87,200) of the total population. This indicates that a significant portion of the population may have specific housing assistance needs due to their disabilities. The disability rate increases with age. For instance, the age group of 65 years and over has a significantly higher disability rate of 25.3% (14,073) to 50.1% (16,201) compared to other age groups. This suggests that older adults may require specialized housing options that accommodate their unique needs, such as accessibility features or supportive services.

Analyzing the different types of disabilities, including hearing difficulty, vision difficulty, cognitive difficulty, ambulatory difficulty, self-care difficulty, and independent living difficulty. These disability types can help inform the specific housing assistance needs of individuals or families. The ambulatory difficulty rate among the total population is 5.2%, which is relatively higher compared to other disability types. The highest ambulatory difficulty rate is observed among the population aged 75 years and over, at 35.7%. The population aged 65 years and over also experiences a significantly high ambulatory difficulty rate of 23.8%.

Among Racial and Ethnic Groups: The data highlights variations in disability rates among different racial and ethnic groups. For instance, Black or African American individuals have a higher disability rate (13.4%) compared to the overall population rate (9.7%). This suggests that housing assistance programs should consider addressing potential disparities and ensuring equitable access to housing assistance for all racial and ethnic groups.

The Safe Haven of Tarrant County is the primary domestic violence shelter in Fort Worth, providing services to both women and men. This agency also provides domestic partner violence prevention services throughout the community. Safe Haven sheltered

close to 2000 domestic violence victims in 2022. According to the Continuum of Care's Annual Homeless Assessment Report (AHAR), approximately 171 persons reported being victims of domestic or dating violence, sexual assault, and stalking in 2022. In addition, local homeless shelters such as the Salvation Army and Presbyterian Night Shelter report that as many as half of their female shelter residents, at any point in time, have been victims of domestic violence.

What are the most common housing problems?

Housing cost burden greater than 50% of income: This emerges as the most prevalent housing problem across all income levels. In total, there are 25,185 households experiencing this burden. This represents approximately 47% of the total households in the dataset. It is important to note that this problem predominantly affects renters, with 18,180 renter households (representing 76% of all renters) facing this significant financial challenge.

Overcrowding: The data highlights that overcrowding is a significant housing issue as well. A total of 2,505 households are classified as severely overcrowded, accounting for approximately 5% of the households in the dataset. Additionally, 5,830 households are categorized as overcrowded, representing approximately 11% of all households. It is noteworthy that renters bear the brunt of overcrowding, with 2,610 renter households and 650 owner households falling into the severely overcrowded category.

Substandard Housing: While not as prevalent as the previously mentioned housing problems, substandard housing still affects a considerable number of households. Approximately 2,000 households are living in homes lacking complete plumbing or kitchen facilities. This represents around 4% of the households in the dataset.

Based on the age of Fort Worth's housing stock, the physical condition problem is likely to be greater than the data regarding substandard physical conditions may reflect. Therefore, approximately 50.97% of the housing units in Fort Worth were built before 1980. This indicates that a significant portion of the housing stock in the area is older

and may require attention in terms of maintenance, renovation, and potential concerns related to aging infrastructure.

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

Renters are disproportionately affected by the housing cost burden. Approximately 76% of all renters, or 18,180 renter households, experience a housing cost burden greater than 50% of their income. This problem affects households across all income levels, as indicated by the categories of 0-30% AMI, >30-50% AMI, >50-80% AMI, and >80-100% AMI.

Renters also bear the brunt of overcrowding. Among severely overcrowded households, 2,610 are renters compared to 650 owners. It is important to note that overcrowding affects households across income levels, as demonstrated by the categories of 0-30% AMI, >30-50% AMI, >50-80% AMI, and >80-100% AMI. The data does not provide specific information on which populations or household types are more affected by substandard housing. However, it can be inferred that substandard housing affects a broad range of households since it represents around 4% of the total households in the dataset. In summary, renters, regardless of their income level, are more significantly impacted by the housing cost burden and overcrowding issues.

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

There are 43,490 households in Fort Worth that fall within the 0-30% of the Area Median Income (AMI) category. These households face significant financial constraints and are at a high risk of housing and financial instability.

There are 22,660 households with one or more children 6 years old or younger, of which 42% of households are earning less than 30% AMI. Families with school-age children require assistance to ensure educational continuity and success. Programs that provide tutoring, school supplies, and after-school programs will help children thrive academically despite challenging housing circumstances.

There are 8,505 households within the 0-30% AMI range that contain at least one person aged 62-74. This demographic represents a group approaching or already at retirement age and may face difficulties in securing adequate income and affordable housing. There are 5,570 households within the 0-30% AMI range that contain at least one person aged 75 or older. This older population often faces increased health and mobility challenges, requiring additional support and resources.

Data from Tarrant County Homeless Coalition indicates more than 1000 families were served through rapid rehousing programs in 2022. One of the primary needs for these individuals and families is access to affordable and sustainable housing options. It is important to provide ongoing support in identifying affordable rental units, negotiating leases, and exploring housing subsidies or rental assistance programs to ensure that they can maintain stable housing once their rapid re-housing assistance ends.

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

For the purposes of this plan, some proportion of the City's 19,960 severely cost-burdened, extremely low-income renter households could become homeless in Fort Worth if they lost their support networks. Among the city's population, there are currently 19,960 households facing severe cost burdens, where more than 50% of their income is allocated

toward housing expenses. If these households were to lose their support networks or face additional financial challenges, there is a heightened risk that some of them could become homeless in Fort Worth.

Data from Tarrant County Homeless Coalition shows in 2022, 7,173 households experienced homelessness in Tarrant and Parker Counties. Of those, 5,411 households are either experiencing homelessness for the first time or are re-entering our system of care after previous stabilization. This is compared to 5,221 households experiencing homelessness, with 3,911 households entering either into or back into homelessness in 2021.

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

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

Insufficient availability of affordable housing options forces individuals and families to spend a significant portion of their income on housing costs, leaving little financial cushion for other necessities and increasing the risk of eviction and homelessness. When households are burdened by high housing costs, meaning they spend a large percentage of their income on housing expenses, it leaves little room for financial stability. Any

unexpected expenses or income disruptions can quickly lead to housing instability and potential homelessness. A lack of affordable housing is widely considered to be the greatest predictor of homelessness.

Living in housing with structural deficiencies, safety hazards, or poor maintenance can contribute to housing instability. Unaddressed maintenance issues or unsafe living conditions may result in evictions or the inability to maintain stable housing. The lack of access to supportive services, such as mental health resources, substance abuse treatment, or case management, can exacerbate housing instability. Without the necessary support to address underlying issues, individuals and families may struggle to maintain stable housing and face an increased risk of homelessness.

Discussion

This section is optional and was left blank intentionally.

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

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

Introduction

Understanding the housing challenges within a community is vital for implementing effective strategies to address them. In the context of Fort Worth, an evaluation of housing problems can provide valuable insights into the prevalence and distribution of issues faced by different racial and ethnic groups. By examining the data on housing problems across various income categories, we can gain a comprehensive understanding of the overall housing needs within the jurisdiction. This analysis enables the city to identify specific racial and ethnic groups that may experience disproportionately greater need in terms of housing problems, such as overcrowding, inadequate facilities, or housing instability. By highlighting these disparities, targeted interventions and policies

can be developed to ensure equitable access to safe and affordable housing for all residents.

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

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

0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	34,300	9,190	-
White	10,295	2,850	-
Black / African American	11,400	3,090	-
Asian	1,270	380	-
American Indian, Alaska Native	140	30	-
Pacific Islander	-	-	-
Hispanic	10,745	2,765	-

Table 13 - Disproportionally Greater Need 0 - 30% AMI

Data 2015-2019 CHAS

Source:

*The four housing problems are:

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

30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	29,005	11,060	0
White	10,035	2,975	0
Black / African American	8,020	2,265	0
Asian	990	330	0
American Indian, Alaska Native	15	85	0
Pacific Islander	85	-	0
Hispanic	9,405	5,295	0

Table 14 - Disproportionally Greater Need 30 - 50% AMI

Data 2015-2019 CHAS

Source:

*The four housing problems are:

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

50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	23,450	29,350	0
White	9,695	9,120	0
Black / African American	4,710	6,225	0
Asian	1,115	855	0
American Indian, Alaska Native	65	-	0
Pacific Islander	145	-	0
Hispanic	7,380	12,885	0

Table 15 - Disproportionally Greater Need 50 - 80% AMI

Data 2015-2019 CHAS

Source:

*The four housing problems are:

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

80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	7,940	23,720	0
White	4,255	11,030	0
Black / African American	1,245	3,965	0
Asian	330	550	0
American Indian, Alaska Native	4	85	0
Pacific Islander	-	90	0
Hispanic	2,000	7,410	0

Table 16 - Disproportionally Greater Need 80 - 100% AMI

Data 2015-2019 CHAS

Source:

*The four housing problems are:

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

Discussion

Using HUD's guidelines to determine if a racial or ethnic group has a disproportionately greater need:

White Population:

- In the 0%-30% of Area Median Income category, 78.4% of White households experience housing problems, which is slightly higher than the overall rate of 79.3% for the jurisdiction as a whole.
- In the 30%-50% of Area Median Income category, 77.8% of White households face housing problems, compared to the overall rate of 72.6% for the jurisdiction as a whole.
- These findings indicate that the White population has a significant proportion of households facing housing problems, particularly in the lower income categories.

Asian Population:

- In the 0%-30% of Area Median Income category, 76.7% of Asian households experience housing problems, which is lower than the overall rate of 79.3% for the jurisdiction as a whole.
- In the 30%-50% of Area Median Income category, 75% of Asian households face housing problems, which is also lower than the overall rate of 72.6% for the jurisdiction as a whole.
- These findings suggest that the Asian population has a slightly lower rate of housing problems compared to the overall population in Fort Worth. However, it's important to note that the Asian population represents a smaller percentage of the total population in the dataset, and therefore the sample size might have an impact on these results.

American Indian/Alaska Native Population:

- The data for the American Indian/Alaska Native population is limited, with a small number of households represented in each income category.
- In the 0%-30% of Area Median Income category, 82.4% of American Indian/Alaska Native households experience housing problems, which is higher than the overall rate of 79.3% for the jurisdiction as a whole.
- In the 30%-50% of Area Median Income category, 15% of American Indian/Alaska Native households face housing problems, while the overall rate for the jurisdiction as a whole is 72.6%.
- Due to the smaller sample size, it's important to interpret these numbers with caution, as they may not fully represent the housing needs and challenges of the American Indian/Alaska Native population in Fort Worth.

Pacific Islander Population:

- The data for the Pacific Islander population is incomplete, as there is no information provided regarding the housing problems faced by this group.
- Without specific data on housing problems, it is challenging to assess the needs and challenges of the Pacific Islander population within the context of housing.

Hispanic Population:

- In the 0%-30% of Area Median Income category, 79.7% of Hispanic households experience housing problems, which is slightly higher than the overall rate of 79.3% for the jurisdiction as a whole.
- In the 30%-50% of Area Median Income category, 64% of Hispanic households face housing problems, compared to the overall rate of 72.6% for the jurisdiction as a whole.

- These findings suggest that the Hispanic population, particularly in the 30%-50% income category, experiences a lower rate of housing problems compared to the overall population in Fort Worth.

Black/African American Population:

- In the 0%-30% of Area Median Income category, 78.8% of Black/African American households experience housing problems, which is slightly higher than the overall rate of 79.3% for the jurisdiction as a whole.
- In the 30%-50% of Area Median Income category, 77.7% of Black/African American households face housing problems, compared to the overall rate of 72.6% for the jurisdiction as a whole.
- In the 50%-80% of Area Median Income category, 43.1% of Black/African American households experience housing problems, whereas the overall rate for the jurisdiction is 44.4%.
- In the 80%-100% of Area Median Income category, 19.4% of Black/African American households still face housing problems, while the overall rate for the jurisdiction is 25%.
- Findings indicate that the Black/African American population in Fort Worth consistently experiences disproportionately higher rates of housing problems across various income categories compared to the overall population. This suggests a need for targeted interventions and support to address the housing disparities and challenges faced by this community.

Overall, the data indicates varying rates of housing problems among different racial and ethnic groups. While the Black/African American population consistently faces disproportionately higher rates of housing problems across income categories, the experiences of other groups, such as the White, Asian, American Indian/Alaska Native, and Hispanic populations, show some variations.

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

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

Introduction

Severe housing problems exacerbate the challenges faced by individuals and families in securing safe and stable housing. Evaluating the data on severe housing problems in Fort Worth, Texas, provides valuable insights into the extent and distribution of these issues among different racial and ethnic groups. By examining the prevalence of severe housing problems across various income categories, we can identify disparities and understand which groups experience disproportionately higher levels of these issues. Whether it is substandard living conditions, housing instability, or other significant challenges, recognizing these disparities allows for targeted interventions and policies to address the unique needs of specific racial and ethnic communities. Such efforts can contribute to fostering more equitable and inclusive housing opportunities within the jurisdiction.

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

0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	28120	15375	-
White	8415	4725	-
Black / African American	9455	5030	-
Asian	1010	640	-
American Indian, Alaska Native	140	30	-
Pacific Islander	0	0	-
Hispanic	8700	4805	-

Table 17 - Severe Housing Problems 0 - 30% AMI

Data 2015-2019 CHAS

Source:

*The four severe housing problems are:

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

30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	13,310	26,755	0

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
White	4,850	8,160	0
Black / African American	3,210	7,070	0
Asian	535	785	0
American Indian, Alaska Native	-	95	0
Pacific Islander	50	35	0
Hispanic	4,495	10,210	0

Table 18 - Severe Housing Problems 30 - 50% AMI

Data 2015-2019 CHAS

Source:

*The four severe housing problems are:

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

50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	6,810	45,990	0
White	2,360	16,455	0
Black / African American	940	10,000	0
Asian	350	1,615	0
American Indian, Alaska Native	40	25	0
Pacific Islander	-	145	0
Hispanic	3,060	17,210	0

Table 19 - Severe Housing Problems 50 - 80% AMI

Data 2015-2019 CHAS

Source:

*The four severe housing problems are:

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

80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,555	29,110	0
White	900	14,385	0
Black / African American	320	4,890	0
Asian	140	745	0
American Indian, Alaska Native	4	85	0
Pacific Islander	-	90	0
Hispanic	1,185	8,220	0

Table 20 - Severe Housing Problems 80 - 100% AMI

Data 2015-2019 CHAS

Source:

*The four severe housing problems are:

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

Discussion

Black/African American Population:

- In the 0%-30% of Area Median Income category, 65.3% of Black/African American households experience severe housing problems, which is higher than the overall rate of 64.7% for the jurisdiction as a whole.
- In the 30%-50% of Area Median Income category, 31.2% of Black/African American households face severe housing problems, compared to the overall rate of 31.6% for the jurisdiction as a whole.
- In the 50%-80% of Area Median Income category, 8.6% of Black/African American households experience severe housing problems, whereas the overall rate for the jurisdiction is 7.9%.
- In the 80%-100% of Area Median Income category, 6.1% of Black/African American households still face severe housing problems, while the overall rate for the jurisdiction is 8.1%.
- These findings suggest that the Black/African American population in Fort Worth has a higher proportion of households experiencing severe housing problems compared to the overall population in some income categories. This indicates a need for targeted support and interventions to address the specific challenges faced by this community in accessing safe and affordable housing.

For the other racial/ethnic groups (White, Asian, American Indian/Alaska Native, Pacific Islander), the rates of severe housing problems vary across income categories but generally align with or are slightly lower than the overall rates for the jurisdiction as a whole. It's worth noting that the Pacific Islander population has no available data for severe housing problems.

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

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

Introduction:

In assessing the housing landscape of Fort Worth, it is crucial to identify and understand disparities in housing cost burdens among different racial and ethnic groups. Housing cost burden refers to the proportion of a household's income that is allocated toward housing expenses, such as rent or mortgage payments. According to the available HUD data for Fort Worth, we can evaluate the prevalence of housing cost burdens across various income categories for different racial and ethnic groups. By examining the rates of the housing cost burden and comparing them to the overall rates for the jurisdiction as a whole, we can determine if any particular racial or ethnic group faces disproportionately greater need in terms of housing affordability. This analysis sheds light on potential disparities and can guide targeted efforts to address the unique challenges faced by these communities in accessing affordable housing.

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

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	200,495	51,940	40,120	0
White	101,835	21,635	15,095	0
Black / African American	33,310	15,095	12,180	0
Asian	7,865	1,680	1,445	0
American Indian, Alaska Native	600	59,695	180	0
Pacific Islander	90	33,310	50	0
Hispanic	53,775	12,690	10,575	0

Table 21 - Greater Need: Housing Cost Burdens AMI

Data 2015-2019 CHAS

Source:

Discussion:

Black/African American Population:

- In the <=30% of Area Median Income category, 65.5% of Black/African American households experience a housing cost burden, which is higher than the overall rate of 66.8% for the jurisdiction as a whole.

- In the 30%-50% of Area Median Income category, 61.1% of Black/African American households face a housing cost burden, compared to the overall rate of 61.2% for the jurisdiction as a whole.
- In the >50% of Area Median Income category, 70.9% of Black/African American households experience a housing cost burden, whereas the overall rate for the jurisdiction is 65.8%.

Other Racial/Ethnic Groups:

- For the other racial/ethnic groups (White, Asian, American Indian/Alaska Native, Pacific Islander, Hispanic), the rates of housing cost burden also vary across income categories but generally align with or are close to the overall rates for the jurisdiction as a whole.
- It's worth noting that the American Indian/Alaska Native population has a significantly higher rate of housing cost burden in the 30-50% of Area Median Income category, which might indicate specific challenges faced by this group in that income range.
- The Pacific Islander population also has a notably higher rate of housing cost burden in the <=30% of Area Median Income category.

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

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

The Black/African American population demonstrates a higher prevalence of housing cost burden in the income categories of <=30% and 30-50% of the Area Median Income. In both of these income categories, the percentage of Black/African American households experiencing housing cost burden exceeds the overall rates for those income categories

in the jurisdiction. This indicates a greater need and challenges faced by the Black/African American community in accessing affordable housing and highlights the significance of targeted interventions to address housing affordability and equity for this population.

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

The data focuses on housing problems, severe housing problems, and housing cost burden, which primarily highlight challenges related to affordability and quality of housing. While the data touches upon housing problems, it does not delve into the stability of housing situations. Factors such as evictions, frequent moves, or precarious living arrangements can impact households' overall stability and well-being.

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

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

NA-35 Public Housing - 91.205(b)

Introduction

The following tables provide an overview of the current status and key characteristics of various housing programs. According to the data from the PIH Information Center, the total number of units in use across different program types are as follows: Mod-Rehab (46 units), Public Housing (359 units), and Vouchers (4,834 units). Among the voucher category, there are specific subcategories such as Project-based, Tenant-based, Special Purpose Vouchers, Veterans Affairs Supportive Housing, Family Unification Program, and Disabled vouchers. The data also reveals important information about the residents, including their average annual income, average length of stay, average household size, and demographics such as race and ethnicity.

Totals in Use

Program Type									
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of unit's vouchers in use	0	46	359	4,834	2	4,774	308	37	0

Table 22 - Public Housing by Program Type

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

Data Source: PIC (PIH Information Center)

Characteristics of Residents

Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers				
				Total	Project - based	Tenant - based	Special Purpose Voucher	
							Veterans Affairs Supportive Housing	Family Unification Program
Average Annual Income	0	5,286	7,176	11,399	26,182	11,383	8,304	9,527
Average length of stay	0	1	3	5	0	5	0	4
Average Household size	0	1	2	2	4	2	1	4
# Homeless at admission	0	29	3	5	0	5	0	0
# of Elderly Program Participants (>62)	0	4	133	856	1	839	7	2
# of Disabled Families	0	30	205	1,471	0	1,372	59	10
# of Families requesting accessibility features	0	64	998	5,013	2	4,774	124	40

Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers				
				Total	Project - based	Tenant - based	Special Purpose Voucher	
							Veterans Affairs Supportive Housing	Family Unification Program
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

Table 23 - Characteristics of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Race of Residents

Program Type									
Race	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	34	269	1,291	1	1,201	50	17	3

Program Type									
Race	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Black/African American	0	30	713	3,678	1	3,529	74	23	2
Asian	0	0	13	32	0	32	0	0	0
American Indian/Alaska Native	0	0	1	9	0	9	0	0	0
Pacific Islander	0	0	2	3	0	3	0	0	0
Other	0	0	0	0	0	0	0	0	0
*Includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 24 - Race of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Ethnicity of Residents

Program Type									
Ethnicity	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project based	Tenant based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	6	163	471	1	451	3	3	0
Not Hispanic	0	58	835	4,542	1	4,323	121	37	5
*Includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 25 - Ethnicity of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

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

Out of the 6,119 families on the Fort Worth Housing Solutions waiting list, 1,499 (approximately 28%) are elderly and disabled households. These individuals and families have specific needs related to aging and disabilities. Their presence on the waiting list highlights the demand for accessible and supportive housing options in Fort Worth. Ensuring adequate resources and accommodations for this subgroup is crucial for meeting their housing needs.

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

Analyzing the characteristics of households on the waiting list shows needs in 4 major categories.

- **Affordable Housing for Extremely and Very Low-Income Individuals:** The majority of residents, 78.17% (4,835), fall into the extremely low-income category, and 17.29% (985) are classified as very low-income. Meeting the demand for affordable housing options for these income ranges is critical to address their immediate needs.
- **Addressing Racial Disparities:** The data highlights that a significant proportion of residents, 82.32% (5,206), are African American. Ensuring fair and equitable access to housing resources and opportunities is necessary to address racial disparities and promote inclusivity.
- **Supporting Disabled Individuals:** Within the population, 24.28% (1,357) are disabled. Immediate attention should be given to providing accessible housing units and supportive services to accommodate their specific needs and enhance their quality of life.
- **Catering to Families with Children:** Families with children comprise 52.72% (3,393) of the residents. Their immediate needs include access to safe, affordable, and

stable housing, as well as support services to promote the well-being and development of their children.

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

The households on the waitlist for public housing and HCVs primarily consist of low-income individuals and families, with a significant proportion falling into the extremely low-income category. The indication is that there is a substantial demand for affordable housing among this particular group. The [2022 Comprehensive Plan](#) implemented five strategies to address the housing needs of Fort Worth, residents that would also address the needs of residents of Public Housing and Housing Choice voucher holders.

The 5 Strategies:

- Housing Development (Affordable and Market Rate Housing)
- Housing Preservation
- Increase Homeownership
- Housing Needs of Low-Income Households and Vulnerable Residents
- Fair Housing

Discussion

This section is optional and was left blank intentionally.

NA-40 Homeless Needs Assessment - 91.205(c)

Introduction:

There were 2,723 people experiencing homelessness in Tarrant and Parker counties, according to the Point in Time Count. Of these, 2,287 were in Fort Worth, making up 84% of the total count. The COVID-19 pandemic had a significant impact on the Point-in-Time (PIT) count, leading to potential undercounts and challenges in accurately assessing the homeless population due to limitations in conducting in-person surveys and outreach efforts. Overall, homelessness has increased in Fort Worth since 2018, when the homeless count is 2,015.

The majority of the homeless population is comprised of African Americans, accounting for approximately 46% of the total homeless population. White individuals make up around 49% of the homeless population, while Asian, American Indian, Alaska Native, Native Hawaiian, or Other Pacific Islander, and individuals of multiple races represent smaller proportions. The report also indicates various subpopulations with specific needs, including those facing chronic mental illness, substance abuse challenges, veterans, victims of domestic violence, and unaccompanied youth.

In Fort Worth, the data shows that there was a total of 1,047 individuals staying in emergency shelters. Of this population, 564 individuals identified as Black or African American, comprising approximately 54% of the sheltered population. White individuals accounted for 416 individuals, making up around 40% of the sheltered population. The remaining sheltered population included individuals from Asian, American Indian, Alaska Native, Native Hawaiian, or Other Pacific Islander, and multiple racial backgrounds.

Homeless Needs Assessment

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

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Unaccompanied Child	26	29	306	168	270	36
Persons with HIV	0	0	229	220	75	120

Table 26 - Homeless Needs Assessment

Data Source

Comments:

January 25, 2022, Point in Time Count sponsored by Tarrant County Homeless Coalition and the local Continuum of Care.

Indicate if the homeless population is: Has No Rural Homeless:

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

In 2022, 7,173 households experienced homelessness in Tarrant and Parker Counties. Of those, 5,411 households are either experiencing homelessness for the first time or are reentering the system of care after previous stabilization. The

average length of time homeless was 204 days or seven months. Throughout the Continuum of the Care System, there was a 13% rate of return to homelessness within two years. People in families are likely to have the shortest time homeless, as the Continuum of Care's Coordinated Entry system has made this a priority population for placement in housing. Veterans may also have shorter stays due to the availability of more housing resources. The number of Veterans served was 490, of which 20% returned to homelessness in 2 years. Chronically homeless persons are likely to have longer time periods in homelessness due to shortages of Permanent Supportive Housing units that match housing assistance with direct case management services.

Nature and Extent of Homelessness: (Optional)

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

Data Source

Comments:

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

The 2022 Point in Time count of Fort Worth and Tarrant County's homeless population revealed some significant findings regarding households with children. Out of the 120 identified homeless households, none were found to be living in unsheltered conditions. Instead, the majority, totaling 115 households, were staying in emergency shelters, while the remaining 15 were residing in transitional housing.

It is noteworthy that the majority of these households are classified as non-chronic, implying that they are facing temporary homelessness and require rapid rehousing assistance to regain stable housing. However, there were five households identified as chronically homeless, indicating a more persistent homelessness situation.

Furthermore, the most recent Annual Homeless Assessment Report (AHAR) unveiled that veterans represent 2% of the individuals in families seeking shelter in emergency shelters.

This highlights the presence of veterans within the homeless population and the need for targeted support and resources to address their unique circumstances. These findings from the Point in Time count and AHAR report provide valuable insights into the challenges faced by households with children experiencing homelessness in Fort Worth and Tarrant County. They underscore the importance of implementing effective strategies to provide both immediate shelter and long-term solutions to address homelessness in the region.

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

African Americans make up only 18% of the City of Fort Worth population, but 46% of persons in the homeless population are Black, and 73% of homeless persons in families are Black. Though Hispanics comprise 35% of the City of Fort Worth population, only 11% of the overall homeless population is Hispanic.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

Unsheltered homeless people are people who live on the streets, in cars, or in abandoned buildings or other places not meant for human habitation. The 2023 State of the Homeless report from the Tarrant County Homeless Coalition reported a total of 1,088 unsheltered homeless persons in Fort Worth. In contrast, there were 1,630 homeless persons sheltered (i.e., persons in emergency shelters and transitional housing). Therefore approximately 27% of all homeless people live in Fort Worth. The COVID-19 pandemic likely influenced the accuracy and reliability of the 2020 and 2021 Point in Time count for the unsheltered population in Fort Worth due to potential challenges in conducting comprehensive outreach and data collection during the public health crisis.

Discussion:

This section is optional and was left blank intentionally.

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

Introduction:

The non-homeless special needs population includes people living with HIV/AIDS. In 2022, there were 6,208 people living with HIV in the city. Stable housing is critical for HIV-positive people to maintain their health. Nevertheless, as many as 9,200 of 22,000 persons living with HIV/AIDS in the EMSA (almost 42 percent) have an unmet housing need. This is based on data derived from the local Ryan White Needs Assessment and shows that this population is at risk of losing housing.

HOPWA

Current HOPWA formula use:	
Cumulative cases of AIDS reported	1,189,700
Area incidence of AIDS	0
Rate per population	358 per 100,000
Number of new cases prior year (3 years of data)	30,635
Rate per population (3 years of data)	100,000 people: 18.2
Current HIV surveillance data:	
Number of Persons living with HIV (PLWH)	6,208
Area Prevalence (PLWH per population)	0
Number of new HIV cases reported last year	292

Table 27 - HOPWA Data

Data Source
Comments:

HIV Housing Need (HOPWA Grantees Only)

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

Table 28 - HIV Housing Need

Data HOPWA CAPER and HOPWA Beneficiary Verification Worksheet
Source:

Describe the characteristics of special needs populations in your community:

- Elderly and Frail Elderly and Persons with Disabilities:** The disability rate in Fort Worth is 9.7% (87,200) of the total population—the disability rate increases with age. For instance, the age group of 65 years and over has a significantly higher disability rate of 25.3% (14,073) to 50.1% (16,201) compared to other age groups. The ambulatory difficulty rate among the population is 5.2%, which is relatively higher than other disability types. The highest ambulatory difficulty rate is observed among the population aged 75 years and over, at 35.7%. The population aged 65 years and over also experiences a significantly high ambulatory difficulty rate of 23.8%.
- Persons with Alcohol or Other Drug Additions:** Assumes that the percentage of people with substance use disorders remains consistent with national data. It is estimated that approximately 149,900 people (or 16.5 percent) aged 12 or older in Fort Worth had a substance use disorder (SUD) in the past year. Out of these individuals, around 95,040 had an alcohol use disorder, 77,760 had a drug use disorder, and 23,050 people experienced both an alcohol use disorder and a drug use disorder. These numbers provide insight into the prevalence of substance abuse within the population of Fort Worth.

- **Persons Affected by HIV/AIDs:** The city reported a total of 6,455 prevalence cases, with a prevalence rate of 437 per 100,000 population. The prevalence was higher among males (76.4%) compared to females (23.6%), while the Black population had the highest prevalence (44.3%), followed by Hispanic (23.8%) and white (25.8%) populations. In terms of new diagnoses, there were 287 cases, with a higher proportion among males (84%) compared to females (16%). The age group with the highest new diagnoses was 13-24 years old (50.2%). Late diagnoses were prevalent in 49 cases, with a higher percentage among males. Linkage to care and receipt of care percentages were relatively high, indicating improved access to healthcare services.
- **Victims of Domestic Violence:** Fort Worth Police Department 2022 Crime Report shows The Domestic Violence Unit investigated 7,226 incidents of domestic violence. According to the PIT count, there were 171 victims of domestic violence.

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

Housing services for elderly and disabled persons were referenced in the AARP Age-Friendly report as follows: Streamline, expand, and promote programs that support affordable housing and aging in place. Improve awareness of and access to home modification programs for mobility limitations and streamline processes for residents in urgent need.

Persons with Alcohol or Other Drug Addictions: individuals with alcohol or other drug addictions have specific housing and supportive service needs, including detoxification programs, counseling, therapy, medical assistance, skill development, and job placement.

Victims of Domestic Violence: Specialized shelters that specifically cater to survivors of domestic violence receive referrals to address their unique needs. These shelters go beyond providing basic necessities like shelter, food, and clothing. They also offer essential services such as counseling, legal support, and case management to ensure comprehensive care for survivors and their children.

Persons with HIV/AIDS require safe and stable housing options to ensure a supportive environment for their health and well-being. Access to affordable housing, including subsidized housing programs, can help individuals maintain stable housing despite financial challenges.

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

Persons Affected by HIV/AIDs: The city reported a total of 6,455 prevalence cases, with a prevalence rate of 437 per 100,000 population. The prevalence was higher among males (76.4%) compared to females (23.6%), while the Black population had the highest prevalence (44.3%), followed by Hispanic (23.8%) and white (25.8%) populations. In terms of new diagnoses, there were 287 cases, with a higher proportion among males (84%) compared to females (16%). The age group with the highest new diagnoses was 13-24 years old (50.2%). Late diagnoses were prevalent in 49 cases, with a higher percentage among males. Linkage to care and receipt of care percentages were relatively high, indicating improved access to healthcare services.

Discussion:

Non-homeless special needs populations in Fort Worth face several challenges related to housing choice and affordability. These challenges can significantly impact their ability to secure safe and suitable housing. There is a shortage of housing options that cater to the needs of non-homeless special needs populations in Fort Worth; for example, In Fort Worth, as of 2021, a larger share of senior renter households is burdened (66.0%) than are renter households citywide (50.0%). The supply of affordable and

accessible housing units, such as those with modifications for individuals with disabilities or supportive services for those with mental health conditions, may be insufficient to meet the demand.

People with HIV/AIDS often face discrimination and stigma when seeking housing. Property owners may be reluctant to rent to individuals with disabilities or special needs due to misconceptions or concerns about potential accommodations or additional support needed.

Non-homeless special needs populations in Fort Worth may be at risk of homelessness due to lengthy waiting lists for subsidized housing programs or other supportive housing initiatives. Out of the 6,119 families on the Fort Worth Housing Solutions waiting list, 1,499 (approximately 28%) are elderly and disabled households. The demand often exceeds the supply, resulting in extended uncertainty and instability as individuals wait for suitable housing opportunities.

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

Describe the jurisdiction's need for Public Facilities:

The City of Fort Worth assesses the need for public facilities and improvements through its Capital Improvement Planning (CIP) process. Fort Worth's 5-Year Capital Improvement Plan is a detailed roadmap that outlines the city's major projects and investments over the next five years. It focuses on improving infrastructure like roads, water systems, and public facilities, aiming to enhance the city's services and quality of life for its residents. The current CIP Plan is available here: [2021- 2025 5-Year Capital Improvement Plan](#).

The Fort Worth 2021 - 2025 5-Year Capital Improvement Plan focuses on key priorities based on total funding amounts:

1. Water Project - \$647,602,185: The city emphasizes water-related projects, including wastewater management and infrastructure improvements.

2. Wastewater - \$239,920,350: Provide service for future growth in the area. Utility staff regularly contact the development community to monitor upcoming needs and priorities.
3. Transportation - \$177,309,898: The funds are allocated to enhancing and maintaining transportation infrastructure, such as roads and bridges.
4. Capital Outlay (General Plan) - \$130,715,883: These funds are used to support the development, maintenance, and enhancement of the city's physical assets and facilities.
5. Aviation Plan - \$85,669,646: underscores investments in aviation facilities and services, benefiting airports like Alliance, Meacham, and Spinks.

Transportation, Stormwater, and Utility Improvements needs were identified and addressed in the Stop Six Choice Neighborhood Plan. CDBG and HOME funds were leveraged with local tax dollars toward upgrading the water and sewer infrastructure to service new housing starts.

How were these needs determined?

In the City of Fort Worth, the capital improvement planning process is a continuous endeavor to effectively address the city's infrastructure needs. This process involves several steps to ensure comprehensive planning and resource allocation.

Firstly, the city gathers information and conducts assessments through various planning documents, such as master plans, facility assessments, and comprehensive studies. These documents help identify the existing conditions, deficiencies, and future requirements of the city's capital assets and infrastructure.

Additionally, the city actively seeks public input and engagement to gather valuable insights and perspectives from residents, businesses, and community stakeholders. This collaborative approach ensures that the capital improvement plan aligns with the needs and priorities of the local community.

To estimate the financial requirements, the city utilizes a combination of data-driven analysis and past experiences with similar projects. By considering factors like construction costs, materials, labor, and project timelines, the city develops accurate cost estimates for the identified capital needs.

Furthermore, the city recognizes the importance of sustainable financial planning by evaluating the ongoing operational costs associated with the new assets. This includes considerations for maintenance, utilities, staffing, and other necessary expenses to ensure the city can adequately fund and sustain the operations of the newly implemented assets.

Once the capital needs and associated costs are determined, the city's financial experts and planners work to identify appropriate funding sources. This may include a combination of revenue streams such as local taxes, grants, bonds, public-private partnerships, or other funding mechanisms. The goal is to create a balanced and realistic funding plan that maximizes the available resources while meeting the critical infrastructure needs of the city.

By following this comprehensive capital improvement planning process, the City of Fort Worth ensures efficient utilization of resources, prioritizes community needs, and strategically invests in the long-term development and sustainability of its infrastructure.

Describe the jurisdiction's need for Public Improvements:

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

How were these needs determined?

See the above-described process.

Describe the jurisdiction's need for Public Services:

Fort Worth's Economic Development Strategic Plan 2022-2026 Plan selected Human Capital Investments as one of its three initiatives to address the convergence of three major factors. 1. Economic disruptions and trends accelerated by COVID-19; 2. New opportunities for real estate development and business growth in Fort Worth; and 3. Ongoing workforce challenges, including social inequities, are further exacerbated by the pandemic. As a result, the city has an increased need for workforce development services which the plan identifies as:

- Work with education and training partners to create a curriculum (degree, certificate, and industry credential training programs) centered around in-demand occupations and priority skills.
- Support existing programs that work to overcome barriers to employment, including transportation and childcare access.

The increasing percentage of Seniors aged 65-74 and the relatively stable but still substantial numbers in the 75-84 age group underscore the need for housing services that cater to the unique requirements of older adults. Aging-in-place services encompass a range of supports, including home modifications, healthcare coordination, transportation assistance, and social engagement programs. Housing services for elderly and disabled persons were referenced in the AARP Age-Friendly report as follows:

- Streamline, expand, and promote programs that support affordable housing and aging in place.
 - Improve awareness of and access to home modification programs for mobility limitations and streamline processes for residents in urgent need.

How were these needs determined?

These public service needs were determined through a comprehensive process involving the City Council's adoption of the Age Friendly plan for elderly services and the City's

adoption of an Economic Development Strategic Plan. These strategic initiatives enabled the identification of specific needs and priorities, ensuring that Fort Worth's public services are responsive to the changing requirements of its aging population and supporting the city's overall economic growth and development.

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

Fort Worth's population has grown by 29% in the past 11 years, from 705,349 in 2010 to the most recent Census estimate of 908,469. The rapid increase in population has caused significant changes in the local housing market. The median household income in the city is \$67,927. To estimate how much a family could afford to spend on a single-family house in Fort Worth, we can use the general rule of thumb that suggests spending 2.5 to 3 times the annual household income on a home which ranges from \$169,817.50 ($2.5 * \$67,927$) and \$203,781 ($3 * \$67,927$). The median sales price of homes in Fort Worth has seen a steady increase from \$185,000 in 2016 to \$295,000 in 2021, reflecting the overall appreciation in the housing market. In 2016, the median rent in Fort Worth was \$1,016; by 2021, the median rent increased to \$1,270. Fort Worth had a total of 347,206 housing units in 2021. The majority of these units were built between 2000 and 2019, accounting for approximately 36.1% of the total units. The data shows that there is a mix of housing units from different time periods, with older units built in the mid-20th century and newer units built in the 21st century.

The Balance Housing Model

The Balanced Housing Model, through a mathematical approach, determines the number of housing units needed by the projected growth of households at each income level. Assumptions about the future are usually based on examining past trends, as well as judgments about how the future is likely to deviate from these trends as a result of social and economic factors, the age and composition of the housing stock, expected immigration, and expected changes in the size and age distribution of the adult population. Although several intermediate calculations are performed, The Balanced Housing Model's housing projection can be summed up as follows:

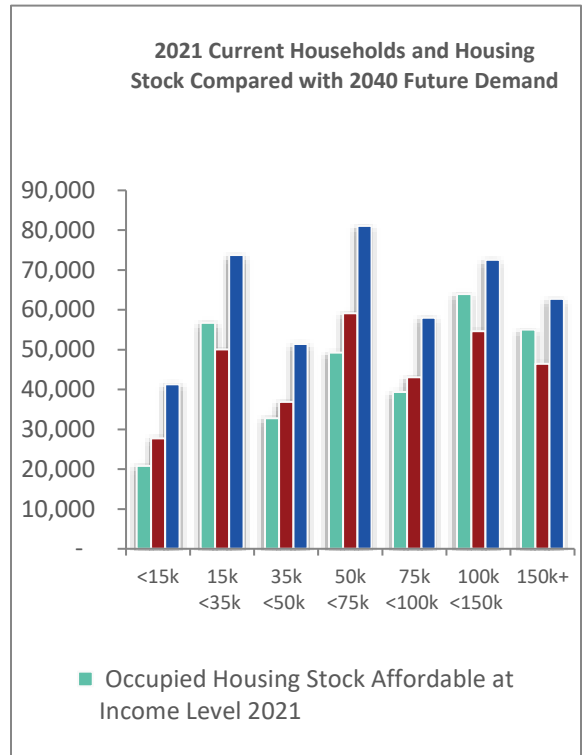
- 1. Establish the forecasted number of housing units needed by 2040 using the Census Data, Population Projections, and Key Indicators.*
- 2. Subtract the County's existing number of housing units from the county's 2040 projected housing units.*

Fort Worth had a population of 908,469 in 2021, with 317,872 households. By 2040, the projected population is estimated to reach 1,045,164, with projected households totaling 440,935. These projections indicate significant growth and growing demand for housing.

Renter Housing Demand: The number of renter households is projected to increase from 137,625 to 208,735 by 2040. This indicates a significant demand for rental housing; an additional 81,412 rental units will be needed by 2040. On an annual basis, this translates to a requirement of approximately 4,285 new rental units.

Owner Housing Demand: The number of owner households is projected to increase from 180,247 to 252,244 by 2040. This indicates a demand for ownership housing, with an additional 84,446 owner units needed by 2040.

On an annual basis, this translates to a requirement of approximately 4,445 new owner units.



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

Introduction

Most residential properties, comprising 66% of the total, comprise 1-unit detached structures, with approximately 227,635 units. This indicates a prevalence of standalone homes in the housing market. Additionally, 11% of the properties are larger buildings with 20 or more units, comprising 39,110 units.

In terms of unit sizes, 84% of owner-occupied units consist of 3 or more bedrooms, highlighting a preference for spacious homes among homeowners. Conversely, the 110,177 rental units are distributed more evenly across different sizes. Notably, 36% of

rental units are 2-bedroom properties, closely followed by 1-bedroom units at 31%. This suggests a higher demand for smaller rental units.

Moreover, the data indicates that 2-4-unit properties account for 5% of the total, while 5-19-unit properties represent 13%. These findings suggest the presence of medium-sized multifamily dwellings in the housing market, catering to a diverse range of households.

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	227,635	66%
1-unit, attached structure	10,626	3%
2-4 units	17,941	5%
5-19 units	45,661	13%
20 or more units	39,110	11%
Mobile Home, boat, RV, van, etc.	6,233	2%
<i>Total</i>	<i>347,206</i>	<i>100%</i>

Table 29 - Residential Properties by Unit Number

Data 2017-2021ACS

Source:

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	682	0%	2,914	3%
1 bedroom	2,070	1%	34,590	31%
2 bedrooms	22,498	15%	39,568	36%
3 or more bedrooms	129,747	84%	33,105	30%

	Owners		Renters	
	Number	%	Number	%
<i>Total</i>	<i>154,997</i>	<i>100%</i>	<i>110,177</i>	<i>100%</i>

Table 30 - Unit Size by Tenure

Data 2017-2021ACS
 Source:

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

HUD's multi-family mortgage programs, special needs housing programs, and the state-administered Housing Tax Credit program are the primary sources of federal and state housing assistance. The Housing Tax Credit Program, as per TDHCA data, has led to the development of 16,308 affordable rental housing units. These units must be rented to households with incomes at or below 60% of the area median income, which currently amounts to \$57,420 for a family of four. Out of these Tax Credit units, 2,443 are designed to be accessible for the elderly or individuals with disabilities.

According to data from HUD's Resident Characteristics Report, there are a total of 5,332 federal publicly assisted units, which include rental assistance through the Housing Choice Voucher program and Public Housing.

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

By 2025, the affordability restrictions on 4,818 units are scheduled to expire, with an additional 2,072 units following suit by 2030. It is worth noting that while some of these units may no longer fall under subsidized housing, certain owners have the option to renew their rent subsidy contracts or utilize new federal subsidies to ensure these properties remain within the subsidized inventory.

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

Since 2010, Fort Worth has experienced significant growth in both population and housing units. The total number of housing units has increased from 282,500 in 2010 to 347,206 in 2021, representing a growth of 23%. In comparison, the population has grown from 705,349 in 2010 to 908,469 in 2021, reflecting a higher growth rate of 29%. In 2010, the vacancy rate was 10.9%, which decreased to 8.4% in 2021, indicating a 23% reduction in vacancy.

Additionally, the declining vacancy rate indicates that the demand for housing has increased, potentially contributing to a tightening housing market. A lower vacancy rate suggests that housing availability might be limited, which could have implications for housing affordability and accessibility.

Describe the need for specific types of housing:

According to 2021 ACS Data, approximately 48% of the rental housing in Fort Worth falls under the category of affordable, where the housing costs are below 30% of the household's income. Around 28% of the rental housing in Fort Worth is classified as unaffordable, with housing costs exceeding 30% of the household's income. Approximately 24% of the rental housing in Fort Worth is categorized as severely unaffordable, with housing costs surpassing 50% of the household's income.

Comparing small units and one- to two-person households in 2021, there were 47,040 studio or 1-bedroom units (34.2% of all rented units) and 178,168 one-and two-person households in Fort Worth (56.1% of all households), many of which are disabled or elderly. Persons with disabilities often have difficulty locating a wide choice of accessible units.

Discussion

Based on the data provided by the Texas Demographic Center and the Balanced Housing Model, Fort Worth is projected to experience significant growth in both population and households by the year 2040. In 2021, the population stood at 908,469, and it is expected to reach 1,045,164 by 2040. Correspondingly, the number of households is projected to increase from 317,872 in 2021 to 440,935 by 2040. To accommodate this growth, there will be a need for additional housing units in Fort Worth. The projections indicate that by 2040, 81,412 rental housing units will be required to meet the demand of the growing population. In terms of owner housing, an estimated 84,446 additional units will be needed to accommodate the increasing number of households.

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

Introduction

Though HUD's data for 2013 indicates median rents were in the range of \$700, more recent data from MPF Research indicates that rents in Fort Worth now average \$1,000. Likewise, home prices have escalated since 2013, with the median home price near \$195,000 in 2016 and the average home price at \$240,000. Rent limits for HUD's housing programs reflect this change as well, with FMRs for 2023 at \$838, \$1,054, and \$1,452 for one-, two-, and three-bedroom apartments, respectively (an average 8.5% increase). Since HUD rental assistance programs are set to be at the 40th percentile of the private market range, this indicates that the overall housing market has become significantly more expensive in the past five years.

Cost of Housing

	Base Year: 2010	Most Recent Year: 2021	% Change
Median Home Value	120,300	212,300	76%

	Base Year: 2010	Most Recent Year: 2021	% Change
Median Contract Rent	619	998	61%

Table 31 - Cost of Housing

Data Source: 2000 Census (Base Year), 2017-2021ACS (Most Recent Year)

Rent Paid	Number	%
Less than \$500	5,002	4%
\$500-999	38,060	28%
\$1,000-1,499	54,403	41%
\$1,500-1,999	25,787	19%
\$2,000 or more	10,992	8%
<i>Total</i>	134,244	100%

Table 32 - Rent Paid

Data 2017-2021ACS
Source:

Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	5,745	No Data
50% HAMFI	26,855	19,310
80% HAMFI	74,155	45,315
100% HAMFI	No Data	62,420
<i>Total</i>	<i>106,755</i>	<i>127,045</i>

Table 33 - Housing Affordability

Data 2015-2019 CHAS
Source:

Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	\$670	\$718	\$862	\$995	\$1,111
High HOME Rent	\$1,069	\$1,146	\$1,377	\$1,582	\$1,745
Low HOME Rent	\$837	\$897	\$1,077	\$1,244	\$1,388

Table 34 - Monthly Rent

Data HUD FMR and HOME Rents

Source:

Is there sufficient housing for households at all income levels?

Using The Balanced Housing Model to determine whether there is sufficient housing for households at all income levels, we can compare the actual households at each income level with the estimated rent-occupied housing units affordable at each income level. The number of occupied housing units affordable (6,491) is lower than the actual households (20,144) at this income level, indicating a shortage of housing units affordable for households earning less than \$15,000. The number of occupied housing units affordable (14,830) is slightly lower than the actual households (33,093) in the income range of \$15,000 to \$35,000, showing a moderate shortage of affordable housing for households within this income bracket.

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

From 2010 to 2021, Fort Worth experienced a population increase of 29%, outpacing the growth in the total number of housing units, which rose by 20.5%. Concurrently, the city saw a substantial rise in job opportunities, with the number of jobs increasing by

32.5% over a comparable period. When demand for housing exceeds supply, it can lead to increased competition and higher prices, impacting affordability.

The significant increase of 32.5% in job opportunities indicates a positive economic trend. Job growth can stimulate demand for housing, potentially putting upward pressure on home values and rents, thereby affecting affordability. However, if the growth in housing units lags behind population and job growth, it can further exacerbate affordability challenges. Insufficient housing supply may result in increased competition among potential buyers or renters, which may increase prices or rents.

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

While changes in home values and rents are essential considerations for housing affordability, other factors such as household income, interest rates, and overall cost of living also contribute to the overall affordability picture.

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

The median rent in Fort Worth is \$1,270 per month. In comparison, the Fair Market Rent for various unit sizes is Efficiency (no bedroom): \$670, 1 Bedroom: \$718, 2 Bedroom: \$862, 3 Bedroom: \$995, and 4 Bedroom: \$1,111. It becomes increasingly challenging for the city to create or maintain affordable housing when a considerable portion of the rental market is priced beyond what is affordable for many residents.

Discussion

This section is optional and was left blank intentionally.

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

Introduction

This section will describe the condition of housing in the Fort Worth housing market. There are 97,178 households (or 36% of all households) in Fort Worth that experience housing problems. The four conditions of housing problems include lack of complete kitchen facilities, lack of complete plumbing facilities, more than one person per room, and cost burden (paying more than 30% of household income on housing expenses).

Within Fort Worth, approximately 5.7% of the housing units were built before 1940, indicating a portion of the housing stock with considerable age. Additionally, 22.7% of the housing units were constructed between 1940 and 1969, representing a significant share of homes from that era. More recently, approximately 36.4% of the housing units in Fort Worth have been built since the year 2000, indicating a relatively higher proportion of newer housing. When compared to the national data, Fort Worth has a smaller percentage of housing units built before 1940 (12.3% nationally) and between 1940 and 1969 (25.1% nationally). However, Fort Worth does have a higher proportion of housing units built since 2000 (36.4% in Fort Worth compared to 21.0% nationally). The median year of construction for housing units is 1990, which is slightly earlier than the national median of 1979.

The Tarrant County Hazard Mitigation Action Plan (July 2020) identified the following potential natural hazards existing in Fort Worth: 1. Thunderstorms (includes hail, wind, lightning) 2. Flooding 3. Winter Storms 4. Tornado 5. Wildfire 6. Extreme Heat 7. Drought 8. Expansive Soils 9. Earthquake

Definitions

For the purposes of this Consolidated Plan, the City defines "standard condition" housing units as those that meet applicable federal standards and local building codes. The City defines a housing unit in "substandard condition but suitable for rehabilitation" as any building that does not meet applicable federal standards and/or local building codes but

does not endanger the life, health, and safety of the public and can still be repaired for a reasonable amount. "Reasonable amount" is a cost that does not exceed 75% or \$45,000, whichever is less, of the estimated post-rehabilitation value of the housing unit.

Condition of Units

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

Table 35 - Condition of Units

Data 2017-2021ACS

Source:

Year Unit Built

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

Table 36 - Year Unit Built

Data 2015-2019 CHAS

Source:

Risk of Lead-Based Paint Hazard

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

Table 37 - Risk of Lead-Based Paint

Data 2017-2021ACS (Total Units) 2015-2019 CHAS (Units with Children present)
 Source:

Vacant Units

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

Table 38 - Vacant Units

Data 2010-2009 CHAS
 Source:

Need for Owner and Rental Rehabilitation

Fort Worth has a significant portion of older housing units, as indicated by the median year of construction being 1990. Many of these homes may require rehabilitation or renovation to address aging infrastructure, outdated systems, and general wear and tear. Rehabilitation programs can help improve the quality and functionality of these homes. Fort Worth takes pride in its historic neighborhoods and buildings. Preserving and rehabilitating historic properties is essential to maintain the city's cultural heritage and

architectural character. Owner and rental rehabilitation programs can support the restoration and preservation of these historically significant structures.

Some neighborhoods in Fort Worth may experience disinvestment or blight due to neglect or economic challenges. Rehabilitating owner-occupied and rental properties can contribute to revitalizing these communities, improving the overall living conditions, and fostering community pride. An example of this is The Stop Six Choice Neighborhood Initiative, which is a community-driven revitalization effort aimed at improving the quality of life and promoting economic development in the Stop Six neighborhood, which is located in southeast Fort Worth.

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

In Fort Worth, 38% of the city's housing units were built before 1979, and 6.0% were built before 1940. Using 2021 ACS Data, there could be as many as 131,281 housing units that may have some interior or exterior lead paint present.

Discussion

This section is optional and was left blank intentionally.

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

Introduction

Fort Worth Housing Solutions (FWHS), the Housing Authority of the City of Fort Worth, is the local public housing agency. The agency was established by the City of Fort Worth in 1938 to provide decent, safe housing for low- to moderate-income residents. In 2022, the FWHS portfolio includes 49 properties with 8,675 units, 85 percent of which are offered at reduced rents to eligible individuals. The agency manages Housing Choice Vouchers and other rental assistance programs that help families and individuals cover housing costs. FWHS owns 889 public housing units that have been converted through the Rental Assistance Demonstration (RAD) program. As a result of the \$35 million Choice Neighborhood grant, FWHS has completed the construction of 1,042 units in the Historic Stop-Six neighborhood.

- Cowan Place Senior Living (Phase I)
- Hughes House I (Phase 2)
- Hughes House II (Phase 3 & 4)
- Phase 5 (Ramey Site)
- Phase 6 (Miller/Rosedale)

The table displays the total number of units across different program types, including Certificate, Mod-Rehab, Public Housing, Vouchers, Special Purpose Vouchers, Veterans Affairs Supportive Housing, Family Unification Program, and Disabled units. The Mod-Rehab program offers 70 units, while the Public Housing program provides 195 units. The Housing Choice Vouchers program is the most extensive, with a total of 5,883 units available, categorized into project-based and tenant-based vouchers.

Totals Number of Units

Program Type									
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project based	Tenant-based.	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available	0	70	195	5,883	0	5,883	387	102	510
# of accessible units									
*Includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 39 - Total Number of Units by Program Type

Data PIC (PIH Information Center)

Source:

Describe the supply of public housing developments:

Fort Worth Housing Solutions owns and operates eight public housing scattered site duplexes that are located throughout the city of Fort Worth. These duplexes have 2- and 3-bedroom units with a single-car garage.

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

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

Public Housing Condition

Public Housing Development	Average Inspection Score
Butler Place	84
Sycamore Center Villas	79

Table 40 - Public Housing Condition

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

Currently, the city is implementing The Stop Six Choice Neighborhood Initiative, which aims to transform the Stop Six neighborhood and its public housing developments. Restoration and revitalization efforts within this initiative encompass a wide range of needs, including structural repairs, interior renovations, accessibility modifications, and energy efficiency upgrades. Additionally, creating attractive community spaces, promoting economic opportunities, and providing social services can contribute to a comprehensive revitalization strategy for the neighborhood and its public housing developments.

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

According to Fort Worth Housing Solutions' 5-Year PHA Plan, the following initiatives are in progress and correspond the "Goal 2 Provide a Foundation for improving lives."

- Administering grant funding that provides emergency rental assistance to individuals/families that may become homeless.
- Administering grant funding for emergency housing vouchers that provide rental assistance for individuals that are chronically homeless.
- Administering grant funding to provide rapid rehousing rental assistance for individuals that are or may become homeless.
- Partnering with local service providers to provide resources to residents.
- Partnering with Philanthropic foundations to receive funding to provide resources to residents.

Discussion:

This section is optional and was left blank intentionally.

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

Introduction

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

Facilities and Housing Targeted to Homeless Households

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

Table 41 - Facilities and Housing Targeted to Homeless Households

Data Source

Comments:

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

- Several area mainstream service providers have homeless-specific programs: JPS Health Systems, the public hospital system in Tarrant County, opened a new clinic on the same site as True Worth Place, Fort Worth's Day shelter/central resource facility. This unique, well-equipped clinic is specifically designed to serve those experiencing homelessness. There is a dentist's office onsite, as well as other medical professionals. Clients can also connect to JPS Connection, the discount clinic program. My Health, My Resources (MHMR) is the largest provider of mental health services in Tarrant County. MHMR is extremely connected to the homeless system. They provide case management for permanent supportive housing clients as well as mental health services. MHMR also has a street outreach team, PATH, which addresses immediate mental health crises and connects people to mainstream services at MHMR. JPS Health Systems also provides some mental health care in a hospital setting. There is a bond proposal to expand JPS to include a 298-bed mental health facility. Goodwill of Fort Worth has developed a specific program for clients experiencing homelessness, the Goodwill Works program. This is one of several organizations offering employment training opportunities for clients to obtain employment and exit homelessness. By providing comprehensive and person-centered assessment, job readiness training, and employment services to each participant, Goodwill Fort Worth assists unemployed and homeless, or at risk of becoming homeless, Texans to overcome the need for public benefits and join the workforce. Goodwill Works serves homeless individuals through five job center locations and two mobile crews that serve clients at local shelters, unsheltered people, and those re-entering society through transitional centers in Tarrant, Parker, and Denton counties. The LegUp Program strives to achieve its goal daily by assisting those at risk for and experiencing

homelessness by helping them navigate and leverage their network of coordinated services, including Housing Readiness & Assistance, Employment Readiness & Assistance, Life Skills Group Class, Individual Coaching, Resume Building, Interview Skills, and Professional Attire.

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

Rental Assistance and Utility Assistance- Beginning in 2019, a portion of ESG prevention funds awarded by the City will be set aside for formerly homeless households. If a household exited homelessness through rapid rehousing but later is on the verge of eviction after their rental assistance and case management ended, there will be funds to prevent their recurring homelessness. Law Enforcement - Fort Worth Police Department has a homeless liaison officer who works with neighborhoods, street outreach teams, and those camping.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Introduction

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

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

HOPWA Assistance Baseline Table

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

Table 42- HOPWA Assistance Baseline

Alternate Data Source Name:

City of Fort Worth

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

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

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

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

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

Current supportive housing needs for the HIV/AIDS population are met through two HOPWA-funded agencies in Fort Worth--AIDS Outreach Center (AOC) and Tarrant County Samaritan House (TCSH) in three critical areas: 1) Tenant-Based Rental Assistance (TBRA) 2) Permanent Housing (PH) 3) STRMU (Short-term, rent, mortgage, and utility assistance). The TBRA program provides direct rental assistance for low-income clients to be able to remain stably housed; the proposed plans are to serve a total of 68 clients (5-TCSH; 63-AOC) during the 2023 - 2024 Action Plan cycle. Permanent housing, along with facility-based operation services, is provided in a 60-unit single-room occupancy facility operated by Tarrant County Samaritan House; the facility is staffed 24 hours a day, seven days a week. This includes social work case management, medical case management, patient navigation, individual and group substance counseling, residential support, life skills, and enrichment activities, job search and job readiness programs, HIV Education, and congregate meal services. STRMU assistance helps clients bounce back from a temporary, though often substantial, financial setback to ensure that they are able to remain in a safe and stable living environment; proposed plans are to serve a total of 74 clients (AOC) during the 2023 - 2024 Action Plan cycle.

CoC has obtained funding for approximately 675 units of Permanent Supportive Housing, primarily through tenant-based assistance, provided through several service providers.

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

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

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

It is a city goal that any subrecipient receiving federal funds to benefit homeless 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 a decent, safe, and sanitary place meant for human habitation with 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 because of an income-producing job and/or other consistent financial resources. Fort Worth's HUD-funded homeless programs make every effort to comply with the above guidelines.

To support discharge planning efforts, the city provides ESG and HOPWA (only for persons with HIV/AIDS) to subrecipient agencies so that they can offer short-term assistance to families who are discharged from publicly funded institutions or facilities

such as health care, foster or other youth facilities, or correction programs and institutions. For the 2023-2024 program year, homeless prevention and rapid rehousing funds will be provided to The Salvation Army and the Center for Transforming Lives.

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

Public Housing/Housing Choice Voucher Holders- There are 998 Public Housing units in the city, and Fort Worth Housing Solutions (FWHS) currently has 6,399 Housing Choice Vouchers (HCV). Approximately 36% of the assisted households are elderly and/or disabled. FWHS does not have sufficient funds to assist all applicants that apply for rental assistance and thus maintains a waiting list. The Public Housing Waiting list is open for specific bedroom sizes at various locations, but the HCV waiting list is currently closed. The total number of families on the public housing waiting list is 1,983.

Elderly and Frail Elderly- 2023-2024 program year goals include supportive services to be provided through Meals on Wheels (Home-Delivered Meals), Sixty and Better (Transportation to senior programming), and Guardianship Services (Financial Exploitation Prevention). Meals on Wheels proposes serving 378 income-eligible individuals. Sixty and Better proposes serving 310 income-eligible individuals. Guardianship Services will serve 240 income-eligible individuals.

Persons with Mental, Physical, and/or Developmental Disabilities- In addition to identified barriers to housing, such as lack of affordable, accessible housing and poor quality, approximately 39% of persons with disabilities identified a need for adequate transportation services. 2023-2024 program year goals include supportive services provided through REACH (Project Ramp) and Fair Housing Accessibility Pilot Program. REACH proposes to serve 65 low-mod income disabled homeowners; the Fair Housing

Pilot program proposes to serve 15 low-mod, disabled homeowners. Transportation service needs are addressed above and provided through Sixty and Better.

Persons with Alcohol and Other Drug Addictions- Other supportive services for this population during the 2023-2024 program year include programs offered through Presbyterian Night Shelter, True Worth Place, Goodwill, and The Salvation Army. Presbyterian Night Shelter proposes to provide shelter services to approximately 2500 clients, and True Worth Place proposes to serve 1600 clients with on-site services provided during the day. Goodwill and The Salvation Army propose to serve 66 and 500 clients, respectively, with employment services; several clients served through these organizations are also persons with alcohol and other drug addictions.

Persons with HIV/AIDS- CoC follows the Housing First model. Fort Worth clients that are HIV positive are referred to Tarrant County Samaritan Housing (TCSH) and AIDS Outreach Center (AOC) for assistance, who administer HOPWA TBRA. 2023-2024 program year goals include housing and supportive services provided through TCSH (137 clients) and AOC (140 clients). Victims of Domestic Violence- 2023-2024 program year goals include shelter and supportive services to 680 clients provided through SafeHaven of Tarrant County.

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

Not applicable

MA-40 Barriers to Affordable Housing - 91.210(e)

Negative Effects of Public Policies on Affordable Housing and Residential Investment

HOME rents and HUD Fair Market Rents appear to be significantly lower than current market rents. MPF Research reported approximate rents for one-, two-, and three-bedroom units to be in the range of \$875, \$1,100, and \$1,300 in the first quarter of 2023. There will continue to be a gap between market rents and subsidy rents due to regulatory and statutory restrictions and due to the continued growth in Fort Worth's population, which creates an even greater demand for housing.

HOME rent limits tend to be lower than FMR subsidy limits. Given the fact that federal Housing Choice Voucher total budgets are experiencing limited increases, FMRs are linked to private market rents and are likely to increase since market rents are unlikely to decrease (barring another serious economic downturn). Another factor to consider is the current requirement that FWHS apply small-area FMRs to its Housing Choice Voucher program because of a recent court decision. This causes the limited amount of HCV budget to serve fewer tenants overall. Therefore, the construction of HOME-assisted units has the potential to be more beneficial for more low-income residents.

Local and applicable state policies that present barriers to affordable housing include the state policies regarding granting tax credits for equity which could increase the interest of developers in affordable housing development projects. The focus on high-opportunity areas or neighborhoods versus struggling and low to moderate-income neighborhoods negatively impacts affordable housing development due to extremely high costs of land in high-opportunity areas and NIMBYism in higher-income areas. Inconsistent support from some public officials for affordable housing in some Fort Worth neighborhoods limits the number of housing developments as well as their distribution throughout the city rather than concentrated in certain areas already heavily saturated with low-income individuals/families and affordable housing properties. Local historic preservation policies are reported by some local service providers as also being a barrier to the development of affordable housing.

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

Introduction

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

Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	4,331	4,806	1%	1%	0%
Arts, Entertainment, Accommodations	39,085	37,119	9%	8%	-1%
Construction	39,426	40,961	9%	9%	0%
Education and Health Care Services	89,191	92,949	20%	20%	0%
Finance, Insurance, and Real Estate	33,512	35,920	8%	8%	0%
Information	5,969	6,750	1%	1%	0%

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Manufacturing	46,446	47,108	10%	10%	0%
Other Services	23,083	23,661	5%	5%	0%
Professional, Scientific, Management Services	48,548	49,015	11%	11%	0%
Public Administration	13,174	18,139	3%	4%	1%
Retail Trade	50,189	47,672	11%	10%	-1%
Transportation and Warehousing	39,394	43,600	9%	9%	1%
Wholesale Trade	12,006	13,008	3%	3%	0%
Total	444,354	460,708	100%	100%	0%

Table 43 - Business Activity

Data 2017-2021ACS (Workers), 2013 Longitudinal Employer-Household Dynamics (Jobs)

Source:

Labor Force

Total Population in the Civilian Labor Force	470,319
Civilian Employed Population 16 years and over	444,354
Unemployment Rate	5.5
Unemployment Rate for Ages 16-24	11%
Unemployment Rate for Ages 25-65	5%

Table 44 - Labor Force

Data 2017-2021ACS

Source:

Occupations by Sector	Number of People
Management, business and financial	164,665
Farming, fisheries, and forestry occupations	389
Service	70,364
Sales and office	95,527
Construction, extraction, maintenance, and repair	44,174
Production, transportation, and material moving	69,235

Table 45 - Occupations by Sector

Data 2017-2021ACS

Source:

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	238,441	60%
30-59 Minutes	130,396	33%

Travel Time	Number	Percentage
60 or More Minutes	31,145	8%
<i>Total</i>	399,982	0%

Table 46 - Travel Time

Data 2017-2021ACS

Source:

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	49,017	2694	24,995
High school graduate (includes equivalency)	84,014	5,243	28,766
Some college or associate degree	104,444	6,083	25,142
Bachelor's degree or higher	127,917	3,325	19,317

Table 47 - Educational Attainment by Employment Status

Data 2017-2021ACS

Source:

Educational Attainment by Age

	Age				
	18-24 yrs	25-34 yrs	35-44 yrs	45-65 yrs	65+ yrs
Less than 9th grade	1,774	4,729	10,394	20,419	10,498
9th to 12th grade, no diploma	11,509	10,788	12,597	17,834	6,929
High school graduate, GED, or alternative	31,525	37,850	29,705	50,543	22,088
Some college, no degree	30,523	31,961	26,119	42,721	18,284

	Age				
	18-24 yrs	25-34 yrs	35-44 yrs	45-65 yrs	65+ yrs
Associate's degree	4,178	11,347	8,890	15,054	5,749
Bachelor's degree	8,952	36,910	28,115	37,386	15,125
Graduate or professional degree	772	14,178	13,722	20,580	11,084

Table 48 - Educational Attainment by Age

Data 2017-2021ACS

Source:

Educational Attainment - Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	\$29,340
High school graduate (includes equivalency)	\$33,317
Some college or associate degree	\$42,926
Bachelor's degree	\$61,860
Graduate or professional degree	\$73,440

Table 49 - Median Earnings in the Past 12 Months

Data 2017-2021ACS

Source:

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

Based on the 2021 American Community Survey (ACS) data, the top five occupations by the number of full-time jobs are as follows: Healthcare and Social Assistance, Manufacturing, Retail trade, Transportation and Warehousing, and Construction. The highest number of full-time jobs is observed in the Healthcare and social assistance sector, with 41,177 jobs. This indicates a significant demand



41,177 Healthcare Jobs



37,022 Manufacturing Jobs



31,854 Retail Jobs



31,535 Transportation & Warehousing



29,314 Construction

for healthcare professionals and workers providing social assistance services in Fort Worth. Texas Health Resources is one of the largest healthcare systems in North Texas, operating multiple hospitals, outpatient facilities, and clinics in the Fort Worth area. Manufacturing comes next with 37,022 jobs, highlighting the city's robust manufacturing industry. Lockheed Martin is a leading aerospace and defense company that operates a major manufacturing facility in Fort Worth. The Retail Trade sector follows closely with 31,854 jobs, emphasizing the importance of retail businesses in Fort Worth. Notably, Transportation and warehousing also contributed significantly, with 31,535 jobs, reflecting the city's role as a transportation hub. BNSF Railway, another major railroad company, has a strong presence in Fort Worth. It operates a large rail network and offers freight transportation services, including the transportation of goods and commodities. Lastly, the Construction sector employs 29,314 individuals, indicating ongoing construction activities and growth in the city.

Describe the workforce and infrastructure needs of the business community:

A key workforce and infrastructure need in Fort Worth and Tarrant County is ensuring that employees can get to their employers. Public transportation availability is limited for some major employment centers at the outer limits of the city (e.g., Alliance Corridor), which may hinder potential employees from working in those areas. Additional concerns

include low high-school graduation rates from some schools, workforce training needs for some industries, and strong demand for highly skilled workers in many local markets.

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

The City of Fort Worth initiated its inaugural economic development strategic plan in 2017 with the objective of strengthening its position in the region and nation during the preceding five-year Consolidated Planning cycle. Subsequently, in 2022, the economic development strategic plan underwent an update for an additional five years (2022 - 2026), incorporating initiatives to reinforce the goals established in 2017. These updates were prompted by three key economic factors: The accelerated impact of COVID-19 on economic disruptions and trends, emerging prospects for real estate development and business expansion within Fort Worth, and persistent workforce challenges exacerbated by the pandemic, including social inequities.

The 2017 goals aimed to address competitiveness, creativity, and community vitality. Within each goal are specific initiatives that the city - and the community at large - can undertake to realize the vision.

The 2017 goals, as well as the priority initiatives, are outlined below:

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

The 2022 - 2026 Updated Initiatives:

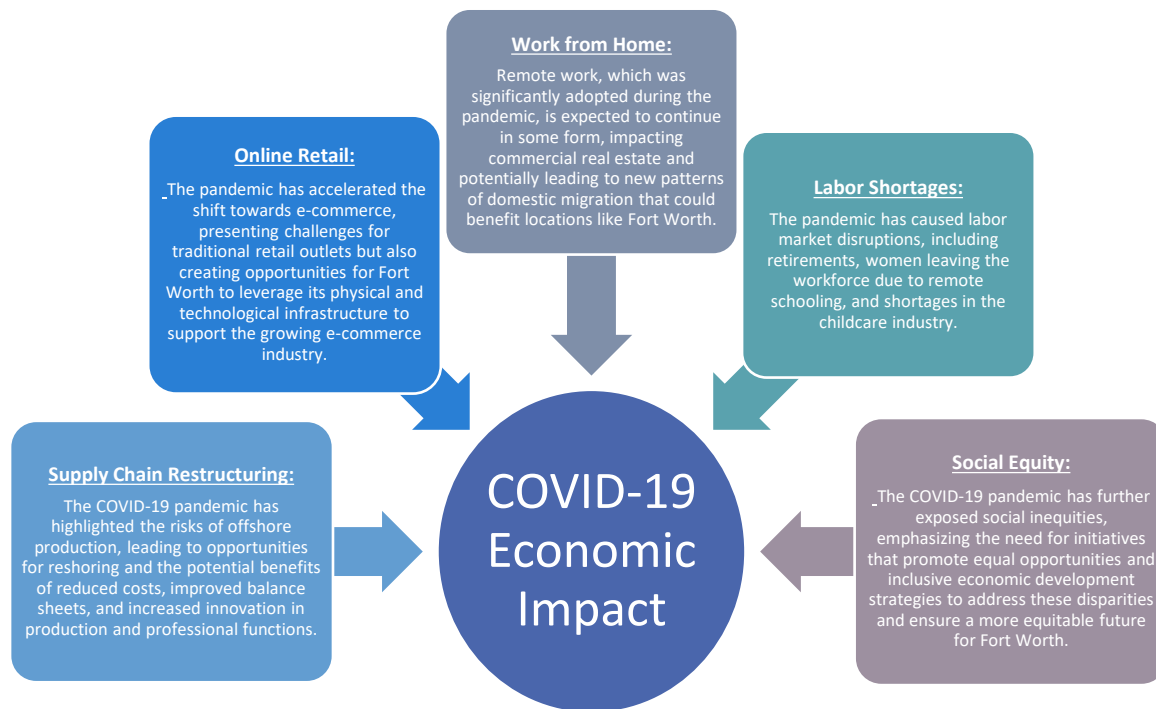
- Initiative 1: Investment Framework
 - Adopt an investment framework to drive public-private development projects, align City incentives to create new jobs and private sector investment, and build capacity in Fort Worth businesses.

- Initiative 2: Equitable Real Estate Development
 - Position Fort Worth for equitable real estate development Citywide—including catalyst projects in historically underserved areas and foundational infrastructure in new growth centers—through external funding, City resources, and private sector engagement.

- Initiative 3: Human Capital Investments
 - Focus on human capital investments that attract, retain, and develop a broad base of creative talent in Fort Worth.

The COVID-19 pandemic has significantly impacted Fort Worth's economy, leading to widespread effects across various sectors and industries. As stated in the plan:

“Some of the most prominent trends that will affect the economic development potential of Fort Worth in coming years are highlighted below.”



Workforce development programs will be crucial to address the ongoing challenges faced by the workforce, particularly in terms of reskilling and upskilling individuals to adapt to changing job market demands. Business support services will be required to assist entrepreneurs and companies in navigating the evolving economic landscape, providing guidance, resources, and access to capital. Additionally, infrastructure development will be necessary to support the anticipated growth in real estate and business activities, ensuring adequate transportation, utilities, and other essential facilities are in place to sustain the city's economic progress.

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

According to the data gathered from the Economic Modeling Specialists International's labor market analysis and detailed in a 2015 report by JP Morgan Chase, the Dallas-Fort Worth region is currently facing a middle-skills gap. Middle-skill jobs make up nearly one-third of all available jobs (29%), with a projected annual growth rate of 2%. Meanwhile, middle-skill jobs make up large segments of two of the fastest-growing

industries, healthcare (45%) and information technology (32%). Average wages for middle-skill jobs are over \$24/hour; meanwhile, the living wage for the region is roughly \$18/hour.

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

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

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

Aledo ISD serves the new Walsh development in west Fort Worth and the Mary D. and F. Howard Walsh Elementary School opened in August 2017.

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

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

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

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

No

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

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

Discussion

This section is optional and was left blank intentionally.

MA-50 Needs and Market Analysis Discussion

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

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

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

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

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

within the central city in the North-Northwest and Southeast quadrants.

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

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

Are there any community assets in these areas/neighborhoods?

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

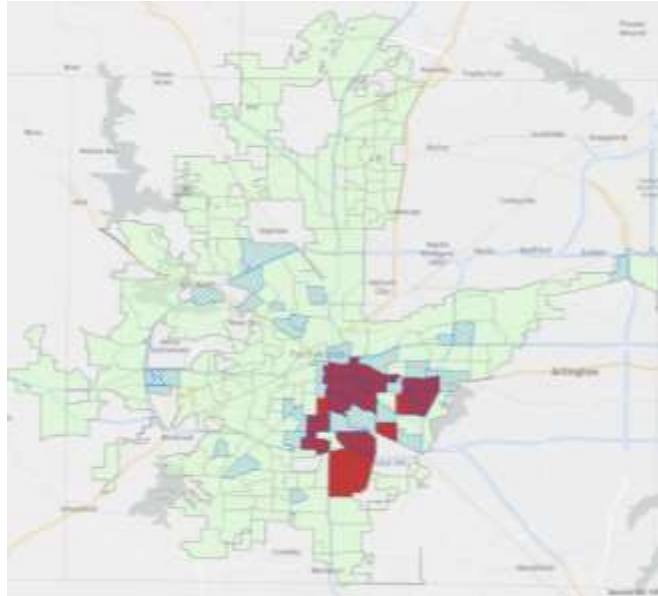
Are there other strategic opportunities in any of these areas?

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

MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2)

Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.

According to data provided by the *Indicators of Broadband Need* map, created by the National Telecommunications and Information Administration (NTIA) the dark red area on the map represents the concentration of Fort Worth residents living in neighborhoods where 25% of



the households lack broadband access. The number of residents in this area is 82,311, about 9% of the city's population, with an average of 30% of the area's 25,438 households living below the poverty line. This area requires immediate attention and targeted efforts to improve broadband connectivity, such as affordable internet plans to make broadband access accessible to low-income households. Collaborating with internet service providers to offer discounted plans or subsidized options can help address the affordability barrier and promote digital inclusion. In Fort Worth, two of the top internet providers are Spectrum and AT&T Fiber. Among them, Spectrum stands out as the preferred choice for residents. Spectrum provides coverage to 90.2% of Fort Worth residents.

Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.

Increased competition can help address affordability concerns. With multiple providers competing for customers, competitive pricing options and promotions are more likely. This benefits low- and moderate-income households and underserved communities by increasing access to affordable broadband services. It also encourages providers to offer flexible pricing plans and options that cater to different budgetary constraints.

MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3)

Describe the jurisdiction's increased natural hazard risks associated with climate change.

The Tarrant County Hazard Mitigation Action Plan (July 2020) identified the following potential natural hazards in Fort Worth:

Thunderstorm (includes hail, wind, lightning): Thunderstorms are common in Fort Worth and can bring significant hazards such as strong winds, hail, and lightning. These storms can cause property damage and power outages and pose risks to personal safety.

Flooding: Fort Worth is susceptible to flooding, especially during heavy rainfall events. Flooding can result in property damage, infrastructure disruptions, and endanger lives. Proper floodplain management, drainage systems, and emergency response plans are crucial for mitigating the impact of flooding.

Winter Storms: Winter storms, including freezing temperatures, ice, and snow, can impact Fort Worth and lead to hazardous road conditions, power outages, and damage to infrastructure. Prepared measures, such as adequate winter weather response plans and communication strategies, are vital to minimize the impact of these storms.

Tornado: Tornadoes are a significant natural hazard in Fort Worth and the wider Tarrant County area. They can develop rapidly and cause severe damage to structures and pose a threat to lives. Early warning systems, community education, and storm shelter provisions are critical for tornado preparedness and mitigation.

Wildfire: Fort Worth faces the risk of wildfires, particularly in areas with vegetation and dry conditions. These fires can spread quickly and threaten homes, natural areas, and air quality. Implementing effective fire prevention measures, such as vegetation management and public awareness campaigns, can help reduce the risk of wildfires.

Extreme Heat: Fort Worth experiences periods of extreme heat, which can have adverse effects on public health, especially for vulnerable populations. Heatwave preparedness, including public cooling centers, heat advisories, and community outreach, can mitigate the impacts of extreme heat.

Drought: Drought conditions can affect Fort Worth, leading to water shortages, agricultural challenges, and ecological imbalances. Conservation efforts, water management strategies, and public awareness campaigns are vital for mitigating the impacts of drought.

Expansive Soils: Fort Worth is situated in an area with expansive soils, which can cause foundation issues in structures. Proper engineering practices, soil stabilization methods, and building codes are important for mitigating the risks associated with expansive soils.

Earthquake: While earthquakes are not as common in Fort Worth compared to other regions, they remain a potential hazard. Ensuring building codes incorporate seismic design standards and raising public awareness about earthquake preparedness is essential for minimizing the impact of seismic events.

Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.

The age of Fort Worth's housing stock, particularly with approximately 50.97% of housing units built before 1980, is an important factor to consider when assessing the vulnerability of housing to natural hazards. Older housing units may have inherent vulnerabilities due to outdated construction practices, materials, and building codes that may not meet current standards for hazard resilience.

The combination of an aging housing stock and limited financial resources can create a heightened vulnerability for low- and moderate-income households during natural hazard events. Older homes may have structural weaknesses or outdated systems that are more susceptible to damage or failure, amplifying the potential risks to occupants.

Strategic Plan

SP-05 Overview

Strategic Plan Overview

The key points for the City of Fort Worth's use of HUD grant funds over the period from October 2023 until September 2027 involve creating the flexibility and opportunity for a narrower focus on neighborhood revitalization in the use of these funds. All the goals proposed for this plan were designed to be flexible enough to address priority needs citywide, while also having the potential to focus resources on the areas of greatest need in order to achieve maximum impact.

The City of Fort Worth proposes to use its CDBG and HOME funds to leverage local resources such as the tax dollars dedicated to the Neighborhood Improvement Program and data analysis of the City Planning & Data Analytics Department's Neighborhood Profile Area project, to focus investments in areas where this investment can make a visible and measurable difference. Most recently, this was demonstrated with the Las Vegas Trail Neighborhood Transformation Plan, a collaborative project of the City of Fort Worth, Fort Worth Housing Finance Corporation, and LVTRise. The pillars of the Plan are Community, Housing, and Neighborhood. This area was extremely underserved, primarily included multifamily properties, and had limited resources. Funding from City of Fort Worth and community partners helped to purchase and renovate a former YMCA into a neighborhood community center, Rise Community Center, enhance available supportive services, and help to improve neighborhood safety.

Most grant-funded programs will still be available to all low-income residents no matter where they live within the city. For example, the goal to support affordable housing development, acquisition and preservation can be addressed throughout the city. However, target marketing of these programs to neighborhoods with concentrations of income eligible residents can increase program effectiveness and efficiency and strengthen measurable results. Likewise, selection of sites for major investments at

locations that are complementary to other city revitalization efforts can have a visible impact on particular communities. As an example, the lead hazard reduction program is most effective when target marketing is conducted in areas of older housing stock with high concentrations of young children. Likewise, the Cowtown Brush-up volunteer paint program is most visibly effective when numerous houses are spruced up along a single street block. Similarly, delivering public services such as after-school tutoring or employment training through a neighborhood-based model makes accessing such services convenient for residents in need. Removal of barriers to access can help increase successful outcomes for such programs. This also increases the opportunity to achieve measurable results on a local community level.

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

Geographic Area

Table 50 - Geographic Priority Areas

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

	What are the opportunities for improvement in this target area?	
	Are there barriers to improvement in this target area?	

General Allocation Priorities

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

Neighborhood Revitalization Strategy Areas (NRSA) are designated areas within a city or community that undergo comprehensive revitalization efforts to improve residents' overall quality of life. NRSA aims to address various economic, social, and physical challenges distressed neighborhoods face and promote their long-term development. To meet the requirements set by the U.S. Department of Housing and Urban Development (HUD) for NRSA designation, a city must follow a specific process:

Identification: The city identifies neighborhoods or areas that need revitalization based on criteria such as high poverty rates, deteriorating infrastructure, crime rates, and lack of economic opportunities.

Planning: Once the target areas are identified, the city engages in a comprehensive planning process involving community stakeholders, residents, local organizations, and government agencies. This collaborative effort helps develop a strategic plan that outlines the goals, objectives, and strategies for revitalization.

Data Analysis: The city analyzes various data, including demographic information, economic indicators, housing conditions, transportation accessibility, and community services. This analysis provides a comprehensive understanding of the challenges and opportunities within the target areas.

Goal Setting: Based on the data analysis and community input, the city establishes specific goals and objectives for the revitalization efforts. These goals may include improving housing quality, increasing job opportunities, enhancing public safety, providing

better educational resources, and upgrading infrastructure.

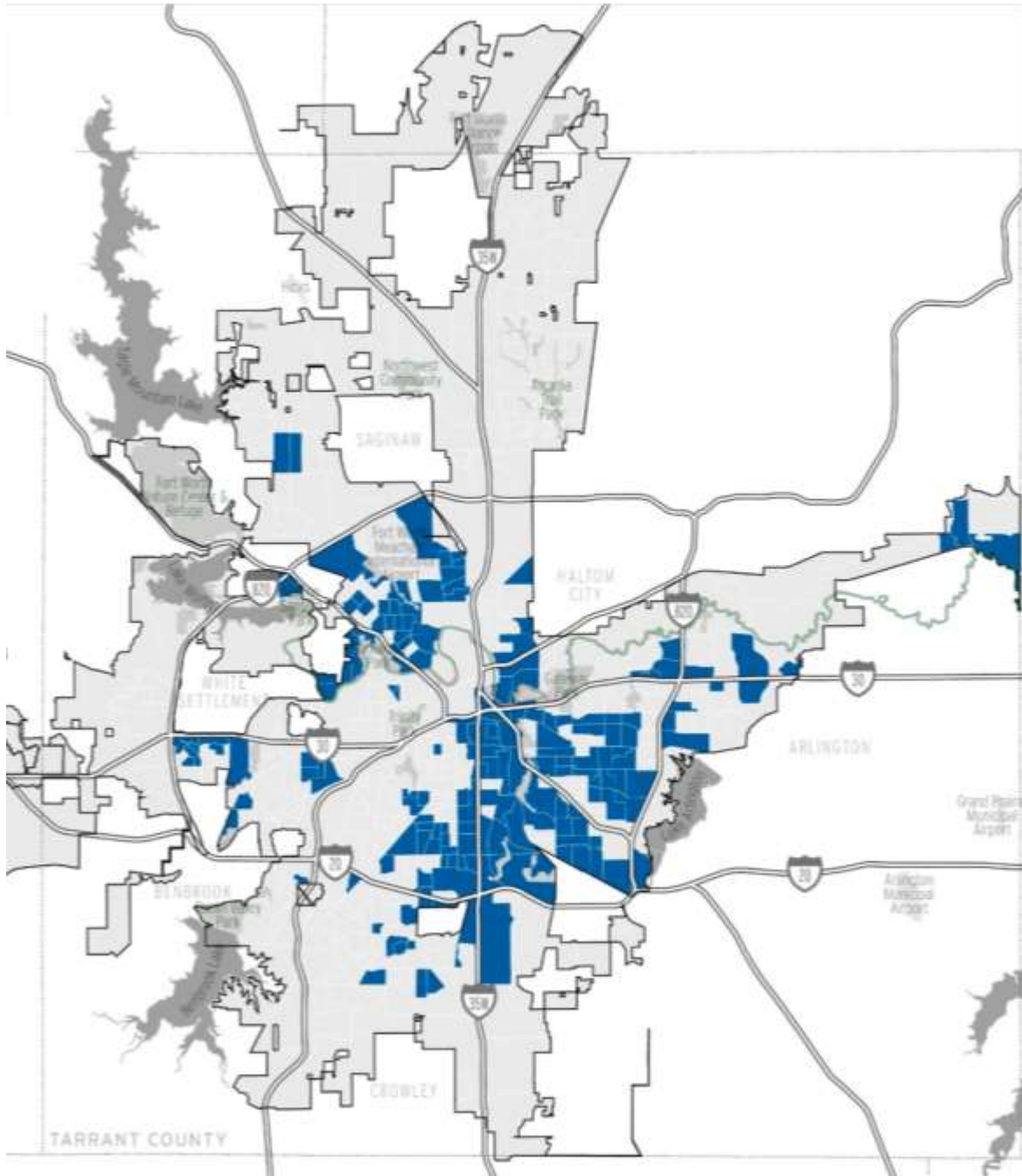
Action Plan: The city develops a detailed action plan outlining the activities, projects, and programs to be implemented within the NRSA. This plan includes timelines, responsible parties, and projected outcomes for each initiative.

Resource Allocation: The city identifies and secures the necessary resources, including funding, grants, and partnerships, to support implementing the revitalization projects outlined in the action plan. This may involve leveraging federal, state, and local funding sources and seeking private-sector investments.

Monitoring and Evaluation: Once the revitalization efforts are underway, the city regularly monitors and evaluates the progress toward achieving the established goals. This allows for adjustments, refinements, and the identification of successful strategies that can be replicated in other neighborhoods.

The map below represents the city's target areas to submit to HUD for consideration as NRSA. These areas will be subject to the revitalization efforts and the process outlined above to address the challenges and improve the quality of life for residents living within

those neighborhoods.



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

Priority Needs

Table 51 - Priority Needs Summary

1	Priority Need Name	Preservation/Rehab of Existing Housing Stock
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly
	Geographic Areas Affected	Comprehensive
	Associated Goals	Preserve Aging Housing Stock
	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>Fort Worth housing stock is aging, particularly in Central City and low-income neighborhoods and areas of minority concentration. This issue is directly related to the need for neighborhood revitalization.</p>

	The basis for Relative Priority	The total number of older homes occupied by low and moderate-income, elderly, or disabled residents has created a consistent demand for City-funded home repair programs. In addition, aging multifamily housing stock creates pressure on neighborhoods and reduces the quality of life for low-income tenants.
2	Priority Need Name	Public and Private Accessibility Improvements
	Priority Level	High
	Population	Extremely Low Low Moderate Elderly Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Non-housing Community Development
	Geographic Areas Affected	Comprehensive
	Associated Goals	Improve Accessibility of Public / Private Spaces

	Description	Rehabilitation and Architectural Barrier Removal programs will provide services to low-income homeowners with mobility impairments residing in Fort Worth. Accessibility improvements and renovations at NSD Community Centers and municipal buildings so that facilities are ADA accessible, and 2023-24 Fair Housing Accessibility Pilot Program.
	The basis for Relative Priority	Fort Worth has a number of older municipal facilities and homes that are not currently ADA-accessible, causing undue hardship on residents and citizens requiring access to their homes, as well as community centers and other municipal buildings to participate in social service programs and/or receive services. In order to improve the quality of life and provide reasonable access to these facilities, these needed improvements will be made as feasible. Fair Housing planning process conducted in 2017 identified accessibility as a significant unmet need for both housing and community facilities.
3	Priority Need Name	Economic Empowerment and Financial Resilience
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children
	Geographic Areas Affected	Comprehensive

	Associated Goals	Economic Empowerment and Financial Resilience
	Description	Poverty-reduction 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. This may include activities such as the purchase of employment-related equipment and supplies, removal of barriers to employment (transportation, temporary childcare), job-related certifications, resume preparation, job hunting support, and interview skills training.
	Basis for Relative Priority	Fort Worth Economic Development Strategic Plan approved in 2017 identified workforce education and training as significant needs. Providing programs and services to improve basic skills and employment support to enhance the income and overall ability to be self-sufficient for very low-, low- and moderate-income residents will benefit the individuals, families, and community at large. By obtaining critical job skills and sustainable employment, residents can prevent homelessness, economic instability, and the ongoing need for additional social services.
4	Priority Need Name	Affordable Housing (Renter and Owner)
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children

	Geographic Areas Affected	Comprehensive
	Associated Goals	Promote Affordable Housing for Renters/Owners
	Description	Promote homeownership, affordable housing development, and Fair Housing (renter/owner); support single-family and multifamily housing development. This includes direct homebuyer assistance, homebuyer education, and housing counseling, Fair Housing education and outreach, conversion of commercial and/or other facilities to housing, acquisition for development of affordable housing, development of Permanent Supportive Housing (PSH) for the homeless, operating costs for Community Housing Development Organizations (CHDOs), and related programs and activities.
	Basis for Relative Priority	Market analysis and needs assessment demonstrates a very high need for affordable housing for both renters and owners. Homeownership is a defining standard of self-sufficiency but is not always obtainable to low-moderate-income families for various reasons, including increased purchase costs, not having savings for downpayment and closing costs, financial literacy, and adequate credit. To support the goal of homeownership, additional support services provided to assist in these areas help to increase the number of homeowners in the City of Fort Worth, as well as improve neighborhoods and provide additional stability.
5	Priority Need Name	Educational and Support Service for Children/youth
	Priority Level	High

	Population	Extremely Low Low Moderate Large Families Families with Children
	Geographic Areas Affected	Comprehensive
	Associated Goals	Children/Youth Training and Mentorship
	Description	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.
	Basis for Relative Priority	In support of the City Council-endorsed program of having 100% of 3rd graders reading at grade level by 2025, there is an increased need for programs that enhance reading and provide literacy support to elementary-aged children in Fort Worth.
6	Priority Need Name	Aging-In-Place
	Priority Level	High

	Population	Extremely Low Low Moderate Elderly Elderly Frail Elderly
	Geographic Areas Affected	Comprehensive
	Associated Goals	Support programming for Aging-In-Place
	Description	Public service programming to support seniors aging in place in their homes in the neighborhood, including providing meals, transportation, and other support services targeting persons ages 62 and older. This may include activities such as senior programming activities to encourage social engagement and reduce isolation, case management, programs to prevent elder abuse and exploitation, recreational and exercise programs, and related programs and activities.
	Basis for Relative Priority	The number of elderly adults in Fort Worth has significantly increased, which requires additional programs/services to support this vulnerable population. To enhance the quality of life and support seniors remaining in their homes for as long as possible, services and programs targeted to this specific age group are vital. This is consistent with the Age-Friendly Plan developed by AARP and adopted by City Council.
7	Priority Need Name	Neighborhood Revitalization

Priority Level	High
Population	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Non-housing Community Development
Geographic Areas Affected	Comprehensive
Associated Goals	Targeted Neighborhood Revitalization

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

	Population	Extremely Low Low Moderate Large Families Families with Children Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Persons with HIV/AIDS and their Families
	Geographic Areas Affected	Comprehensive
	Associated Goals	Homeless Services

	Description	This project includes all types of services and housing for the homeless and people at risk of becoming homeless, with the 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.
	Basis for Relative Priority	Programs and services for some of the most vulnerable people in the city, including the homeless, at-risk for homelessness, and persons living with HIV/AIDS, to provide specific needs for this population. The City Council has placed a high priority on services for the homeless through the Directions Home plan, their support of Permanent Supportive Housing initiatives, and proactive engagement with the local Continuum of Care.
9	Priority Need Name	Healthy Living and Wellness
	Priority Level	High

	Population	<p>Extremely Low</p> <p>Low</p> <p>Moderate</p> <p>Large Families</p> <p>Families with Children</p> <p>Chronic Homelessness</p> <p>Individuals</p> <p>Families with Children</p> <p>Mentally Ill</p> <p>Chronic Substance Abuse</p> <p>veterans</p> <p>Persons with HIV/AIDS</p> <p>Victims of Domestic Violence</p> <p>Persons with HIV/AIDS and their Families</p>
	Geographic Areas Affected	Comprehensive
	Associated Goals	Healthy Living and Wellness
	Description	<p>By providing access to affordable healthcare services, promoting preventive care, and offering wellness initiatives, Fort Worth can improve the overall well-being and quality of life for low-moderate-income households. These programs may include initiatives such as health education, screenings, vaccination campaigns, mental health support, and resources for healthy living. By prioritizing Health and Wellness programs in the Consolidated Plan, Fort Worth can work towards reducing health inequalities and ensuring that all residents have equal opportunities to lead healthy and fulfilling lives.</p>

Basis for Relative Priority	Poor health can have a detrimental impact on individuals and families, particularly those with limited financial resources. It can lead to increased healthcare costs, reduced productivity, and financial instability. The city's special needs populations are cost-burdened at a rate higher than the city's overall
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Narrative (Optional)

The Fort Worth Priority Needs Survey conducted on Survey Monkey received a total of 224 responses. The majority of participants fell into the higher income categories, with 22.87% reporting a household income between \$100,000 and \$149,999 and 19.73% indicating a household income of \$150,000 or more. In terms of racial demographics, the survey respondents were predominantly White, accounting for 69.06% of the participants, followed by individuals identifying as Another race at 12.11%.

The majority of participants fell into the higher income categories, with 22.87% reporting a household income between \$100,000 and \$149,999, and 19.73% indicated a household income of \$150,000 or more. In terms of racial demographics, the survey respondents were predominantly White, accounting for 69.06% of the participants, followed by individuals identifying as Another race at 12.11%. Other notable priorities include mental healthcare, housing affordability, water and wastewater facilities, homeless facilities, shelters, and services. Below are the top 10 highest-priority needs identified in the survey:

Fort Worth Priority Needs Survey Results	
Road, streets, and bridges paving and repair	79.55%
Affordability (Q: When looking for housing, the most important priority is?)	74.54%
Quality of housing, regardless of price or location	67.73%
Mental Healthcare	65.61%
Housing Affordability	63.51%
Water and wastewater facilities	62.04%
Homeless Facilities, Shelters, and Services	60.99%
Domestic Violence/Child Abuse	60.63%
Job Training, Workforce Development	60.09%
Homelessness and Emergency Housing Assistance	59.64%

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

Influence of Market Conditions

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

Table 52 - Influence of Market Conditions

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

Introduction

The City of Fort Worth expects to receive approximately \$13 million in HUD entitlement grant funds (CDBG, HOME, ESG, HOPWA) for the 2023-24 program year. In addition to the four HUD grants referenced throughout this ConPlan, the City of Fort Worth makes every effort to leverage local and state resources to address the priority needs identified in this plan and to seek additional federal or state grant funding. Examples and sources of other funding expected to be received for the 2023-24 year are:

- Directions Home Program: This locally funded effort has dedicated approximately \$3 million per year toward homelessness reduction efforts for the past ten 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: "Housing for Texas Heroes" Grant to repair and/or install accessibility improvements at the homes of disabled low-income veterans. This is a competitive grant of \$300,000 annually.
- Lead-Based Paint Hazard Reduction Demonstration Grant: \$4.7 million awarded by HUD's Office of Healthy Homes and Lead Hazard Control (OHHLC) in December 2020 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 2023-2024.

- 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 energy 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 collaborating 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 and Planning Economic Development Housing Public Improvements Public Services	6,994,785	50,000	0	7,044,785	28,179,140	Assumes level funding for the remaining four years of the 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	3,271,119	50,000	0	3,321,119	13,284,476	Assumes level funding for the remaining four years of the planning period.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOPWA	public - federal	Permanent housing in facilities Permanent housing placement Short-term or transitional housing facilities STRMU Supportive services TBRA	2,576,174	0	0	2,576,174	10,304,696	Assumes level funding for the remaining four years of the 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	610,543	0	0	610,543	2,442,172	Assumes level funding for the remaining four years of the planning period.

Table 53 - Anticipated Resources

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

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

- CDBG funds will leverage \$4.7 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 multifamily 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 make 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 Brush-up 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 2023-2024 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 publicly 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. The current policy for the City's Real Property Division, and for the other taxing jurisdictions, is to make such properties available to all interested parties through a public bidding process. This policy has been adopted due to inconsistent completion of affordable housing development requirements by prior non-profit beneficiaries of the conveyance process.

Discussion

Intentionally left blank.

SP-40 Institutional Delivery Structure - 91.215(k)

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

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
Neighborhood Services	Government	Ownership Planning Rental neighborhood improvements public facilities public services	Jurisdiction
Fort Worth Housing Solutions	PHA	Public Housing	Region
CITY OF FORT WORTH-PARKS AND COMMUNITY DEVELOPMENT	Government	neighborhood improvements	Jurisdiction
City of Fort Worth Human Relations	Government	public services	Jurisdiction
FORT WORTH HOUSING FINANCE CORPORATION	Government	Economic Development Ownership Rental	Jurisdiction
TARRANT COUNTY HOMELESS COALITION	Government	Homelessness	Jurisdiction

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
Housing Channel	CHDO	Ownership public services	Region
NEIGHBORHOOD LAND CORP./TRINITY HABITAT	Non-profit organizations	Ownership	Region
TARRANT COUNTY SAMARITAN HOUSE	Non-profit organizations	Homelessness	Jurisdiction
AIDS Outreach Center (AOC)	Non-profit organizations	Homelessness	Jurisdiction

Table 54 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

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

The local institutional structure for the delivery of community development and affordable housing has the following gaps. A limited number of non-profit housing developers and

certified CHDOs, and limited sources of funding for affordable housing; Limited sources of funding for affordable housing development or preservation, particularly for extremely low-income populations such as homeless persons and persons with special needs (mentally or developmentally disabled and physically disabled; Challenges in consistently implementing effective “homeless discharge policies” from institutions such as jails, hospitals, mental health facilities, etc.

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

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy			
Legal Assistance			
Mortgage Assistance			
Rental Assistance	X	X	
Utility Assistance	X	X	X
Street Outreach Services			
Law Enforcement	X	X	
Mobile Clinics			
Other Street Outreach Services		X	

Supportive Services			
Alcohol & Drug Abuse		X	
Child Care		X	
Education		X	
Employment and Employment Training	X	X	X
Healthcare	X	X	X
HIV/AIDS	X	X	X
Life Skills	X	X	
Mental Health Counseling	X	X	
Transportation	X		
Other			

Table 55 - Homeless Prevention Services Summary

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

SP-45 Goals Summary - 91.215(a)(4)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Indicator	Outcome
1	Housing Preservation and Rehabilitation	2023	2027	Affordable Housing	Citywide	Housing Preservation and Rehabilitation	CDBG: \$28,152,835	Rental units rehabilitated: 400 Household Housing Unit Homeowner Housing Rehabilitated: 1650 Household Housing Unit	
2	Accessibility improvements	2023	2027	Non-Homeless Special Needs	Citywide	Accessibility Improvements	CDBG: \$825,000	Homeowner Housing Rehabilitated: 325 Household Housing Unit	

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
3	Economic Empowerment and Financial Resilience	2023	2027	Non-Housing Community Development	Citywide	Economic Empowerment and Financial Resilience	CDBG: \$1,200,000	Public service activities other than Low/Moderate Income Housing Benefit: 1940 Persons Assisted

4	Affordable Housing (Renter and Owner)	2023	2027	Affordable Housing	Citywide	Affordable Housing (Renter and Owner)	CDBG: \$555,000 HOME: \$16,605,595	Public service activities for Low/Moderate Income Housing Benefit: 1200 Households Assisted Rental units constructed: 900 Household Housing Unit Homeowner Housing Added: 1240 Household Housing Unit Direct Financial Assistance to Homebuyers:
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Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
								100 Households Assisted
5	Children/Youth Services	2023	2027	Non-Housing Community Development	Citywide	Children and Youth Services	CDBG: \$2,366,090	Public service activities other than Low/Moderate Income Housing Benefit: 12500 Persons Assisted
6	Aging In Place	2023	2027	Non-Homeless Special Needs	Citywide	Aging In Place	CDBG: \$875,000	Public service activities other than Low/Moderate Income Housing Benefit: 16925 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
7	Neighborhood Improvement and Revitalization	2023	2027	Non-Housing Community Development	Citywide	Neighborhood Improvement and Revitalization	CDBG: \$1,000,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 10000 Persons Assisted

8	Homelessness Prevention and Special Needs Support	2023	2027	Homeless	Citywide	Homelessness Prevention and Special Needs Support	HOPWA: \$12,880,870 ESG: \$3,052,715	Public service activities for Low/Moderate Income Housing Benefit: 730 Households Assisted Tenant-based rental assistance / Rapid Rehousing: 565 Households Assisted Homeless Person Overnight Shelter: 29280 Persons Assisted Homelessness Prevention:
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Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Indicator	Outcome
								625 Persons Assisted	
								HIV/AIDS Housing Operations: 300 Household Housing Unit	
9	Healthy Living and Wellness	2023	2027	Non-Housing Community Development	Citywide	Healthy Living and Wellness	CDBG: \$250,000	Public service activities other than Low/Moderate Income Housing Benefit: 19000 Persons Assisted	

Table 56 - Goals Summary

Goal Descriptions

1	Goal Name	Housing Preservation and Rehabilitation
	Goal Description	Preservation and rehabilitation of existing housing stock (Single Family/Multifamily Homes), including major repair, minor repair, acquisition/rehabilitation, lead hazard reduction and abatement, health and safety repairs, and related home repair or housing development activities.
2	Goal Name	Accessibility improvements
	Goal Description	Improve accessibility in public facilities and housing, including architectural barrier removal
3	Goal Name	Economic Empowerment and Financial Resilience
	Goal Description	Support programs and services providing employment training and career readiness programs that promote self-sufficiency and household stability
4	Goal Name	Affordable Housing (Renter and Owner)
	Goal Description	Increase neighborhood stability through homeownership assistance, Fair Housing efforts, and supportive services for renters and owners
5	Goal Name	Children/Youth Services
	Goal Description	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-to-moderate income households and/or neighborhoods. This could also include after school programs offering homework assistance and tutoring, career-readiness programs targeting youth and teenagers, and related activities targeting service gaps for children and youth.

6	Goal Name	Aging In Place
	Goal Description	Support programs and services for older adults to access resources needed to age in their homes, while maintaining both their independence and quality of life
7	Goal Name	Neighborhood Improvement and Revitalization
	Goal Description	Neighborhood revitalization may include a diverse variety of activities including the following: improve neighborhood transportation infrastructure (streets, sidewalks, lighting, etc.); improve or make available neighborhood public facilities (parks, community facilities, etc.). This may also include activities such as acquisition/rehabilitation/demolition for redevelopment of a neighborhood facility (such as a childcare or early education facility to serve very low-income or poverty populations). This could also include projects to support affordable housing development or neighborhood-based public service programs serving a targeted clientele, or related programs or activities.
8	Goal Name	Homelessness Prevention and Special Needs Support
	Goal Description	Provide housing and support services for persons experiencing homelessness and at risk of experiencing homelessness; support efforts to achieve permanent housing
	Goal Name	Healthy Living and Wellness

9		<p>The Healthy Living & Wellness goal aims to address the social determinants of health, including factors such as access to nutritious food, opportunities for physical activity, mental health support, and healthcare access. By prioritizing this goal, the Consolidated Plan seeks to create environments that support and encourage healthy choices, leading to improved health outcomes for individuals and communities.</p>
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Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)

During the Consolidated Plan year from October 1, 2023 - September 30, 2028, it is estimated that approximately 3,000 families will be provided affordable housing services. Based on previous accomplishments, it is presumed that the number of families to be served based on income would be as follows:

*Extremely low-income - 1950 (65%)

*Low-income - 750 (25%)

*Moderate-income - 300 (10%)

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

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

Not applicable, Butler Place has at least twenty-one (21) accessible units in compliance with Section 504 requirements.

Activities to Increase Resident Involvements

Not applicable, Butler Place has at least twenty-one (21) accessible units in compliance with Section 504 requirements.

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

No

Plan to remove the 'troubled' designation.

Not applicable

SP-55 Barriers to affordable housing - 91.215(h)

Barriers to Affordable Housing

HOME rents and HUD Fair Market Rents appear significantly lower than current market rents. There will continue to be a gap between market rents and subsidy rents due to regulatory and statutory restrictions and the continued growth in Fort Worth's population, which creates an even greater demand for housing.

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

Local and applicable state policies that present barriers to affordable housing include the state policies regarding granting tax credits for equity which could increase the interest of developers in affordable housing development projects. The focus on high-opportunity areas or neighborhoods versus struggling and low to moderate-income neighborhoods negatively impacts affordable housing development due to extremely high costs of land in high-opportunity areas and NIMBYism in higher-income areas. Inconsistent support from some public officials for affordable housing in some Fort Worth neighborhoods limits the number of housing developments as well as their distribution throughout the city rather than concentrated in certain areas already heavily saturated with low-income individuals/families and affordable housing properties. Local historic preservation policies are reported by some local service providers as also being a barrier to the development of affordable housing.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

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

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

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

SP-60 Homelessness Strategy - 91.215(d)

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

Five street outreach teams are working to assess unsheltered persons so they can be in a prioritized database for housing through Coordinated Entry. This is a pressing need because unsheltered homelessness increased by 74% from 2017 to 2023 in the point-

in-time count. There are two general outreach teams, one medical, one for mental health/substance abuse, and one for youth.

Addressing the emergency and transitional housing needs of homeless persons

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

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

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

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

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

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

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

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

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

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

The City will continue to support prevention programs through ESG or CDBG public services funds to the extent that resources are available. There are currently 14 homeless prevention programs in the local Continuum of Care area. These programs provide direct financial assistance (usually rental assistance or utilities) to keep at-risk individuals and families from entering homelessness. A recent report by the human services consulting firm OrgCode Inc. indicated the need to better target prevention funds to the households most likely to become chronically homeless, such as persons with disabilities.

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

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

It is a city goal that any subrecipient receiving federal funds to benefit homeless 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 a decent, safe, and sanitary place meant for human habitation with rent or mortgage that is affordable for the client at the time of exit.

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

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

To support discharge planning efforts, the city provides ESG and HOPWA (only for persons with HIV/AIDS) to subrecipient agencies so that they can offer short-term assistance to families who are discharged from publicly funded institutions or facilities such as health care, foster or other youth facilities, or correction programs and institutions. For the 2023-2024 program year, homeless prevention and rapid rehousing funds will be provided to The Salvation Army and the Center for Transforming Lives.

SP-65 Lead-based paint Hazards - 91.215(i)

Actions to address LBP hazards and increase access to housing without LBP hazards.

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

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

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

- Ensure that all regulatory requirements regarding lead-based paint are met throughout any housing rehabilitation construction activity performed by the city on homes constructed prior to 1978.

- Complete implementation of the current grant and apply for additional funding from the OHHLHC.
- Seek and take advantage of opportunities to educate the public, housing services customers, and contractors regarding the hazards of lead-based paint. As part of the LeadSafe program, the City will contract with two local hospitals, Cook Fort Worth Children's Hospital and the University of North Texas Health Science Center, to participate in targeted outreach to very low-income families living in the oldest housing stock in the City.

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

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

SP-70 Anti-Poverty Strategy - 91.215(j)

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

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

- Implementation of an EnVision Center program at the Martin Luther King Community Center, using Community Services Block Grant (CSBG) resources and other state and local resources to match low-income community residents and Public Housing residents with job training and employment opportunities.
- Implementation of the Volunteers in Tax Assistance (VITA) program every year, using a neighborhood-based approach to provide tax preparation assistance at local community centers and libraries. This program helps very low-income residents to file their taxes and Earned Income Tax Credit applications in order to bring as many cash resources back into the community as possible. VITA counselors are also successful in encouraging many participants to start savings programs with a portion of their tax return or EITC funds.
- Provision of neighborhood-based utility assistance payments for poverty-level families in crisis, funded through the Comprehensive Energy Assistance Program (CEAP).
- In its role as the Community Action Agency for Tarrant County, the City's Neighborhood Services Department provides case management, budget, and financial education, information and referrals, and assistance with job training to poverty-level residents through the Cap Works program using CSBG funds received through the state of Texas.
- Implementation of the Fort Worth Economic Development Strategy, which identified a number of high-potential areas for redevelopment and reinvestment, to encourage private sector entities to create job opportunities for community residents. The high-potential areas include areas with, or adjacent to, high

concentrations of poverty populations, such as the Evans-Rosedale, East Lancaster, Stop Six, and Near Northside areas.

- Employment and job-placement-related programs sponsored by the City of Fort Worth Library system.
- Ongoing implementation of Neighborhood Empowerment Zones (NEZ) tax incentives and development fee reductions at targeted locations throughout the city. NEZs are authorized by state law in Texas to promote the redevelopment of low-income areas by encouraging private-sector investment. This investment creates jobs for local residents and is a catalyst for neighborhood revitalization.

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

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

- Inclusion of Poverty Reduction as one of the priorities needs and strategic goals of this Consolidated Plan, and allocation of CDBG public services funds for Action Plan Year 2023-24 to several employment-training programs, including the Salvation Army, the Ladder Alliance, and Goodwill. It is anticipated that a number of specific poverty-reduction programs will be funded with CDBG over the next four years of the Consolidated Plan implementation period.
- Ongoing funding for housing counseling and homebuyer education to support first-time homebuyers, which includes financial education and budgeting so that low-income families can build wealth through homeownership.
- Direct home repair assistance to very low-income elderly and disabled homeowners through the Cowtown Brushup and Priority Repair programs, as well as weatherization assistance for very low-income residents, reduces their energy costs.

SP-80 Monitoring - 91.230

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

The City's Monitoring process has three components:

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

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

Construction inspections are made during the "build" phase of each project, and Housing Property Standards inspections are made at all Homebuyer Assistance and HOME rental

housing locations. On-site interviews of construction workers are conducted to verify Davis-Bacon wage rate requirements.

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

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

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

Expected Resources

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

Introduction

The City of Fort Worth expects to receive approximately \$13 million in HUD entitlement grant funds (CDBG, HOME, ESG, HOPWA) for the 2023-2024 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 2023-2024 year are:

- Directions Home Program: This locally funded effort has dedicated approximately \$3 million per year toward homelessness reduction efforts for the past ten 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: "Housing for Texas Heroes" Grant to repair and/or install accessibility improvements

at the homes of disabled low-income veterans. This is a competitive grant of \$300,000 annually.

- Lead-Based Paint Hazard Reduction Demonstration Grant: \$4.7 million awarded by HUD's Office of Healthy Homes and Lead Hazard Control (OHHLC) in December 2020 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 2023-2024.
- 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 energy 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 and Admin Planning Economic Development Housing Public Improvements Public Services	6,994,785	50,000	0	7,044,785	28,179,140	Assumes level funding for remaining 4 years of planning period

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	3,271,119	50,000	0	3,321,119	13,284,476	Assumes level funding for remaining 4 years of planning period

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOPWA	public - federal	Permanent housing in facilities Permanent housing placement Short-term or transitional housing facilities STRMU Supportive services TBRA	2,576,174	0	0	2,576,174	10,304,696	Assumes level funding for remaining 4 years of planning period

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	610,543	0	0	610,543	2,442,172	Assumes level funding for remaining 4 years of planning period

Table 57 - Expected Resources - Priority Table

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

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

- CDBG funds will leverage \$4.7 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 multifamily 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 make 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 2023-2024 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 market value. The 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. The policy has been adopted due to inconsistent completion of affordable housing development requirements by prior non-profit beneficiaries of the conveyance process.

Discussion

Expected resources for the 2023-2024 Action Plan are \$13,452,621.

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 Indicator	Outcome
1	Preserve Aging Housing Stock	2023	2027	Affordable Housing	Citywide	Preservation/Rehab of Existing Housing Stock	CDBG: \$5,600,567	Rental units rehabilitated: 200 Household Housing Unit Homeowner Housing Rehabilitated: 330 Household Housing Unit	
2	Improve Accessibility of Public / Private Spaces	2023	2027	Non-Homeless Special Needs	Citywide	Public and Private Accessibility Improvements	CDBG: \$165,000	Homeowner Housing Rehabilitated: 65 Household Housing Unit	

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Indicator	Outcome
3	Poverty Reduction and Household Stabilization	2023	2027	Non-Housing Community Development	Citywide	Workforce Development	CDBG: \$240,000	Public service activities other than Low/Moderate Income Housing	Benefit: 388 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Indicator	Outcome
4	Promote Affordable Housing for Renters/Owners	2023	2027	Affordable Housing	Citywide	Affordable Housing (Renter and Owner)	CDBG: \$291,000 HOME: \$3,612,119	Public service activities for Low/Moderate Income Housing Benefit: 240 Households Assisted Rental units constructed: 180 Household Housing Unit Homeowner Housing Added: 248 Household Housing Unit Direct Financial Assistance to Homebuyers: 20 Households Assisted	

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	Children/Youth Training and Mentorship	2023	2027	Non-Housing Community Development	Citywide	Educational and Support Service for Children/youth	CDBG: \$473,218	Public service activities other than Low/Moderate Income Housing Benefit: 2500 Persons Assisted
6	Support programming for Aging-In-Place	2023	2027	Non-Homeless Special Needs	Citywide	Aging-In-Place	CDBG: \$175,000	Public service activities other than Low/Moderate Income Housing Benefit: 3385 Persons Assisted

7	Targeted Neighborhood Revitalization	2023	2027	Non-Housing Community Development	Citywide	Neighborhood Revitalization	HOPWA: \$2,576,174 ESG: \$610,543	Public service activities for Low/Moderate Income Housing Benefit: 146 Households Assisted Tenant-based rental assistance / Rapid Rehousing: 113 Households Assisted Homeless Person Overnight Shelter: 5856 Persons Assisted Homelessness Prevention: 125 Persons Assisted HIV/AIDS Housing Operations: 60 Household Housing Unit
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Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
8	Homeless Services	2023	2027	Homeless	Citywide	Services and Housing for Homeless	CDBG: \$50,000	Public service activities other than Low/Moderate Income Housing Benefit: 3800 Persons Assisted
9	Healthy Living & Wellness	2023	2027	Non-Housing Community Development	Citywide	Healthy Living & Wellness	CDBG: \$5,600,567	Rental units rehabilitated: 200 Household Housing Unit Homeowner Housing Rehabilitated: 330 Household Housing Unit

Table 58 - Goals Summary

Goal Descriptions

1	Goal Name	Housing Preservation and Rehabilitation
	Goal Description	Preserve and expand the supply of quality affordable housing throughout the City
2	Goal Name	Accessibility improvements
	Goal Description	Improve accessibility in public facilities and housing, including architectural barrier removal
3	Goal Name	Economic Empowerment and Financial Resilience
	Goal Description	Support programs and services providing employment training and career readiness programs that promote self-sufficiency and household stability
4	Goal Name	Affordable Housing (Renter and Owner)
	Goal Description	Increase neighborhood stability through homeownership assistance, Fair Housing efforts, and supportive services for renters and owners
5	Goal Name	Children/Youth Services
	Goal Description	Support programs and services to prepare children and youth for success through educational, mentoring, training, and related programs
6	Goal Name	Aging In Place
	Goal Description	Support programs and services for older adults to access resources needed to age in their homes, while maintaining both their independence and quality of life

7	Goal Name	Homelessness Prevention and Special Needs Support
	Goal Description	Provide housing and support services for persons experiencing and at risk of experiencing homelessness; support efforts to achieve permanent housing
8	Goal Name	Healthy Living and Wellness
	Goal Description	Support programs and services to improve the mental and physical health of low-to moderate income Fort Worth families
9		Housing Preservation and Rehabilitation
		Preserve and expand the supply of quality affordable housing throughout the City

Projects

AP-35 Projects - 91.220(d)

Introduction

The City will undertake activities during 2023-2024 that will address priority needs and objectives established and adopted by the City Council. As seen from the table below, the City will use its HUD grant 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-one (21) subrecipient agencies, including supporting programs that serve persons experiencing homelessness and persons living with HIV/AIDS. The city will also provide two home repair programs (Cowtown Brush-Up and Priority Repair) to low-income homeowners, one of those through a subrecipient. The city will also support homeownership for low/moderate-income persons through Housing Counseling & Education and Homebuyer Assistance programs.

Grant funds will be provided to support the completion of one single-family housing development project in the Polytechnic neighborhood. In addition, the City will fund the development of Permanent Supportive Housing and rental rehabilitation of a multifamily property

Projects

#	Project Name
1	23-24 NSD Program Administration
2	23-24 CFW CDBG Program Delivery
3	23-24 Housing Preservation and Rehabilitation
4	23-24 Accessibility Improvements
5	23-24 Economic Empowerment and Financial Resilience
6	23-24 Affordable Housing
7	23-24 Children/Youth Services
8	23-24 Healthy Living and Wellness
9	23-24 Aging In Place
11	22-23 ESG Homeless Services
12	23-24 HOPWA Homeless Services Administrative Costs

#	Project Name
13	23-24 HOPWA Housing Program - AIDS Outreach Center
14	23-24 HOPWA - Tarrant County Samaritan Housing
15	23-24 HOPWA - CFW NSD

Table 59 - Project Information

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

The reasons for the City's allocation priorities are based on citizen input, broad goals established by the Community Development Council (CDC) and City Council, and demonstrated need for activities such as poverty reduction, 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 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 the development of new rental properties.

The primary obstacle to meeting underserved needs is the limited availability of local, state, and federal funding, particularly for social services and poverty reduction. The key obstacles to meeting underserved needs for affordable housing, in addition to a 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	23-24 NSD Program Administration
	Target Area	Citywide
	Goals Supported	Housing Preservation and Rehabilitation Affordable Housing (Renter and Owner)
	Needs Addressed	Housing Preservation and Rehabilitation Affordable Housing (Renter and Owner)
	Funding	CDBG: \$1,398,957 HOME: \$327,112
	Description	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.
	Target Date	9/30/2024
	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 Street 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	23-24 CFW CDBG Program Delivery
	Target Area	Citywide
	Goals Supported	Housing Preservation and Rehabilitation Affordable Housing (Renter and Owner)
	Needs Addressed	Housing Preservation and Rehabilitation Affordable Housing (Renter and Owner)
	Funding	CDBG: \$790,000

	Description	Administration & Loan Services staff is responsible for loan origination and loan processing functions for homebuyer assistance programs funded through the City's HOME program, known as the HAP program. The City anticipates funding 20 HAP loans. This includes 20 or more inspections of homebuyer units to ensure that they meet required property standards, as well as associated environmental reviews.Rehabilitation & Construction Management 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.
	Target Date	9/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	N/A - Program Delivery
	Location Description	City of Fort Worth Neighborhood Services Department <ul style="list-style-type: none"> • Homebuyer Assistance Program: 908 Monroe St., Fort Worth, TX 76102 Home Improvement & Construction: 818 Missouri Avenue, Fort Worth, TX 76104

	Planned Activities	<p>Administration & Loan Services staff are responsible for loan origination and loan processing functions for homebuyer assistance programs funded through the City's HOME program, known as the HAP program. The city anticipates funding of 10 HAP loans. This includes 10 or more inspections of homebuyer units to ensure that they meet required property standards, as well as associated environmental reviews. [\$180,000.00]</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. [\$610,000.00]</p>
3	Project Name	23-24 Housing Preservation and Rehabilitation
	Target Area	Citywide
	Goals Supported	Housing Preservation and Rehabilitation
	Needs Addressed	Housing Preservation and Rehabilitation
	Funding	CDBG: \$3,641,610
	Description	Preserve and expand the supply of quality affordable housing throughout the City
	Target Date	9/30/2024

	<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>Rental Rehabilitation: 200 low-and moderate-income households</p> <p>TOTAL: 530 low-and moderate-income households</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>Rental Rehabilitation: TBD</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. [\$2,136,610.00]</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. 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, windowsills, installation of primer paint and general carpentry services. [\$455,000.00]</p> <p>CDBG funds will be used to rehabilitate a multifamily housing development. [\$1,000,000.00]</p>
4	<p>Project Name</p> <p>Target Area</p> <p>Goals Supported</p> <p>Needs Addressed</p> <p>Funding</p>	<p>23-24 Accessibility Improvements</p> <p>Citywide</p> <p>Accessibility improvements</p> <p>Accessibility Improvements</p> <p>CDBG: \$165,000</p>

	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	9/30/2024
	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.
5	Project Name	23-24 Economic Empowerment and Financial Resilience
	Target Area	Citywide
	Goals Supported	Economic Empowerment and Financial Resilience
	Needs Addressed	Economic Empowerment and Financial Resilience
	Funding	CDBG: \$240,000

	Description	<p>Easter Seals North Texas: The Employment Services program will create a pathway for people with physical, intellectual, and behavioral disabilities to be trained in skills that led them to employment where they can make a living wage. It will also seek to provide residents of Fort Worth the necessary training and certifications that will lead to employment opportunities with businesses in Fort Worth. The Ladder Alliance: Provide students various levels of computer skills training, which will enable them to close the technology gap, secure employment and begin the road to a self-reliant, independent and successful life. The Women's Center of Tarrant County: Program will provide participants with Rapid Employment Services, Intensive Financial Coaching, and Resource Connection. Program participants will be hired for good jobs, rebuild emergency savings, gain access to health and paid leave benefits, establish long-term financial goals and live more stable, productive and secure lives. NPower: Program will provide funding to support Fort Worth residents enrolled in the Tech Fundamental program, a tuition-free technology career training program.</p>
	Target Date	9/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	<p>Easter Seals North Texas: 90 low-to-moderate income persons</p> <p>The Ladder Alliance: 180 low-to-moderate income persons</p> <p>The Women's Center of Tarrant County: 75 low-to-moderate income persons</p> <p>NPower: 33 low-to-moderate income persons</p> <p>TOTAL: 388 low-mod persons</p>

	<p>Location Description</p>	<p>Program services will be offered at the following locations:</p> <p><u>Easter Seals North Texas</u></p> <p>1424 Hemphill Street, Fort Worth, Texas 76104</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>1515 S. Sylvania Avenue, Fort Worth, Texas 76111</p> <p>1400 Circle Drive, Fort Worth, Texas 76119</p> <p>8701 Bedford Euless Road, Hurst, TX 76053</p> <p><u>The Women's Center of Tarrant County</u></p> <p>1723 Hemphill St., Fort Worth, TX 76110</p> <p><u>NPower</u></p> <p>702 Houston St., Fort Worth, Texas 76102</p>
	<p>Planned Activities</p>	<p>Easter Seals North Texas: Staff Salaries, Supplies and Services, Teaching Aids, Facility Operations, Insurance, Direct Assistance</p> <p>The Ladder Alliance: Staff Salaries</p> <p>The Women's Center of Tarrant County: Staff Salaries</p> <p>NPower: Staff Salaries</p>
<p>6</p>	<p>Project Name</p> <p>Target Area</p> <p>Goals Supported</p> <p>Needs Addressed</p>	<p>23-24 Affordable Housing</p> <p>Citywide</p> <p>Affordable Housing (Renter and Owner)</p> <p>Affordable Housing (Renter and Owner)</p>

	Funding	CDBG: \$111,000 HOME: \$2,994,007
	Description	Project will fund housing counseling services, CFW Homebuyer Assistance Program, CHDO operating expenses and CHDO project expenses for Housing Channel Mason Heights/Renaissance residential development. Funds will also support Fort Worth Housing Solutions - Babers Manor and Columbia Renaissance III multifamily housing projects. Estimated program income of \$50,00 to be allocated to CFW Homebuyer Assistance Program and/or administrative costs.
	Target Date	9/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	<p>240 low-to-moderate income families served with Housing Counseling & Education (Housing Channel)</p> <p>20 low-to-moderate income families served with City of Fort Worth Homebuyer Assistance Program (HAP)</p> <p>248 low-to-moderate income families served through Housing Channel Mason Heights planned residential development</p> <p>80 low-to-moderate income families served through Fort Worth Housing Solutions Babers Manor multifamily housing development</p> <p>100 low-to-moderate income families served through Columbia Renaissance III multifamily housing development</p> <p>TOTAL: 688 families</p>

	Location Description	<p>Housing Channel, 2900 Airport Freeway, Fort Worth, TX 76111</p> <p>City of Fort Worth Neighborhood Services, 908 Monroe St., Fort Worth, TX 76102</p> <p>Mason Heights/Renaissance Townhomes: 3670 Wichita St., Fort Worth, TX 76105</p> <p>Babers Manor, Ramey Ave.: 4400-4424 Ramey Avenue, Fort Worth, TX 76105</p> <p>Columbia Renaissance III: 2757 Moresby Street, Fort Worth, Texas 76105</p>
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	<p>Planned Activities</p>	<p>Homebuyer Assistance Program: Staff are 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 of 20 HAP loans. This includes 20 or more inspections of homebuyer units to ensure that they meet required property standards. [\$408,339.25]</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. [\$111,000.00]</p> <p>Housing Channel: CHDO Project [\$490,667.85] and CHDO Operating [\$45,000.00] funds for the Mason Heights/Renaissance Townhomes project</p> <p>Babers Manor: multifamily housing development as a part of the Stop Six Choice Neighborhood Transformation Plan; 80-unit mixed-income family community [\$1,000,000.00]</p> <p>Columbia Renaissance III: multifamily housing development in Renaissance neighborhood; 100 affordable new residential units, including 25 Permanent Supportive Housing (PSH) units [\$1,000,000.00]</p>
7	<p>Project Name</p>	23-24 Children/Youth Services
	<p>Target Area</p>	Citywide
	<p>Goals Supported</p>	Children/Youth Services
	<p>Needs Addressed</p>	Children and Youth Services

	Funding	CDBG: \$473,218
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	<p>Description</p>	<p>AB Christian Learning Center (Out of School Time Program): tutoring and mentoring for elementary students from designated schools in Stop Six community [\$78,218.00]Boys & Girls Clubs of Greater Tarrant County (Youth Development at Eastside Branch): After school programs offering a variety of youth development programs that serve school aged youth ages 6-18. BGCGTC provides a safe environment for youth to receive quality enrichment program, meaningful adult connections, and social emotional support. [\$70,000.00]Camp Fire First Texas (Teens In Action): program offering life skills training to youth attending selected middle schools and high schools; offered weekly during out-of-school time at each school during the school year and at the Camp Fire Resource Center for 7 weeks in the summer. [\$60,000.00]Girls Incorporated of Tarrant County: Program provides in-school, after-school, and summer education and activities to promote social and emotional wellbeing, promote academic success, and prevent juvenile crime and delinquency for girls, ages 13-19 years of age. Girls Inc. staff develop mentoring relationships with the girls to provide resources challenge growth, express care from a positive role model and expand possibilities. [\$100,000]Junior Achievement of the Chisholm Trail (Cradle to Career Initiative): K-12 programs fostering financial literacy work readiness and entrepreneurship using experiential learning to inspire kids to dream big and reach their potential. [\$25,000]Maroon 9 Community Enrichment Organization (Maroon 9 Community Enrichment Program): Year-round enrichment programs and opportunities primarily for teens in the 76104 and 76105 zip codes. Programs are</p>
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		<p>focused on Fine Arts, STEM, Life Skills, and College/Career Exploration to teach creative expression opposed to juvenile crime and negative school behavior. [\$25,000]United Community Centers (Holistic Educational Literacy Program): Research-based small group guided reading program provided in after-school and all-day summer programs to children ages 4 to 13. [\$125,000]</p>
	Target Date	9/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	<p>AB Christian Learning Center: 50 children of income-eligible families</p> <p>Boys & Girls Clubs of Greater Tarrant County: 345 children of income-eligible families</p> <p>Camp Fire First Texas: 150 children of income-eligible families</p> <p>Girls Inc.: 175 children of income-eligible families</p> <p>Junior Achievement: 230 children of income-eligible families</p> <p>Maroon 9: 1000 children of income-eligible families</p> <p>United Community Centers: 550 children of income-eligible families</p>

Location Description	<p>AB Christian Learning Center - MLK Community Center, 5565 Truman Drive, Fort Worth, TX 76112</p> <p>Boys & Girls Clubs - Eastside Branch, 4651 Ramey Avenue, Fort Worth, TX 76105</p> <p>Camp Fire First Texas - 2700 Meacham Blvd., 76137; 2211 McKinley Ave., 76164; 1411 Maydell Street, 76106; 2400 E. Seminary Dr., 76119; 3201 Refugio Ave., 76106; 3600 Weber St., 76106; 709 NW 21st St., 76164; 3000 Forest Ave., 76112; 3136 Bigham Blvd., 76116</p> <p>Girls Incorporated of Tarrant County (Leadership Program):Administrative Office - 304 E. Vickery Blvd., Fort Worth, TX 76104; 1226 E. Vickery Blvd., 76104; 601 Park St., 76164; 1701 NE 36th St., 76106; 2950 Roosevelt Ave., 76106; 5701 Shelton St., 76112; 2211 McKinley Ave., 76164; 1411 Maydell St., 76106; 2100 Lincoln Ave., 76164; 1412 Denver Ave., 76164; 709 NW 21st St., 76164</p> <p>Junior Achievement of the Chisholm Trail - 6300 Ridglea Place, Suite 400, Fort Worth, TX 761116</p> <p>Maroon 9 Community Enrichment Organization - 3562 West Boyce Ave., Fort Worth, TX 76133</p> <p>United Community Centers (Educational Enrichment Program): United Community Center - Wesley, 3600 N. Crump St., Fort Worth, TX 76106; United Community Center - Bethlehem, 951 Evans Avenue, Fort Worth, TX ; 76104; United Community Center - Poly, 3100 Avenue I, Fort Worth, TX 76105</p>
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	Planned Activities	<p>AB Christian Learning Center: Staff Salaries</p> <p>Boys & Girls Clubs of Greater Tarrant County (After School Program): Staff Salaries</p> <p>Camp Fire First Texas: Staff Salaries</p> <p>Girls Incorporated of Tarrant County (After School Program): Staff Salaries</p> <p>Junior Achievement of the Chisholm Trail: Staff Salaries, Supplies and Services</p> <p>Maroon 9 Community Enrichment Organization: Direct Program-Related Craft/Educational Supplies</p> <p>United Community Centers: Staff Salaries</p>
8	Project Name	23-24 Healthy Living and Wellness
	Target Area	Citywide
	Goals Supported	Healthy Living and Wellness
	Needs Addressed	Healthy Living and Wellness
	Funding	CDBG: \$50,000
	Description	<p>Healthy Living and Wellness programs and services to improve the mental and physical health of low-to moderate income Fort Worth families</p> <p>Cancer Care Services: Program to support cancer patients, care for caregivers and empower survivors to reduce the impact of cancer in Tarrant County. Cancer Care serves between 3,000-4,000 people annually by providing holistic, personalized support to improve quality of life, reduce stress and address the social determinants of health. [\$50,000]</p>
Target Date	9/30/2024	

	Estimate the number and type of families that will benefit from the proposed activities	3,800 low-to-moderate income families
	Location Description	623 South Henderson Street, 76104
	Planned Activities	Staff Salaries
9	Project Name	23-24 Aging In Place
	Target Area	Citywide
	Goals Supported	Aging In Place
	Needs Addressed	Aging In Place
	Funding	CDBG: \$175,000
	Description	PSA Aging In Place programs will serve older adults providing access to resources needed to age in their homes, while maintaining both their independence and quality of life. Guardianship Services (Money Smart+): Workshops designed to fight the epidemic of fraud and exploitation of seniors using the evidence-based Money Smart for Older Adults curriculum Meals on Wheels of Tarrant County (Nutrition Program): Provides home-delivered meals, supplemental nutrition, and congregate meals to disadvantaged older adults in Fort Worth. Community needs to be addressed are malnutrition, food insecurity, social isolation, and poor mental and physical health.

	Target Date	9/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	<p>Guardianship Services: 185 presumed benefit older adults</p> <p>Meals on Wheels (Nutrition Program): 3200 presumed benefit older adults and/or severely disabled</p> <p>TOTAL: 3385 older adults and/or severely disabled persons</p>
	Location Description	<p><u>Guardianship Services</u></p> <p>Guardianship Services, 1125 College Avenue, Fort Worth, TX 76104 (Program Office)</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>
	Planned Activities	<p>Guardianship Services: Program staff salaries, Facility Operations, Legal</p> <p>Meals on Wheels (Nutrition Program): Portion of the cost of meals provided for homebound elderly and disabled Fort Worth residents who meet eligibility requirements.</p>
10	Project Name	22-23 ESG Homeless Services
	Target Area	Citywide
	Goals Supported	Homelessness Prevention and Special Needs Support
	Needs Addressed	Homelessness Prevention and Special Needs Support
	Funding	ESG: \$610,543

	<p>Description</p>	<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. 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. True Worth: SHELTER - provides for the basic needs of the homeless including shelter, food, clothing, showers, and access to case management. 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. 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>9/30/2024</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: 1,632 clients</p> <p>SafeHaven of Tarrant County: 660 clients</p> <p>True Worth Place: 3,564 clients</p> <p><u>PREVENTION</u></p> <p>Salvation Army: 125 clients</p> <p><u>RAPID REHOUSING</u></p> <p>Center for Transforming Lives: 45 clients</p> <p>TOTAL: 6,026 clients</p>
<p>Location Description</p>	<p>Presbyterian Night Shelter, 2400 Cypress St., Fort Worth, TX 76102</p> <p>SafeHaven of Tarrant County, 1010 N. Center St., Arlington, TX 76011</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	<p>ESG funds will be allocated as follows:</p> <p>ESG Administrative Costs (7.5%): \$45,791</p> <p>Shelter Services:</p> <p>Presbyterian Night Shelter - \$116,635</p> <p>True Worth Place - \$158,400</p> <p>Safe Haven of Tarrant County - \$63,816</p> <p>Prevention:</p> <p>Salvation Army - \$150,000</p> <p>Rapid Rehousing:</p> <p>Center for Transforming Lives - \$75,901</p> <p>TOTAL: \$610,543</p>
11	Project Name	23-24 HOPWA Homeless Services Administrative Costs
	Target Area	Citywide
	Goals Supported	Homelessness Prevention and Special Needs Support
	Needs Addressed	Homelessness Prevention and Special Needs Support
	Funding	HOPWA: \$77,285
	Description	The funds will pay the salary and fringe benefits and support costs to oversee the HOPWA Program.
	Target Date	9/30/2024
	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.
12	Project Name	23-24 HOPWA Housing Program - AIDS Outreach Center
	Target Area	Citywide
	Goals Supported	Homelessness Prevention and Special Needs Support
	Needs Addressed	Homelessness Prevention and Special Needs Support
	Funding	HOPWA: \$429,850
	Description	AIDS Outreach Center (AOC) has proposed to facilitate Tenant-Based Rental Assistance, Short-Term Rent, Mortgage & Utilities (STRMU) Assistance 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	9/30/2024

	Estimate the number and type of families that will benefit from the proposed activities	110 HOPWA-eligible clients
	Location Description	AIDS Outreach Center, 400 North Beach St., Fort Worth, TX 76111
	Planned Activities	Supportive Services - \$75,346 Short Term, Rent, Mortgage, Utility (STRMU) Assistance - \$127,031 Tenant-Based Rental Assistance (TBRA) - \$198,200 Administration - \$29,273 TOTAL: \$429,850
13	Project Name	23-24 HOPWA - Tarrant County Samaritan Housing
	Target Area	Citywide
	Goals Supported	Homelessness Prevention and Special Needs Support
	Needs Addressed	Homelessness Prevention and Special Needs Support
	Funding	HOPWA: \$1,300,000

	<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 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, Wise, and Hood counties.</p>
	<p>Target Date</p>	<p>9/30/2024</p>

	Estimate the number and type of families that will benefit from the proposed activities	114 HOPWA-eligible clients (including 18 TBRA clients)
	Location Description	Tarrant County Samaritan Housing, 929 Hemphill St., Fort Worth, TX 76104
	Planned Activities	Supportive Services - \$708,200 Facility-Based Operations -\$251,032 Tenant-Based Rental Assistance (TBRA) - \$293,909 Administration - \$46,859 TOTAL: \$1,300,000
14	Project Name	23-24 HOPWA - CFW NSD
	Target Area	Citywide
	Goals Supported	Homelessness Prevention and Special Needs Support
	Needs Addressed	Homelessness Prevention and Special Needs Support
	Funding	HOPWA: \$769,039
	Description	The program provides supportive services and Tenant-Based Rental Assistance (TBRA) to HOPWA-eligible clients residing in Tarrant, Johnson, Wise, and Hood counties.
	Target Date	9/30/2024

	Estimate the number and type of families that will benefit from the proposed activities	50 HOPWA-eligible clients
	Location Description	City of Fort Worth Neighborhood Services (Neighborhood Improvement Division), 908 Monroe St., Fort Worth, TX 76102
	Planned Activities	Tenant-Based Rental Assistance (TBRA) Transition - \$624,400 Supportive Services - \$119,639 Permanent Housing Placement - \$25,000 Administration -\$77,285 TOTAL: \$769,039

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 Area - Stop Six, Ash Crescent, Northside, Rosemont, and Como, as well as the newly identified Neighborhood Improvement Area, Las Vegas Trail. The homebuyer assistance program is available city-wide; therefore, the units assisted with federal funds will be scattered throughout the City. Neighborhoods that receive redevelopment support through infrastructure or infill housing by CHDOs are generally located in older areas of the city. Locations of new rental housing development are dependent upon available land, though efforts are continually made to place new rental housing development close to transportation and employment centers whenever feasible and in areas where there is limited affordable workforce housing. The attached maps show the actual locations of the 2023-2024-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 the City Council in CDBG and

HOME funds over a period of six years.

Geographic Distribution

Target Area	Percentage of Funds
Citywide	100

Table 60 - Geographic Distribution

The 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.

New single-family infill development planned for the Polytechnic neighborhood will also take advantage of vacant lots and revitalization efforts going on in this area. 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 were 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's housing priorities are increasing the supply of quality affordable housing; expanding homeownership opportunities; revitalizing neighborhoods; and creating mixed-income communities.

For the 2023-2024 program year, these priorities will be addressed through the following activities:

Homebuyer assistance for ten homebuyers (CFW HAP)

New construction of 4 single family housing units (Polytechnic Housing Project -

Development Corporation of Tarrant County)

Home repairs for 330 low-income homeowners (Cowtown Brush Up/PRP)

Housing accessibility improvements for 60 disabled owners and renters (REACH/United Way of Tarrant County)

Facility-based housing subsidy assistance to 60 households of persons with HIV/AIDS (Tarrant County Samaritan Housing SRO)

Rental assistance to 58 households of persons with HIV/AIDS (TBRA - Tarrant County Samaritan Housing/CFW Neighborhood Services Department)

Short-term rental, mortgage, and utility assistance to 139 households of persons with HIV/AIDS (STRMU - AOC)

Rapid Rehousing rental assistance to 70 homeless households (CTL)

Homeless Prevention one-time rental assistance to 60 persons/households (Salvation Army)

One-Year Goals for the Number of Households to be Supported	
Homeless	70
Non-Homeless	551
Special-Needs	217
Total	838

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

One-Year Goals for the Number of Households Supported Through	
Rental Assistance	397
The Production of New Units	41

One-Year Goals for the Number of Households Supported Through	
Rehab of Existing Units	390
Acquisition of Existing Units	10
Total	838

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

Discussion

Fort Worth provides a variety of affordable housing programs. The Priority Repair Program focuses on the 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 people 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 in Table 6 include Rapid Rehousing rental assistance).

HOME funds will be allocated to the Development Corporation of Tarrant County, a Community Housing Development Organization (CHDO), for the development of single-

family infill housing (4) in the Polytechnic neighborhood.

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 \$1,000,000 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 Direction 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 2022 and September 2023 (an estimated \$50,000) will be dedicated to the Homebuyer Assistance Program and/or for costs associated with the administration of the HOME grant.

AP-60 Public Housing - 91.220(h)

Introduction

Fort Worth Housing Solutions (FWHS) 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 reduce poverty and improve opportunities for Fort Worth, residents. FWHS is utilizing HUD's repositioning tools that include the Rental Assistance Demonstration program, Section 18 Demolition/disposition approval, and Choice Neighborhood Implementation grant award and is in the process of preparing a Voluntary Streamlined Conversion (Section 22) application to accomplish this goal. As a result of these initiatives, FWHS has successfully relocated families/individuals from two of its largest public housing properties to areas of higher opportunity where these families will continue to pay 30 percent of their adjusted income for rent.

FWHS has completed the RAD conversion, which included Butler public housing units. A total of 233 Butler units were a transfer of assistance to newly constructed/acquired mixed-income developments located in higher opportunity areas. The other remaining 453 public housing units were converted in place in multiple mixed-income units throughout the city of Fort Worth. The last RAD conversion was completed on May 1, 2021.

FWHS was awarded a HUD Choice Neighborhood Implementation 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 a housing strategy that will replace 300 public housing units with project-based vouchers in and around JA Cavile, a former 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.

FWHS has begun construction on the first housing phase, which is Cowan Place, a mixed-income property. Cowan Place is a senior living community that will include 174 units of affordable housing units for former J.A. Cavile residents as well as other residents who qualify. The units are scheduled to come online in the early part of 2023. Additionally, FWHS will begin construction on the next housing phase, Hughes House, in late 2022. Hughes House is a 210 mixed-income/mixed-use development, and units are scheduled to be available for leasing in 2024.

As a part of this plan, the City of Fort Worth has committed \$1,000,000 of 2023-2024 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 former Cavile residents.

FWHS also owns and manages 16 scattered-site public housing units consisting of duplexes that are located throughout the City of Fort Worth. These units will be included in FWHS's.

Streamlined Voluntary Conversion (Section 22 application), and once approved, FWHS will begin the process of closing out the Public Housing program.

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 242 Public Housing Units remaining as of June 29, 2022; 68 RAD (Rental Assistance Demonstration) units; 6106

Affordable housing units; 992 Market rate units; and 6282 Housing Choice Vouchers. A total of 700 units are under construction, with 263 affordable.

Actions planned during the next year to address the need for 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 roundtables, free adult basic education and GED classes, a four-star accredited childcare program, a summer music camp for children in the neighborhood, as well as future planning efforts regarding the redevelopment of Butler Place.

The City of Fort Worth supports FWHS revitalization efforts proposed for the Cavile Place neighborhood, as well as future planning efforts regarding the redevelopment of Butler Place.

The city has assisted FWHS with seven 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 Living - 198 units

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

(1) Close remaining transactions for the RAD conversions of Butler Place Apartments.

(2) Implement the plans outlined in the Stop Six Choice Neighborhood Transformation Plan, including continuing the collaborative and Comprehensive redevelopment plan for Cavile Place and the surrounding neighborhood.

(3) 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 include principal, interest,

taxes, homeowner's 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 on the financial assistance received from HUD.

Discussion

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

- Increase property owner participation in Housing Choice Voucher program.
- Apply for special-purpose vouchers targeted to the homeless, elderly, and families with disabilities.
- Build more developer partnerships in order to increase the 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 (CoC) to fund programs that 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 by funding a critical documents clerk, Direct Client Service Fund, rapid exit, overflow shelter, and mobile assessors.

Mayor Mattie Parker is a member of the leadership of the leadership council on the CoC. She is briefed regularly and asked for input, particularly on the strategic plan. The city is also represented on the membership council of the CoC and on numerous committees. This close working relationship provides the city with 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 CoC has six agencies that have street outreach teams that serve the Fort Worth

area: John Peter Smith Hospital, My Health, My Resources of Tarrant County, Veterans Administration, Endeavors, Hands of Hope, and DRC Solutions. 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 other assessments in accordance with the CoC's Coordinated Assessment System. The City's Police Department also has a HOPE (Homeless Outreach Program and Enforcement) Team which focuses on the unsheltered - there is a mobile assessor embedded with the team that conducts housing assessments.

There are two general teams: Hands of Hope and DRC Solutions.

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 them to more intensive medical services. The local mental health authority, My Health, My Resources, has an outreach team that specializes in evaluating and treating unsheltered clients with addiction and/or mental health needs.

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

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 funded by ESG in the 2023-2024 Action Plan to provide these services include the Presbyterian Night Shelter, True Worth Place, and SafeHaven of Tarrant County. ESG also funded a cold weather overflow shelter on certain nights when weather triggers were met and regular shelter beds were

full.

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.

Salvation Army receives homelessness prevention funding through ESG.

It is a CoC 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 existing in a shelter and/or transitional housing program should be exited to stable housing, meaning 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 program makes every effort to comply with the above guidelines.

For the 2023-2024 Action Plan, rapid rehousing funds will be provided to the Center for Transforming Lives.

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

The City also funds a Direct Client Service Fund, which is able to provide one-time assistance to help someone reunite with family or friends or move into housing. The City's rapid exit program quickly helps employed households by providing funding for initial lease-up costs, which can be considerable.

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 the development of additional Permanent Supportive Housing (PSH) units and gives Consolidated Plan Certifications to affordable housing projects with PSH components. In 2022, the City allocated all of its HOME-ARP funds for the development of PSH. The City paired that resource with City general funds, HOME funds, Fort Worth Housing Finance Corporation funds, as well as private philanthropic funds to invest

\$21,377,240 to create at least 165 units of PSH.

The City also provides general funds dollars for planning work of the CoC by Tarrant County Homeless Coalition (TCHC), which works to improve coordination and planning in the local homeless service system. The City also provides matching funds for mobile assessors 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 shorten the average length of stay in local homeless shelters. The City, through Directions Home, funds three permanent supportive housing case management 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 provide short-term rental assistance and case management. Directions Home funds the Direct Client Service Fund, which assists individuals with deposits, administrative fees, and rent to quickly house individuals that have income and need assistance to obtain housing and also funds a rapid exit program that connects people to employment if needed and housing with one-time move-in assistance.

Discussion

City's ESG funding (\$610,543) represents 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 (approximately \$3 million annually) supported with City general fund

dollars.

AP-70 HOPWA Goals- 91.220 (I)(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	139
Tenant-based rental assistance	68
Units provided in permanent housing facilities developed, leased, or operated with HOPWA funds	60
Units provided in transitional, short-term housing facilities developed, leased, or operated with HOPWA funds	0
Total	267

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 the 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 2023-2024 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 the opportunity for affordable housing development since affordable housing provides a lower return on investment. The 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 reduce poverty and support the development of more affordable workforce housing.
- Develop and implement City policies that promote affordable housing.
- Support foreclosure prevention counseling and homebuyer education
- Provide down payment assistance and closing cost assistance.
- Coordinate housing initiatives with local transportation plans and authorities in

order to provide public transportation.

Discussion:

N/A - This section was intentionally left blank.

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, as well as fund

the new United Way of Tarrant County Architectural Barrier Removal program. 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 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 2023-2024 program year include the following:

- Polytechnic Single-Family Infill Project, four single-family homes for low-to-moderate homebuyers
- Permanent Supportive Housing Project, 37 rental units for chronically homeless individuals

Actions planned to reduce lead-based paint hazards.

In 2020, Fort Worth was awarded a fourth Lead Hazard Reduction Grant from the Office of Healthy Homes and Lead Hazard Control (OHHLHC), with the \$4,700,000 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 the 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 235 housing units: an estimated 78 of these will be completed during the 2023-2024 program year using grant and CDBG matching

funds.

- Inspections of 235 housing units to determine the presence of lead-based paint hazards: an estimated 78 of these will be completed during the 2023-2024 program year; and
- Delivery of 150 community outreach/education events will be held during the 2023-2024 program year.

Actions planned to reduce the number of poverty-level families.

The city will act to reduce the number of poverty-level families through 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, and support small business retention, expansion, and recruitment through the Economic Development Department. The City is using the remaining balances of previously received Section 108 loan guarantee funds for the 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 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 the Center for Transforming Lives, Easter Seals North Texas, The Ladder Alliance, and The Women's Center of Tarrant County.

Through the Community Services Division of Neighborhood Services, provide emergency

utility assistance to income-eligible families under 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, and 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.

The EnVision Center, operated through the Community Services Division of Neighborhood Services, provides funding for job training, certifications, uniforms, 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 in filing income tax returns and claiming the Earned Income Credit, encouraging them to establish savings accounts and 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.

Discussion:

N/A - This section is intentionally left blank.

Appendix

COMMUNITY OUTREACH AND ENGAGEMENT PLAN



COMMUNITY OUTREACH AND ENGAGEMENT PLAN

A public outreach and engagement plan was developed to engage and solicit participation from the Fort Worth community and get input on the priority needs of the 2023-2027 Consolidated Plan and the goals to address those needs as identified by the City of Fort Worth as well as the specific activities and proposed expenditures of the 2023-2024 Action Plan. Stakeholders and the public have engaged through three primary avenues: surveys, public meetings, and live polling.

In cooperation and with the assistance of the City of Fort Worth Neighborhood Services Department, JQUAD Planning Group, LLC developed the outreach strategy and has led the public engagement meetings and presentations and the City Council presentations.

The outreach strategy included the following, as managed by JQUAD:

- Strategic and branded messaging to the target audiences
- Deployment strategy and schedule of outreach materials

- Development of outreach materials, including flyers, social media content, web content
- Priority Needs survey (online and hard copy), including content, deployment, and analysis.
- Digital stakeholder and media tool kit
- Public meetings, presentations, and materials
- Public meetings signage
- City Council, City Council Neighborhood Quality and Revitalization Committee (NQRC), and Community Development Council (CDC) presentations and materials
- Public meetings staff

The City of Fort Worth Neighborhood Services Department staff provided the following:

- ConPlan brand
- Schedule, venue, and logistics of public meetings
- Press release content and media distribution
- Public notices content and placement
- City Council, stakeholder, and venue email notices
- Social media postings
- Live streaming of 3 District Public Meetings
- Production of the ConPlan project video
- Production of meeting participant interview videos
- Venue coordination, setup, equipment, and support staff for public meetings

- Translation services for Priority Needs survey, outreach and meeting materials, presentation, and on-site meetings staff

OUTREACH AUDIENCES

Neighborhood Services Department staff identified the stakeholder audiences, which have included the following:

- District Council Members
 - Constituents
- Social Media Audiences (Facebook, Twitter, NextDoor, YouTube)
 - City of Fort Worth
 - City of Fort Worth Neighborhood Services Department
 - District Council Members' Offices
 - Additional stakeholders
- News Media
 - City News
 - Telemundo
 - Fort Worth Report
 - Fort Worth Star Telegram
 - NBC 5
 - CBS 11
- District Meeting Venues - Community Centers and other facilities
 - Community Centers' members and visitors' audiences
- Stakeholder Organizations
 - Schools

- Homeless
- Public Events
 - Main Street Art Fest

OUTREACH COMMUNICATIONS TOOLS AND MATERIALS

Project webpage and survey



Digital tool kit



The following communications tools and materials were developed and utilized for outreach and engagement. All materials were translated into English and Spanish. The survey was translated in English, Spanish, and Vietnamese.

- Project webpage on the City of Fort Worth/Neighborhood Services website: <https://www.fortworthtexas.gov/departments/neighborhoods/services/ConPlan>
- Priority Needs survey - online and hard copy.
 - Translated in English, Spanish, Vietnamese
- Digital stakeholder and media tool kit
 - Public meetings flyer
 - Social media content
 - ConPlan brand digital banners

- FAQs
- Press release
- Public notices
- Social media live streaming
- Public meetings flyer - hard copies
- Project video: <https://youtu.be/pOEId2ubmA4>
- “It’s Your Fort Worth” video:
<https://youtube.com/shorts/wbEN7gzaXiw?feature=share>

Project video



<https://youtube.com/shorts/zugspCBvNkc?feature=share>

- Interview videos of meetings participants
- Public meetings signage - indoor and yard signs
- Public meetings presentations and live polling
- City Council presentations

OUTREACH DISTRIBUTION AND ENGAGEMENT

The outreach materials and tools were distributed and used for audience and stakeholder engagement as indicated in the following matrix.

Engagement Materials/Tools	Description of Contents	Audiences
Project webpage	<ul style="list-style-type: none"> ● Description of consolidated plan - assessment of fair housing and purpose ● Public meetings schedule ● Survey call-to-action/link ● https://www.fortworthtexas.gov/departments/neighborhoods/services/ConPlan 	<ul style="list-style-type: none"> ● Public ● District Council Member offices ● Public meeting venues ● Stakeholder organizations ● New media <ul style="list-style-type: none"> ○ CityNews ○ Telemundo ○ Fort Worth Report
Priority Needs survey	<ul style="list-style-type: none"> ● Priority Needs and demographic questions 	<ul style="list-style-type: none"> ● Public ● District Council Member offices ● Public meeting venues ● Stakeholder organizations ● News media

Engagement Materials/Tools	Description of Contents	Audiences
Digital stakeholder and media tool kit	<ul style="list-style-type: none"> • Public meetings flyer • Social media content • ConPlan digital banners • FAQs • Press release 	<ul style="list-style-type: none"> • District Council Member offices • Public meeting venues • Stakeholder organizations • News media
Public notices	<ul style="list-style-type: none"> • Description of consolidated plan -- assessment of fair housing and purpose • Public meetings schedule 	<ul style="list-style-type: none"> • Fort Worth Star Telegram
Press release	<ul style="list-style-type: none"> • Description of consolidated plan and purpose • Public meetings schedule 	<ul style="list-style-type: none"> • News media <p>Published stories in:</p> <ul style="list-style-type: none"> • Fort Worth Star Telegram • CBS 11 • NBC 5
Social media engagement (Facebook,	<ul style="list-style-type: none"> • District public meeting notifications 	<ul style="list-style-type: none"> • City of Fort Worth

Engagement Materials/Tools	Description of Contents	Audiences
Twitter, NextDoor, YouTube)	<ul style="list-style-type: none"> ● Survey call-to-action ● Live streaming of public meetings <ul style="list-style-type: none"> ○ District 8 Public Meeting, Apr 6 ○ District 2 Public Meeting, Apr 10 ○ District 5 Public Meeting, Apr 27 	<ul style="list-style-type: none"> ● City of Fort Worth Neighborhood Services Department ● District Council Members' offices ● Additional stakeholders
Public meetings flyers	<ul style="list-style-type: none"> ● Description of consolidated plan -- assessment of fair housing and purpose ● Public meetings schedule 	<ul style="list-style-type: none"> ● District Council Member offices ● Public meeting venues ● Stakeholder organizations ● Public events <ul style="list-style-type: none"> ○ Main Street Art Fest
Project video: https://youtu.be/pOEId2ubmA4	<ul style="list-style-type: none"> ● Description of consolidated plan -- assessment of fair housing and purpose 	<ul style="list-style-type: none"> ● Social media audiences

Engagement Materials/Tools	Description of Contents	Audiences
<p>and</p> <p>“It’s Your Fort Worth” video: https://youtube.com/shorts/wbEN7gzaXiw?feature=share https://youtube.com/shorts/zugspCBvNkc?feature=share</p>	<ul style="list-style-type: none"> Public meetings schedule 	<ul style="list-style-type: none"> District Council Member offices Public meeting venues Stakeholder organizations News media
<p>Interview videos of meetings participants</p>	<p>Impromptu opinions</p>	<ul style="list-style-type: none"> Social media audiences
<p>Public meetings signage - indoor and yard signs</p>	<ul style="list-style-type: none"> Description of consolidated plan -- assessment of fair housing and purpose Public meetings schedule Locator signs 	<ul style="list-style-type: none"> Public meetings participants
<p>Public meetings presentations and live polling</p>	<ul style="list-style-type: none"> Description of consolidated plan -- assessment of fair housing and purpose 	<ul style="list-style-type: none"> Public meetings participants

Engagement Materials/Tools	Description of Contents	Audiences
	<ul style="list-style-type: none"> Public meetings schedule 	
City Council presentations	<ul style="list-style-type: none"> Results of community outreach and engagement Qualitative and quantitative data 	<ul style="list-style-type: none"> City Council

PUBLIC MEETINGS

Working with the District Council Members' offices, a series of nine District Public Meetings were scheduled and held at District-area community centers and other facilities. An additional presentation was given at the TCC South/FWISD Collegiate High School.

The meetings format included a meet-and-greet registration, an introduction and overview of the meeting purpose by Council Members and Neighborhood Services Department staff, an in-depth presentation by JQUAD, a live poll, and a questions/answers period. Participants were encouraged to take the Priority Needs survey at the meeting via their phone or at a survey-taking station on a laptop and with staff assistance. Hard copies of the survey were also provided. Additional City departments were present to provide information and answer questions. These included the City of Fort Worth Code Compliance and Police Department.



District Public Meetings

<p>1 April 6, 6:00 p.m. with Council Member Chris Nettles (District 8) McDonald YMCA 2701 Moresby St., 76105</p>	<p>4 April 19, 6:00 p.m. with Council Member Elizabeth Beck (District 9) Fire Station Community Center 1601 Lipscomb St., 76104</p>	<p>7 April 26, 6:00 p.m. with Council Member Leonard Firestone (District 7) Thomas Place Community Center 4237 Lafayette St., 76107</p>
<p>2</p>		

April 10, 6:00 p.m.

with Council Member
Carlos Flores
(District 2)

Northside Community
Center
1100 NW 18th St., 76164

3

April 17, 6:00 p.m.

with Council Member
Michael Crain
(District 3)

Como Community Center
4660 Horne St., 76107

5

April 20, 6:00 p.m.
with Council Member
Jared Williams
(District 6)

Southwest Community
Center
6300 Welch Ave., 76133

6

April 24, 6:00 p.m.
with Council Member Alan
Blaylock
(District 4)

Riverside Community
Center
3700 E. Belknap St.,
76111

8

April 27, 6:00 p.m.

In person and virtual
with Council Member Gyna
Bivens
(District 5)

Bridgewood Church of
Christ
6516 Brentwood Stair Rd,
76112

9

July 10, 6:00 p.m.

With Council Member
Jeanette Martinez
(District 11)

Eugene McCray
Community Center

4932 Wilbarger St., 76119

Participation and Activity

- Approximately 105 attendees from the general public participated in the District Public Meetings.

- Participants were encouraged to take the survey by phone using a provided QR code, on a laptop computer set up in the meeting room, or via hard copy survey.
- Most participants completed the survey online after the meetings.
- Approximately 50% of council members and/or staff members were present at their District meetings.
- Approximately 50% of the CDC members were in attendance.
- Some attendees were interviewed on camera to obtain feedback and some footage was used for social media engagement.
- A live polling survey was given following the presentation. Highlights from the polling are presented below.

Live Polling Survey Highlights

- Over 78% of respondents view the Fort Worth Housing Rehabilitation Programs as a High Priority for the City.
- 56% of respondents who attended the meeting believe the Homebuyer Assistance Program (HAP) is very beneficial to Fort Worth residents.
- Over 78% of respondents believe that The Stop Six Neighborhood Transformation Plan and/or similar programs are highly beneficial to the community.
- 58% of respondents in attendance felt strongly that projects such as Las Vegas Trail are very beneficial to the City of Fort Worth.
- 66% of respondents view the CDBG funding to the Tarrant Area Food Bank RED Bus Program and similar programs are a high priority in Fort Worth.
- Approximately 65% believe that programs that fund street and sidewalk Improvements (similar to improvements made on West Cantey including reconstruction, replacement of curbs, adding sidewalks, gutters and driveways and ADA-accessibility) are a high priority need in their community.

Additional Presentations

An additional presentation was made to an audience of 15 students at My Brother's Keeper, TCC South/FWISD Collegiate High School, 5301 Campus Dr, Fort Worth, TX 76119. Two topics were discussed: Sex Trafficking and Youth Homelessness.

Participation and Activity

Sex Trafficking Topic

- To what extent is someone you know experiencing Human Trafficking?
 - 94% are not experiencing.

- 6% Currently Experiencing
- What are some ways people are recruited into Sexual Trafficking?
 - 50% Kidnapping
 - 19% False Travel Arrangements
 - 13% False Invitation Abroad
- Discussion Topic: What are some services or programs needed to help victims of Sex Trafficking?
 - Feedback: Males are often reluctant to report sexual misconduct and therefore should be encouraged to seek victim services like Counseling, Therapy and Support Groups.

Youth Homelessness Topic

- To what extent is someone you know experiencing Homelessness?
 - 73% Not Experiencing
 - 27% Occasionally Experiencing Homeless (Weekly)
- What do you think the biggest reason is for homelessness among youth and young adults??
 - 53% Housing Instability
 - 27% Substance Abuse Disorders
 - 13% Mental Health Disorders
- Discussion Topic: What are some services or programs needed to help end homelessness?
 - Feedback: Provide safe and accessible emergency shelters specifically designed for homeless youth. These shelters should offer age-appropriate

and LGBTQ+-friendly accommodations. Provide supportive services such as street outreach and drop-in centers.

PRIORITY NEEDS SURVEY

The Priority Needs Survey was developed and launched online April 3, 2023, with a series of eleven Needs questions and four demographic questions. The Needs questions asked for a ranking of High, Moderate, and Low. The survey was translated in English, Spanish, and Vietnamese and took approximately ten minutes to complete.

The survey was deployed through the project web page, press releases, flyers, social media, meeting signage, and email. Digital accessibility was via URL bit.ly links and QR code scans. Hard copies were provided at public meetings.

As of this report date, 233 surveys have been completed - 97% in English, 3% in Spanish, and .43% in Vietnamese. The total bit.ly link clicks have been 680.

Priority Needs Survey Results

PUBLIC COMMENT PERIOD AND HEARING

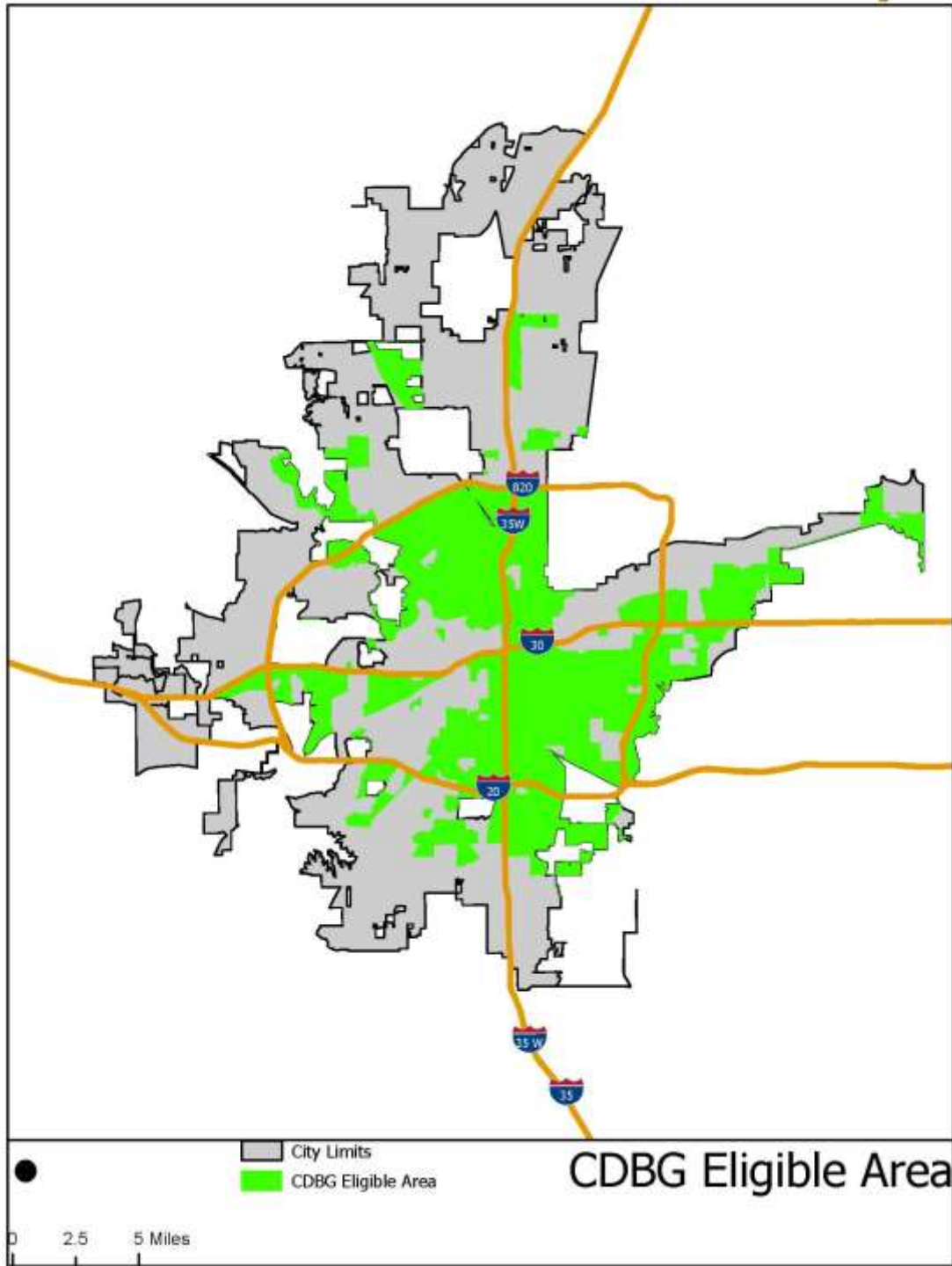
The 2023-2027 Consolidated Plan and 2023-2024 Annual Plan drafts have been provided for public comment from June 30 - July 31, 2023. The document has been made accessible via the ConPlan web page, the Neighborhood Services Department web page, the Grants Management web page, and notification was provided in a Public Notice and on Facebook Events.

Comments may be made to Sharon A. Burkley, Community Development Planning Manager, Neighborhood Services Department, in writing or by fax.

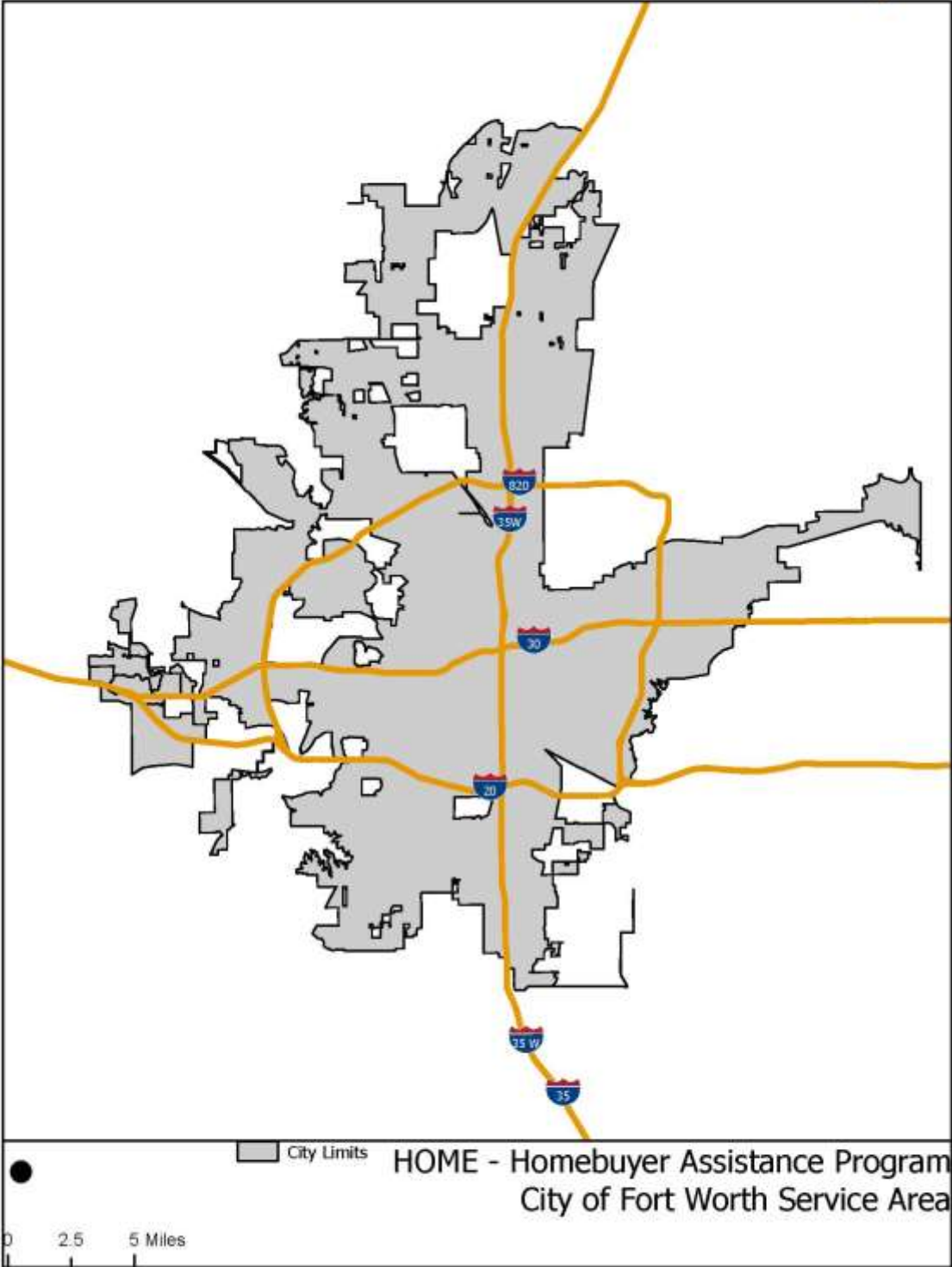
Sharon A. Burkley, MBA
Community Development Planning Manager
Neighborhood Services Department
(817) 392-5785 Office
Sharon.Burkley@fortworthtexas.gov

Two Public Hearings are scheduled to take place on July 12, 2028, and August 8, 2023.

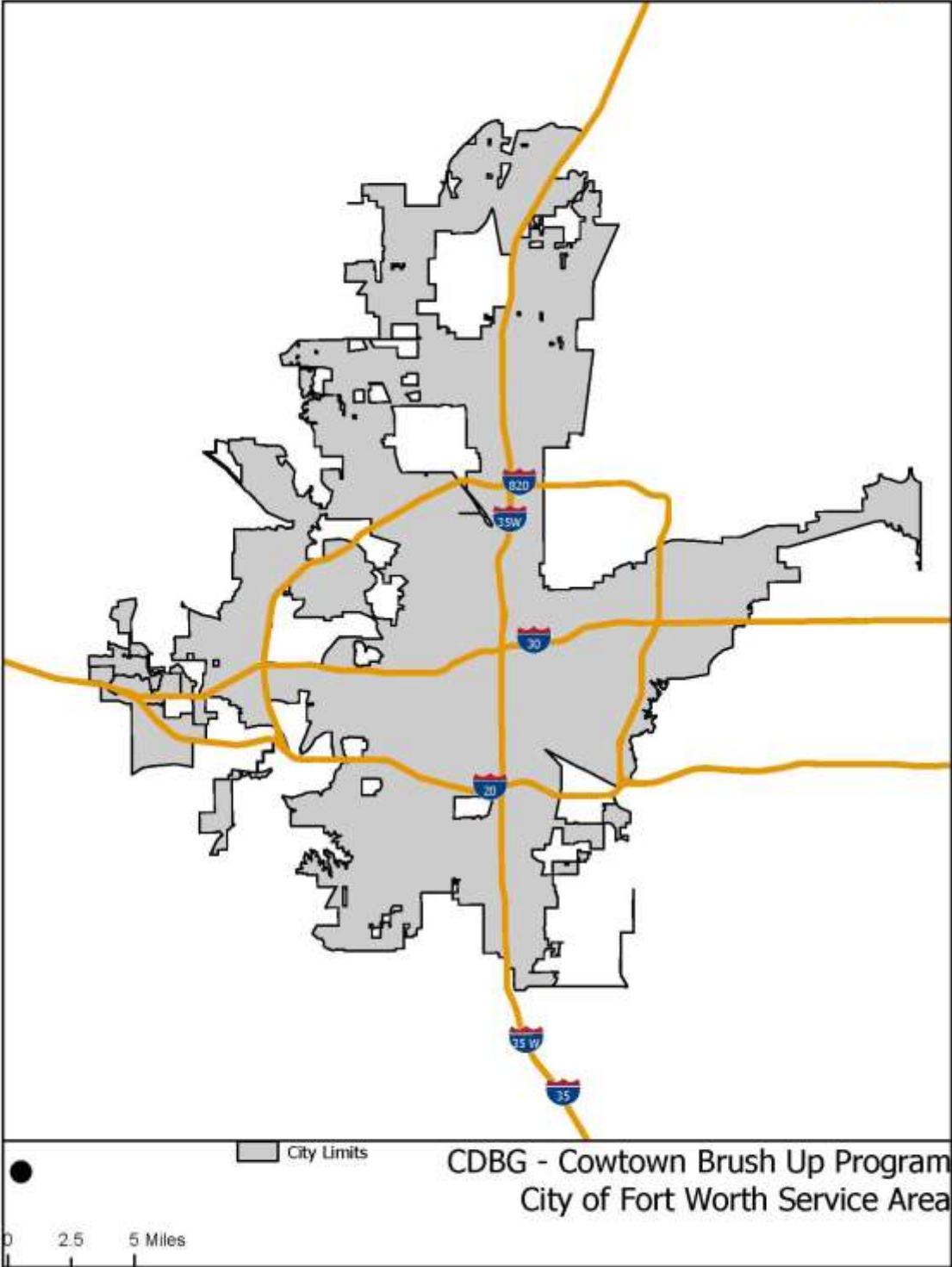
2023-2024 Action Plan



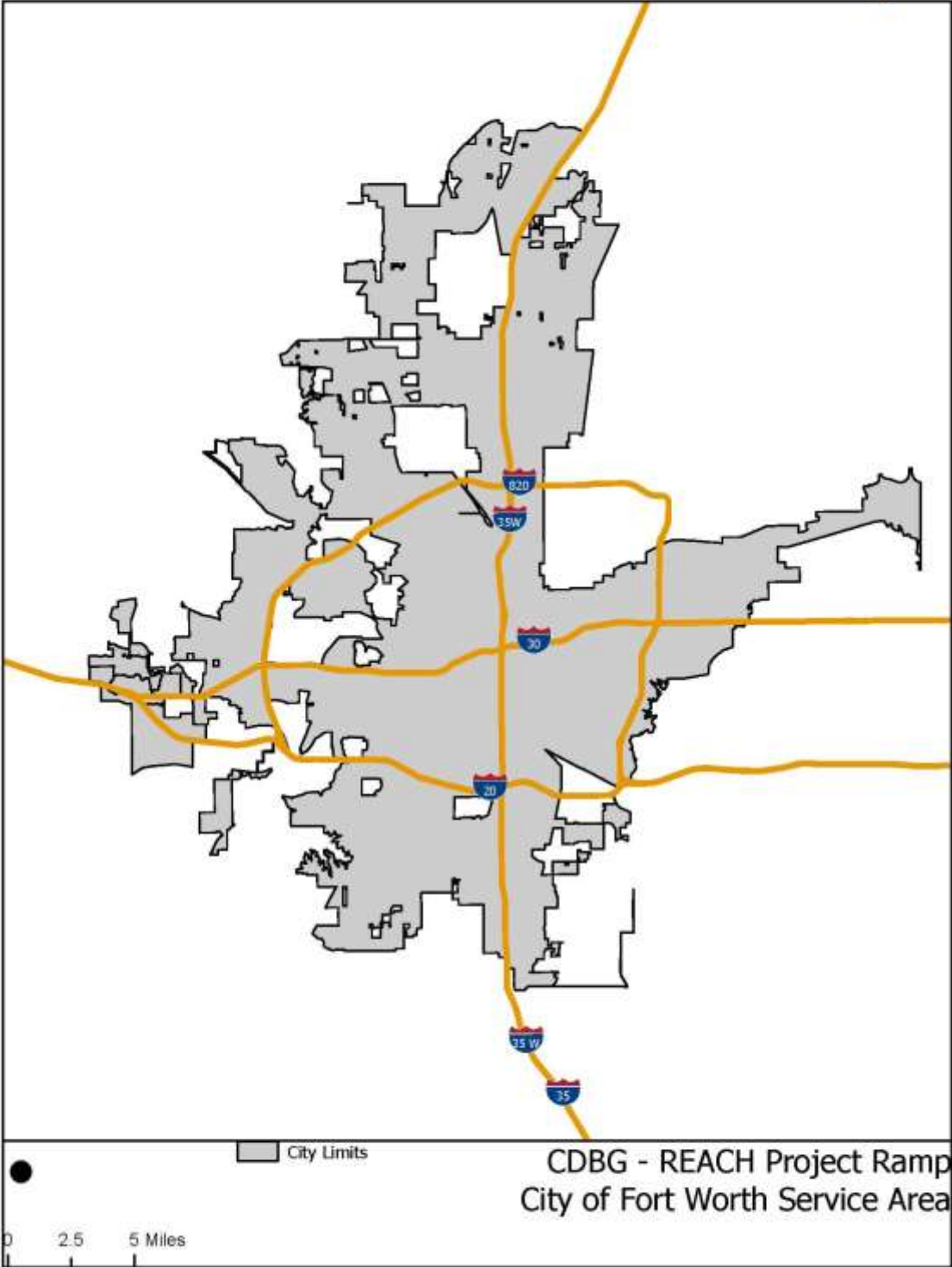
2023-2024 Action Plan



2023-2024 Action Plan

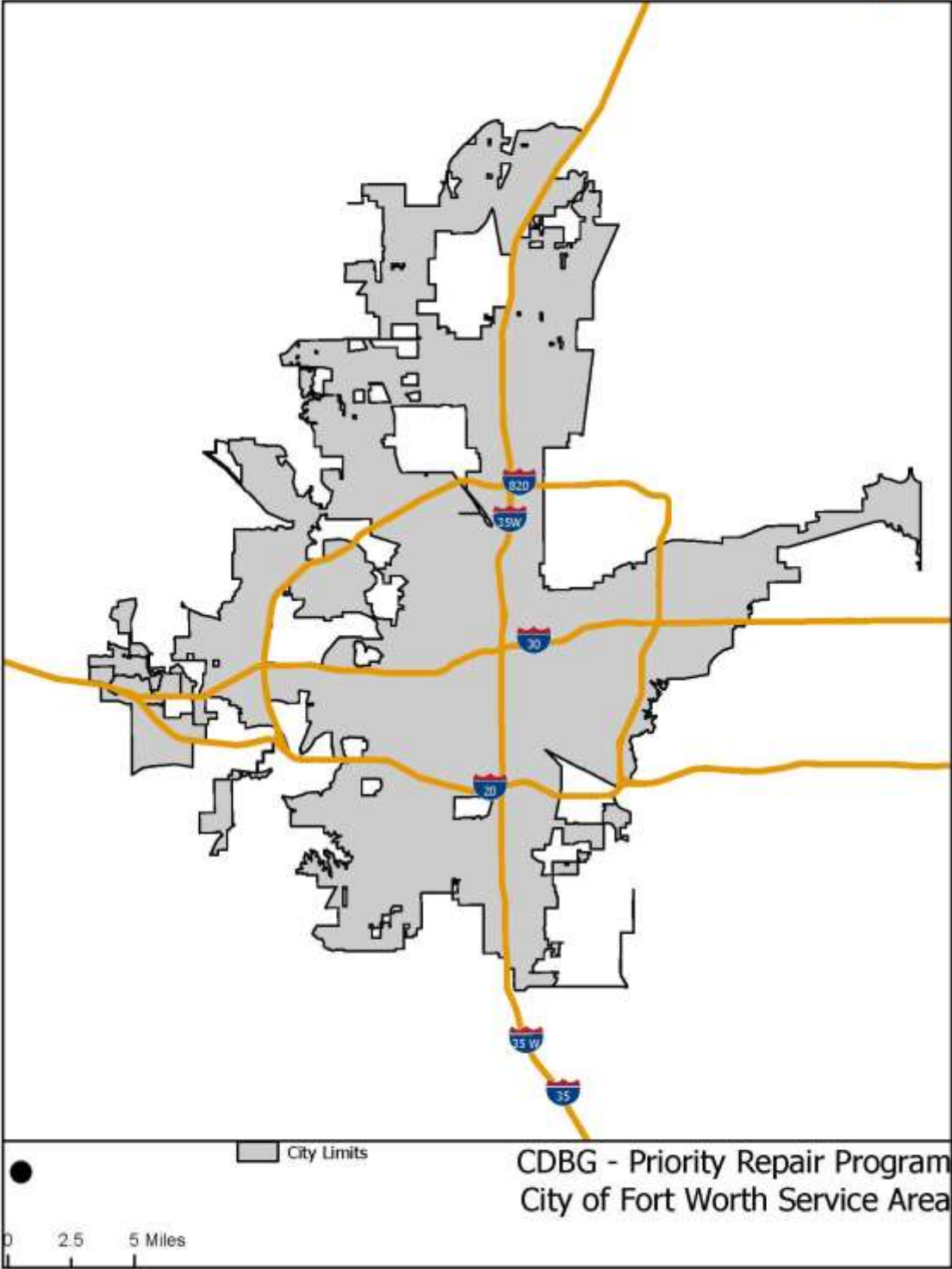


2023-2024 Action Plan

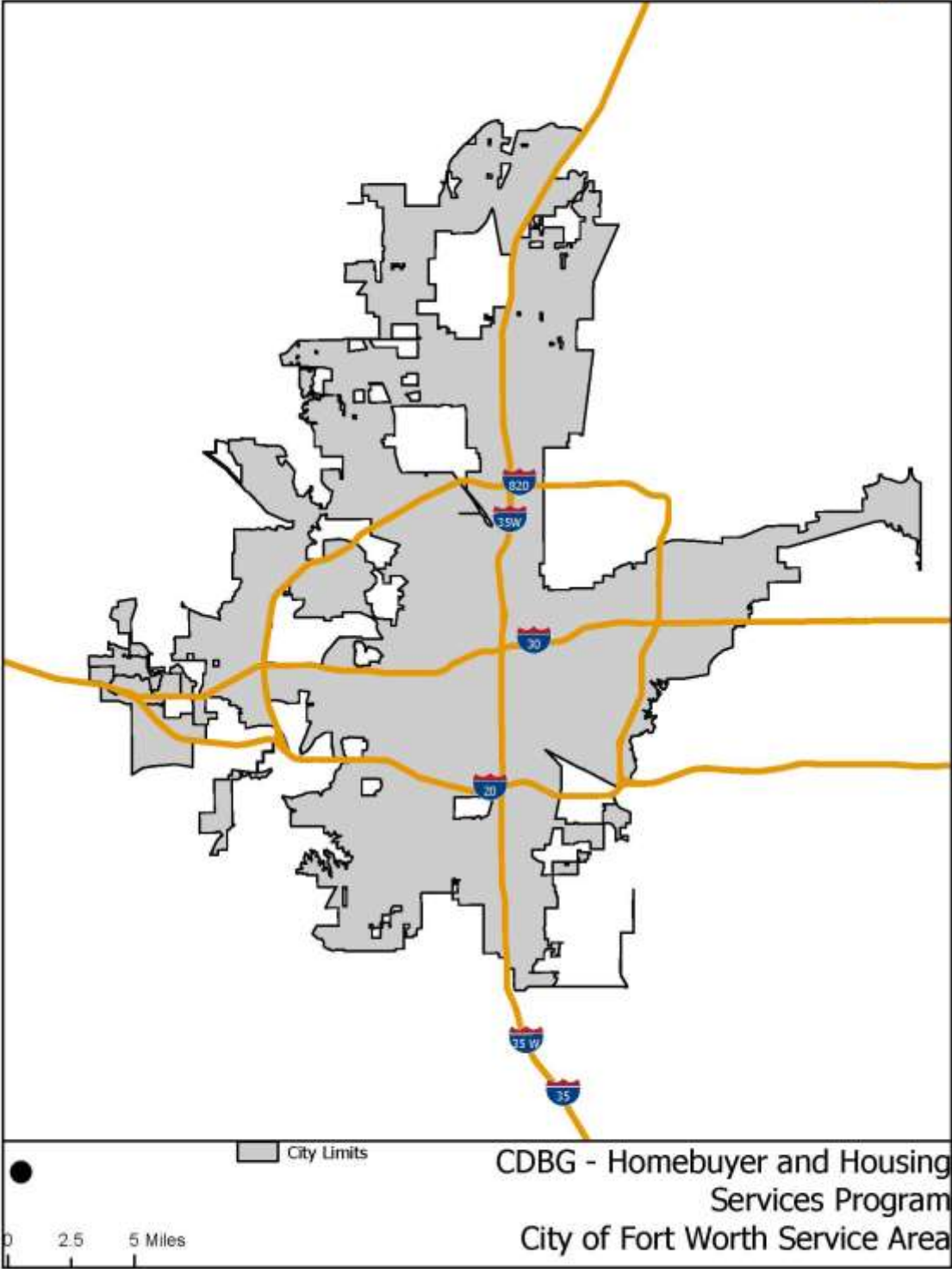


CDBG - REACH Project Ramp
City of Fort Worth Service Area

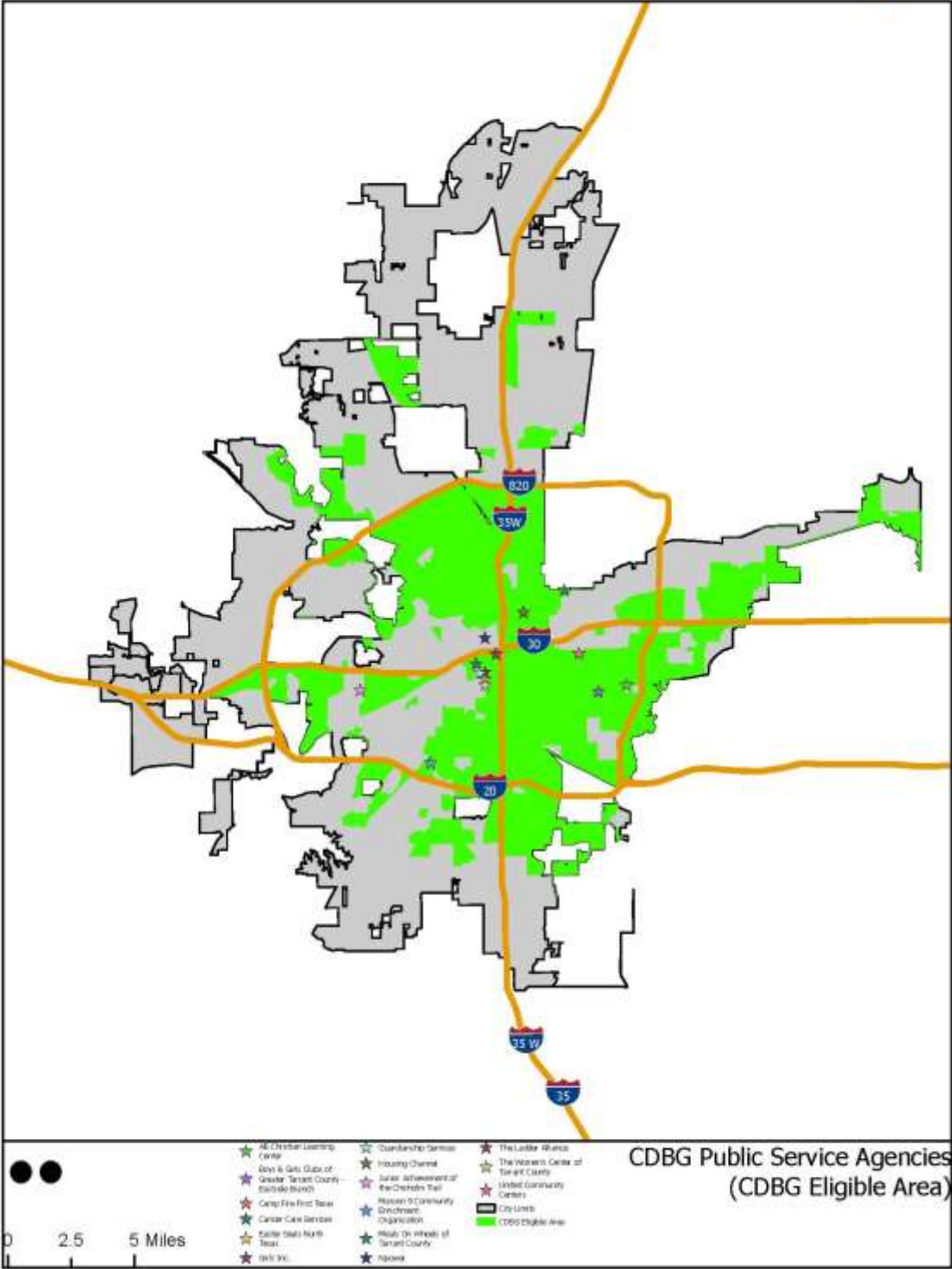
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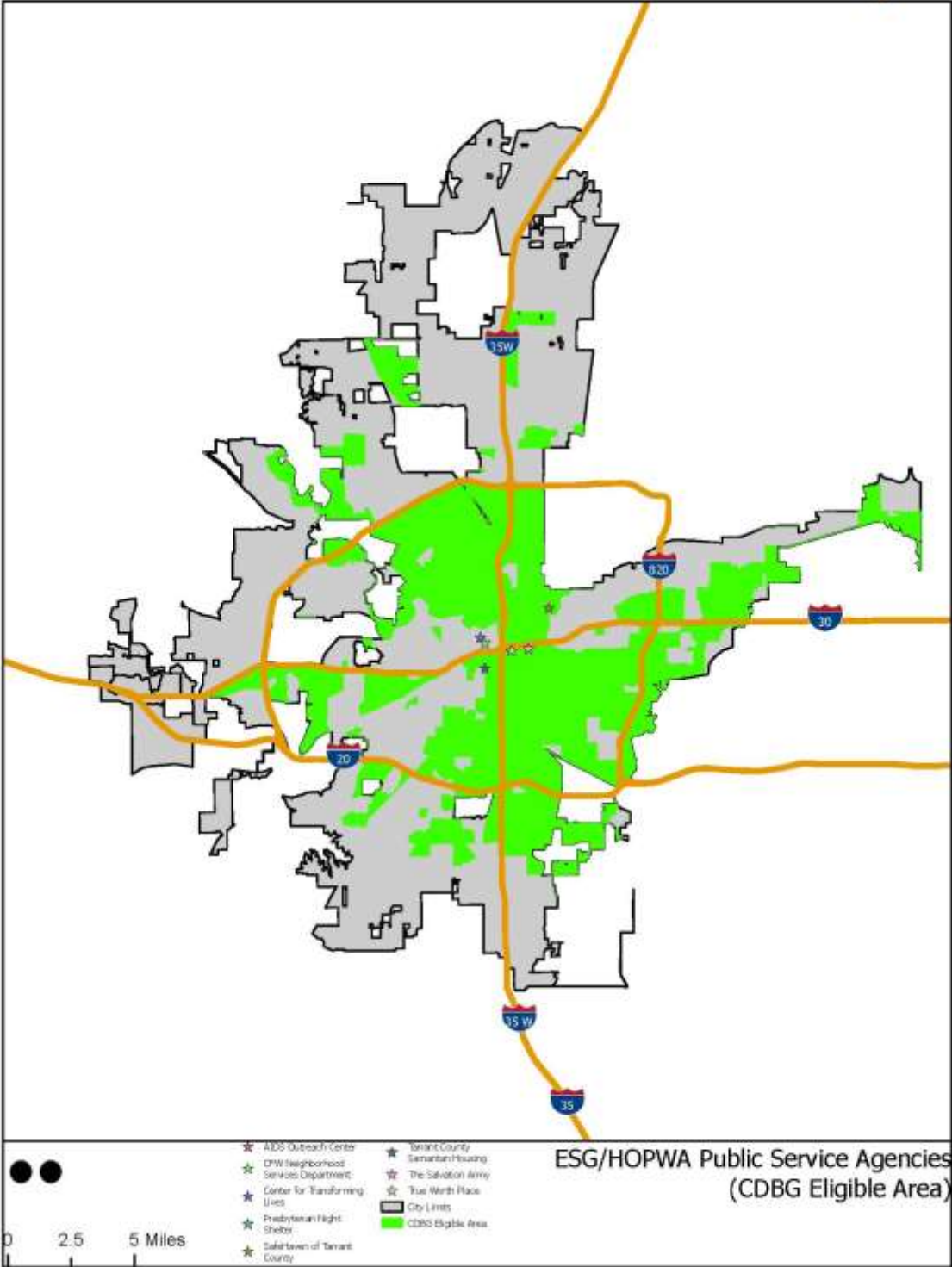
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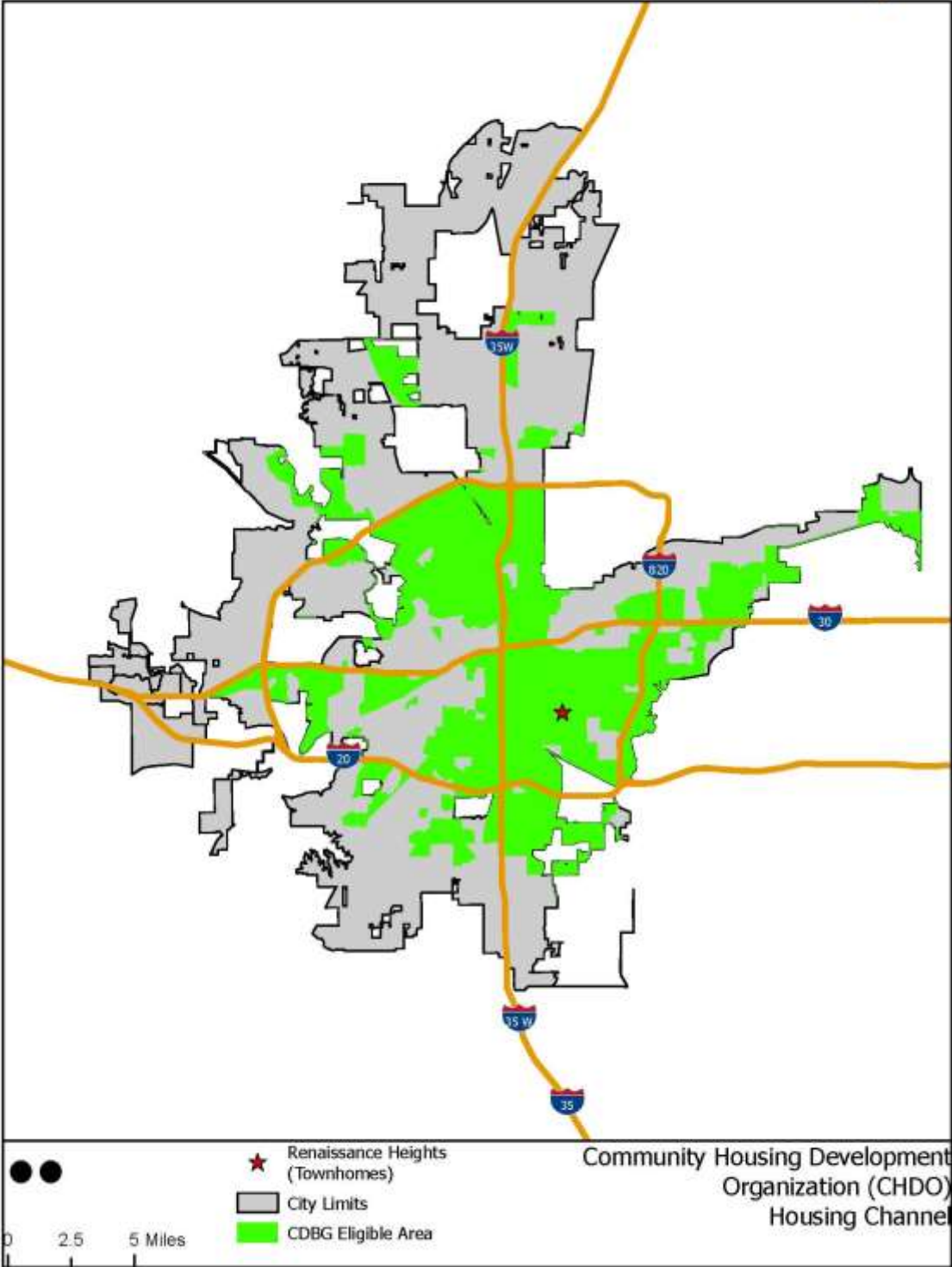
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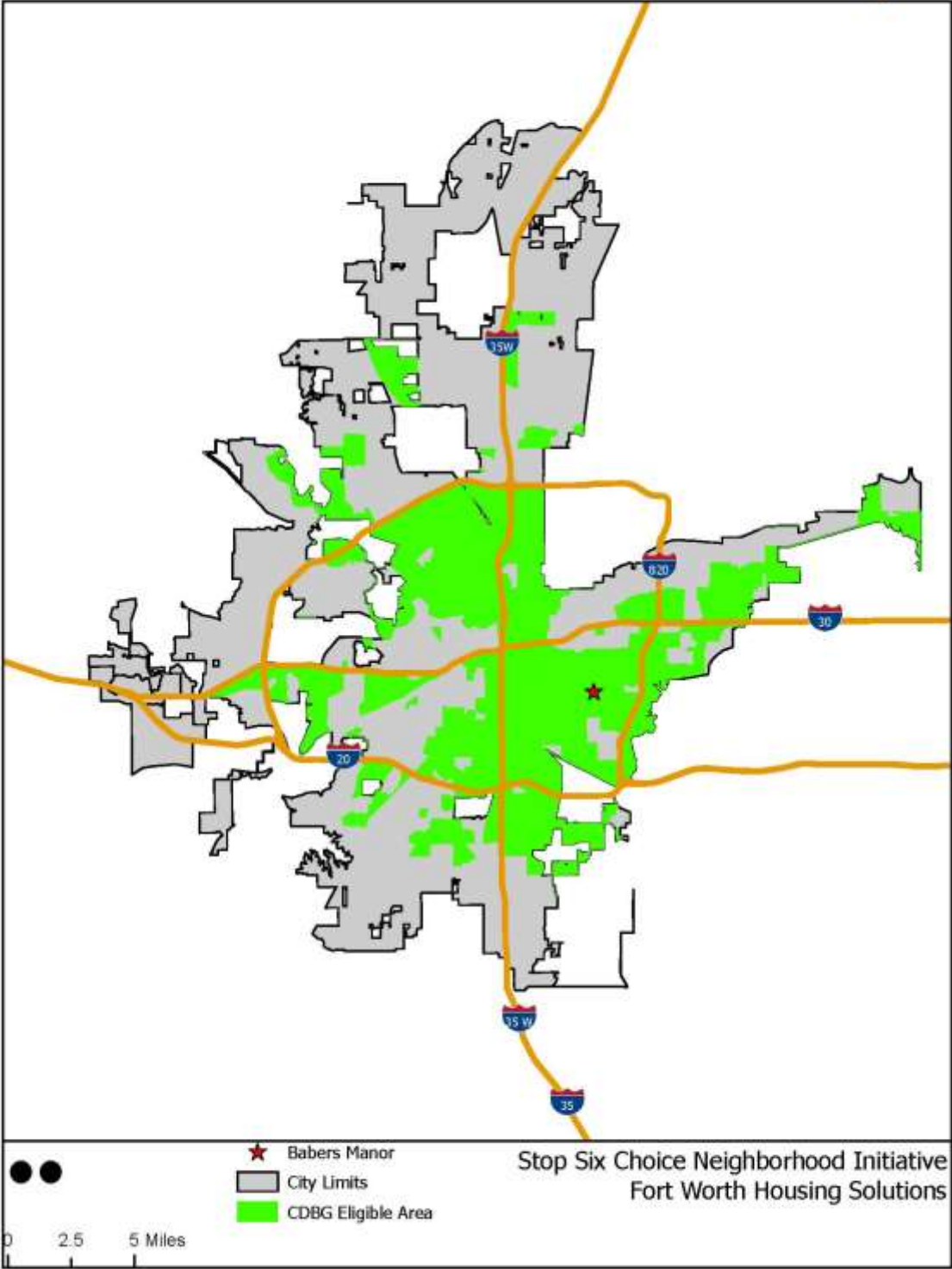
2023-2024 Action Plan



2023-2024 Action Plan



2023-2024 Action Plan



2023-2024 Action Plan

