



2026-2027 Action Plan



2026-2027 Action Plan

This plan outlines how the City of Fort Worth uses federal funds provided by the U.S. Department of Housing & Urban Development (HUD) to support critical community needs regarding the following programs:

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

Kacey Thomas - Director

Neighborhood Services Department
100 Fort Worth Trail, Fort Worth, TX 76102
FortWorthTexas.gov/Neighborhoods/Grants



**City of Fort Worth, Texas
Organizational Information**

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SF-424s/Certifications

Application for Federal Assistance– CDBG
Application for Federal Assistance—HOME
Application for Federal Assistance—ESG
Application for Federal Assistance—HOPWA
General Certifications
Grant-Specific Certifications

MAPS

CDBG Eligible Areas
HOME – Homebuyer Assistance Program
CDBG – Cowtown Brush Up Program
CDBG – Priority Repair Program
CDBG – Homebuyer and Housing Services
Project Locations Listing
CDBG Public Service Agencies
ESG/HOPWA Public Service Agencies
Development Corporation of Tarrant County- Community Housing Development
Organization CHDO) Mason Heights

ATTACHMENTS

AP-90 HOME Refinancing
AP-90 ESG-Written Standards
2026 Partnership Home the State of Housing of Homelessness Report:
City of Fort Worth Comprehensive Plan-Chapter 5 (Housing)
City Organizational Leadership
2026-2027 Action Plan Public Hearing Flyer
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2026-2027 Agency Consultation Letter

1. Introduction



The City of Fort Worth is the tenth largest and one of the fastest growing cities in the U.S., with a population of over one million people. Fort Worth is experiencing robust growth in 2026, particularly in population, job creation, and economic development. The Annual Action Plan provides a summary of the actions, activities, and the specific federal and non-federal resources that will be used each year to address the priority needs and specific goals identified by the five-year Consolidated Plan (Con Plan) for the use of federal grant funds from the U.S. Department of Housing and Urban Development (HUD). Program Year (PY) 26 is the fourth action plan of the 2023-2027 Consolidated Plan. The grants included under this Action Plan are the Community Development Block Grant (CDBG), HOME Investment Partnerships Program (HOME), Emergency Solutions Grant (ESG), and Housing Opportunities for Persons with AIDS (HOPWA) Program. The total amount of HUD grant funds expected to be received is \$13,554,718.38, which includes \$114,976.00 in estimated program income.

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

The City of Fort Worth has certified that all programs receiving funding through HOPWA, HOME, ESG, and CDBG grants comply with applicable Executive Orders.

2. Action Plan Objective and Outcomes

Summarize the objectives and outcomes identified in the Plan

There are nine broad goals that will guide the use of HUD funds. These goals are consistent with other policies and directions provided by Fort Worth City Council. These goals include:

1. Housing Preservation and Rehabilitation: preservation and rehabilitation of existing housing stock (Single Family/Multifamily Homes), including major repair, minor home repair, acquisition/rehabilitation, lead hazard reduction and abatement, health and safety repairs, and related home repair or housing development activities

2. Accessibility Improvements: accessibility improvements in both public and private (housing) spaces through ADA improvements to community centers and other public facilities for low-income special needs residents to ensure that physically disabled persons will have full access

3. Economic and Empowerment and Financial Resilience: programs that support self-sufficiency including adult basic education, employment training and job placement programming for low-income households designed to promote self-sufficiency and household stabilization

4. Affordable Housing (Renter and Owner): promote homeownership, affordable housing development, and Fair Housing (renter/owner); support single-family and multifamily housing development. This includes direct homebuyer assistance, homebuyer education and housing counseling

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

6. Aging In Place: public service programming to support seniors aging in place in their homes in the neighborhood; including providing meals, transportation, and other support services targeting people aged 62 and older

7. Neighborhood Improvement and Revitalization: includes a variety of activities including the following: improve neighborhood transportation infrastructure (streets, sidewalks, lighting, etc.); improve or make available neighborhood public facilities (parks, community facilities, etc.)

8. Homelessness Prevention and Special Needs Supports: includes all types of services and housing for people experiencing homelessness and persons at risk of homelessness with a goal of achieving permanent housing

9. Healthy Living and Wellness: Support programs and services to improve the mental and physical health of low to moderate income Fort Worth families

3. Evaluation of past performance

The City's HUD-funded grant programs improve quality of life for low- and moderate-income residents through four program types: affordable and decent housing, public services, homeless services, and community needs. The City offers several affordable housing programs for homeowners, including minor home repair and homebuyer assistance. Increased costs of homeownership and construction materials have increased construction costs for repair programs and sales prices for home purchasers. As a result, the number of households requesting housing rehabilitation has increased, while the number of prospective homeowners has been greatly impacted by the dramatic increase in housing costs. 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. 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 choice for low-income residents.

The City's HUD-grants-funded public services have generally spread across a broad spectrum of social service types. To align more closely with City Council-adopted priorities, the five-year plan adopted in 2023 proposed to intensify the focus of funding for public services on programs that encourage economic empowerment, increase children's ability to succeed in school, support aging in place for elderly residents, and improve physical and mental health

For homeless services, the focus has been on maintaining the safety net, through continued support of local emergency shelters. There has also been a continued effort to effectively coordinate with the local Continuum of Care and the City's Homeless Strategies locally funded homeless programs. This effort to improve coordination has led to a stronger emphasis on housing-related homeless services such as rapid rehousing programs, homelessness prevention programs, and supportive services that focus on housing placement. This housing emphasis is proposed to be continued and increased throughout the five-year period of the 2023-2027 Consolidated Plan.

4. Summary of Citizen Participation Process and consultation process

The Community Development Council (CDC) is a City Council-appointed advisory board that was established for the purpose of assisting the City Council in setting priorities for projects to be initiated with Federal funding and complying with Federal grant requirements and limitations of HUD. It reviews various proposed Federal projects and plans for community development and makes recommendations to the City Council regarding such projects and plans toward the goal of providing decent, safe and sanitary housing for low- and moderate-income families in Fort Worth.



Development of this Action Plan relied on two phases of citizen participation and consultation. The more recent phase consisted of a series of public meetings held from September 2025 to June 2026 by the Community Development Council (CDC), as well as written correspondence soliciting the viewpoints of a wide variety of stakeholders. In addition, all the agendas for the CDC meetings were made public at least three business days in advance of the meetings. The notice of the formal 30-day Public Comment Period, which included notice of the Public Hearings, was published on June 21,

2026. The 30-day comment period ran from June 22, 2026-July 24, 2026. Public hearings were held on July 13, 2026, at the Ella Mae Shamblee Fort Worth Public Library, and at the Fort Worth City Council meeting on August 11, 2026. Information regarding the Action Plan, including funding opportunities, public comment period, and public hearings, were included in the City Times, posted on Facebook, our website, and distributed to all of our community partners.

5.Summary of public comments

Public comment received during the development phase of the Action Plan focused on proposed allocations of the 2026-2027 grant allocations. A representative of Presbyterian Night Shelter expressed concern that agencies may not continue to meet goals if they receive reduced funding. A representative of the childcare associated expressed that further emphasis should be place on child care services for youth under the age of five rather than ages zero to twelve as the matrix code 05L defines.

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

A total of forty-six (46) social service applications for the funding were received and twenty-two (22) were recommended for funding. In general, agencies not recommended for funding submitted proposals that scored lower than other competitor proposals.

7.Summary

The City of Fort Worth 2026-2027 Annual Action Plan outlines priorities and goals for improving the quality of life for low to moderate-income residents and neighborhoods of the City. The Citizen Participation process followed in developing this plan supported the City's proposed efforts to use HUD grant funds to improve neighborhoods, provide urgently needed housing repairs to low-income homeowners, develop new affordable housing for both owners and renters, assist new homebuyers, and support local social and homeless service providers to the greatest extent possible.

II. The Process

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

1. Agency/entity responsible for preparing/administering the Consolidated Plan

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

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

Table 1 – Responsible Agencies

Narrative (optional)

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

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

Annual Action Plan Public Contact Information

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III. Annual Action Plan

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

1. Introduction

The City of Fort Worth's Neighborhood Services Department (NSD) coordinates the consultation process for the Action Plan. The Citizen Participation Plan (CPP), as approved by City Council, sets forth the City's policies and procedures for citizen input and participation in the grant process. The Draft Action Plan was published and made available at the NSD office, and two (2) City of Fort Worth regional libraries, as well as online at the Neighborhood Services Department website <https://www.fortworthtexas.gov/departments/neighborhoods/services/grants>, in order to maximize outreach to the public. The CPP lays out the process for citizens and groups to provide the City with information on housing and community development needs as part of the preparation of the Action Plan. Additionally, the City conducts at least one public hearing during the development process before the Action Plan is published and at least one public hearing during the 30-day comment period to obtain citizen's views and to respond to comments and questions. Public hearings are generally held in conjunction with the Community Development Council and City Council meetings, in addition to standalone meetings. The City also sends letters to various State and local groups, departments, and organizations as part of the consultation process.

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

The Neighborhood Services Department consults with and collects information from other departments and outside agencies that have responsibility for administering programs covered by or affected by the Action Plan. Staff attend regular meetings and coordinate on common projects. Some of the key providers and agencies include:

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

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

- Fort Worth Housing Finance Corporation
- City of Arlington Office of Strategic Initiatives
- City of Denton Community Development Division
- North Central Texas Council of Governments
- Tarrant County Department of Human Services
- My Health My Resources (MHMR) of Tarrant County
- State of Texas (i.e. Department of Housing and Community Affairs, Department of Health and Human Services)
- Texas Low Income Housing Information Service
- Texas Workforce Commission
- Mental Health Connection of Tarrant County

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

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

The City of Fort Worth coordinates with the Continuum of Care (CoC) through its Homeless Strategies unit. The Homeless Strategies unit meets regularly with Partnership Home, the CoC lead agency, to discuss systemic issues and ways to partner to address them. As a part of this ongoing coordination, the Homeless Strategies staff also assists in reviewing grant applications submitted by homeless service providers and makes recommendations regarding funding based on identified needs and priorities.

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

The CoC charter created a Leadership Council composed of the mayors of Fort Worth and Arlington, the county judges of Tarrant County and Parker and a representative of the Mayor's Council of Tarrant County. The increased involvement of public officials has facilitated greater coordination between local government, the surrounding jurisdictions, and the CoC.

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

As the HUD lead agency, Partnership Home invites units of local government receiving ESG funds to quarterly meetings to discuss what each unit is funding and develop performance standards.

Discussions include what are system needs and gaps and which funded source is better suited to which activity. This includes looking at what the CoC can fund and what local dollars can fund. For example, if our local CoC doesn't apply for any rapid rehousing dollars, it impacts whether it makes sense to invest ESG in rapid rehousing.

With the increased involvement of elected officials in the CoC, it is expected there will be an increased intentionality in allocating ESG funds. Currently, Partnership Home is mapping system resources to analyze needs and gaps with available funding and other potential funding sources. The City has consulted closely with Partnership Home in developing allocation plans for new ESG funds received to respond to the coronavirus pandemic.

The CoC board has a committee that reviews performance standards and evaluates the 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. A Homeless Strategies staff member is on the HMIS committee.

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

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	Fort Worth Housing Solutions
	Agency/Group/Organization Type	Public Housing Authority
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Market Analysis
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Regular meetings on common projects and activities, especially Fair Housing Planning and Choice Neighborhood redevelopment plan for the Cavile Place/Stop Six area. Partnership in development of additional affordable housing and Permanent Supportive Housing for Homeless Persons
2	Agency/Group/Organization	Partnership Home (formerly Tarrant County Homeless Coalition)
	Agency/Group/Organization Type	Nonprofit that is lead agency of the Continuum of Care Homeless Needs - Chronically homeless Housing needs – homeless youth, veterans and families Services-homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Regular attendance at meetings and coordination on common projects, particularly regarding HMIS reporting and allocation priorities for ESG funds.

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

A comprehensive list of all agencies and entities contacted and consulted is attached to this Action Plan. These entities included social and health service agencies, entities serving children, youth, and the elderly. The City sent letters to all of these agencies to advise them of the Action Planning process, public hearing dates, and other opportunities to comment and request comment regarding the process. The City consulted with Housing Channel and Development Corporation of Tarrant County, the city's certified CHDOs, regarding affordable housing needs, costs and challenges in the current market. The city also consulted extensively with Trinity Habitat for Humanity regarding neighborhood revitalization needs and home repair needs in central city communities. The City made every effort to consult all Agency types.

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Partnership Home	The Strategic Plan establishes community strategic goals that drive the response to homelessness, helping determine what services are needed to best meet emerging needs and ensure services are efficient and effective; complements Con Plan strategies targeting persons experiencing or at-risk of experiencing homelessness.
City of Fort Worth 2023 Comprehensive Plan	City of Fort Worth	The goals and objectives set forth by Chapter 5 of the 2023 Comprehensive Plan include to “Increase the number of quality affordable rental units for low-income renters”, “reserve and improve existing affordable owner-occupied housing units.”, “Increase homeownership in Fort Worth”, “Provide a range of housing options for populations with special needs, including the elderly, persons with disabilities, and persons exiting homelessness.”, and “ensure equal housing opportunity in Fort Worth for all citizens.” These goals parallel with Con Plan goals to preserve and increase affordable housing.

Narrative (optional)

During the development of the 2026–2027 Annual Action Plan, the Neighborhood Services Department (NSD) collaborated with Fort Worth Housing Solutions, a Public Housing Authority, and Partnership Home, an organization that addresses homelessness and housing instability. These consultations focused on public and affordable housing needs, housing needs assessments, market conditions, homelessness strategies, and the needs of individuals and families experiencing homelessness, including chronically homeless individuals, families with children, veterans, and unaccompanied youth.

While NSD conducted consultations with organizations directly involved in housing and homelessness services, the Department did not complete consultations with public or private organizations specifically engaged in narrowing the digital divide for low- and moderate-income residents. Additionally, NSD did not consult with agencies whose primary responsibilities include the management of flood-prone areas, public lands, water resources, or emergency management. As a result, the consultation process did not fully encompass all of the organization types identified within the AP-10 Consultation section.

Moving forward, NSD will strengthen its consultation process for the 2027–2028 Annual Action Plan. As an early priority in the planning process, NSD will identify and engage appropriate public and private organizations representing broadband and digital equity, floodplain management, public land and water resource management, and emergency management. These consultations will be incorporated into the Department’s broader outreach to housing authorities, homelessness service providers, social service organizations, community development partners, and other governmental agencies that can provide meaningful input regarding local housing, homelessness, and community development needs.

NSD will also continue to utilize public hearings, stakeholder meetings, focus groups, and other engagement opportunities to obtain input from organizations and residents, particularly those representing or serving low- and moderate-income households and special-needs populations. This enhanced approach will help ensure that future Annual Action Plans reflect a more comprehensive consultation process and that the AP-10 Consultation section accurately documents the organizations consulted and the information received.

AP-12 Participation – 91.105, 91.200(c)

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 Action Plan process. Through its adopted Citizen Participation Plan (CPP), the City sets forth policies and procedures for citizens and groups to provide the City with information on housing and community development needs as part of the preparation of the Action Plan. As required by the CPP, the City conducted at least one public hearing during the development process before the Action Plan was published and at least one public hearing during the 30-day comment period. These public hearings were held in conjunction with the Community Development Council or City Council meetings, in addition to standalone meetings. The City sent out letters and emails to various State and local groups, departments, and organizations as part of the consultation process. Comments that are received during the period are considered by the City before Council approval of the Action Plan and its submission to HUD.

Efforts made to broaden participation included updates and information about the HUD grants planning process on the City's website as well as holding monthly CDC meetings to make attendance easier for residents.

The image is a composite. On the left, a photograph shows a group of people in a modern meeting room, seated around a long table, looking at a large screen displaying a cityscape. A small inset in the bottom left of the photo shows a book cover for the '2026-2027 Action Plan' with the text 'Your feedback is important, and it helps shape the future of our community.' On the right, a vertical poster for the '2026-2027 Action Plan' is displayed. The poster features the Fort Worth logo at the top, followed by the title '2026-2027 Action Plan' in large white letters on a red background. Below this, it says 'Share ideas on ways to improve Fort Worth's neighborhoods and your community'. The poster then lists the 'Public Comment Period' as 'June 22 to July 24, 2026' and 'Public Hearing Dates' as 'Meetings start at 6 pm'. It provides two locations for hearings: 'July 13, 2026' at 'Ella Mae Shamblee Library' (1062 Evans Ave., Fort Worth, TX 76104) and 'August 11, 2026' at 'Fort Worth City Hall' (100 Fort Worth Trail, Fort Worth, TX 76102). At the bottom, there is a blue button that says 'READ THE 2026-2027 ACTION PLAN & LEARN MORE'.

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	Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	Request For Proposal For Public Service Agencies & Non-Profits interested in applying for the following grants: Community Development Block Grant (CDBG), Emergency Solutions Grant (ESG), Housing Opportunities for Persons with AIDS (HOPWA) Notice published on December 19, 2025 (Fort Worth Star-Telegram)	Forty-eight (48) proposals were received from applicant social service agencies.	Public Comment began on Monday, June 22, 2026 and concluded on Friday, July 24, 2026 no comments were received during this time.	www.star-telegram.com

2	Public Meeting	Non-targeted/broad community All citizens and organizations	Community Development Council (CDC) Meeting date June 17 2026, meeting to consider the Action Plan and the Request for Proposals from social service agencies seeking funding under the Action Plan.	All Applicants for funding under the RFP, were invited to attend and provide feedback to the recommendations during the public comment portion of the meetings. A representative of Presbyterian Night Shelter expressed concern that agencies may not continue to meet goals if they receive reduced funding. A representative of the childcare associated expressed that further emphasis should be place on child care services for youth under the age of five rather than ages zero to twelve as the matrix code 05L defines.	N/A	
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Sort Order	Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
3	Consultation Letters	Social service agency providers; nonprofits; housing service providers	Letters were emailed to various service providers requesting consultation, comments, and input on the 2026-2027 Action Plan on June 22, 2026.	Public Comment began on Monday, June 22, 2026, and concluded on Friday, July 24, 2026, no comments were received during this time.	Public Comment began on Monday, June 22, 2026, and concluded on Friday, July 24, 2026, no comments were received during this time.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
4	Newspaper Ad	Non-targeted/broad community	Public Notices summarizing funding recommendations for the 2026-2027 Action Plan and notice of public hearings on July 13, 2026 at 6:00 p.m. at Ella Mae Shamblee Library, 1062 Evans Avenue, 76104 and August 11, 2026 before City Council at 6:00 pm in City Hall, Council Chambers. Notice published on June 21 st , 2026 (Fort Worth Star Telegram).	Public Comment began on Monday, June 22, 2026, and concluded on Friday, July 24, 2026, no comments were received during this time.	Public Comment began on Monday, June 22, 2026, and concluded on Friday, July 24, 2026, no comments were received during this time.	www.star-telegram.com

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
5	Internet Outreach	Non-targeted/broad community All citizens and organizations	All public notices and meeting agendas, as well as the DRAFT and FINAL Action Plan were posted on the City of Fort Worth website.	N/A	N/A	https://www.fortworthtexas.gov/departments/neighborhoods/services/grants
6	Libraries, Neighborhood Services Department Administrative Office	Non-targeted/broad community All citizens and organizations	Hard copies of Draft Action Plan distributed on June 22, to two regional libraries as follows: East Regional, Southwest Regional; and the Neighborhood Services Department	N/A	N/A	https://www.fortworthtexas.gov/departments/neighborhoods/services/grants

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
7	Libraries, Community Centers, Neighborhood Services Department Administrative Office	Non-targeted/broad community All citizens and organizations	Hard copies of Final Action Plan will be distributed on August 14 to two regional libraries as follows: East Regional, Southwest Regional; and the Neighborhood Services Department at Fort Worth City Hall.	N/A	N/A	https://www.fortworthtexas.gov/departments/neighborhoods/services/grants

Table 3 – Citizen Participation Outreach

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 2026-2027 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 2026-2027 program year are:

- **Homeless Strategies:** The City's homelessness unit in the City Manager's Office allocates approximately \$6 million in general funds annually to support the homeless crisis system. In FY26, a pilot called Targeted Outreach was launched. This pilot tripled the number of City-funded street outreach workers from two to six, and changed how outreach operated. Pairs of outreach workers were connected to Neighborhood Police Officers in areas hard hit by unsheltered homelessness. Targeted outreach is also collecting data. The City funded High ImpACT program was able to expand due to being awarded federal opioid settlement funds. In FY27, Homeless Strategies also received a \$200,000 private commitment to expand the High ImpACT program which addresses longtime unsheltered experiencing severe mental illness.
- **Neighborhood Improvement Program:** The Neighborhood Improvement Program (NIP) is a targeted, place-based annual capital investment initiative led by the Neighborhood Services Department. The program, on average, receives \$3-4 million per year. The program focuses on improving infrastructure, public spaces, and safety in high-need neighborhoods through coordinated, cross-departmental work. NIP delivers bundled improvements that respond to neighborhood conditions, data, and community input.
- **Texas Veterans Commission:** The City was awarded \$300,000 grant for the "Housing for Texas Heroes" program to repair and/or install accessibility improvements at the homes of disabled low-income veterans. Additionally, \$340,000 was received for general assistance.
- **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).
- **Lead Hazard Reduction Grant:** The City of Fort Worth received a \$5.7 million grant for Lead Hazard Reduction and Healthy

Homes

in March 2025; an additional \$750k in CDBG funds was allocated as the required matching fund source. This is a three-year program that is expected to be completed by 2028.

- Bipartisan Infrastructure Law: funds received from TDHCA to enhance and provide innovation to existing weatherization programs by leveraging resources and performing energy retrofits of low-income residential buildings. 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.
- PRO Housing Program Grant: \$5 million grant received from the US. Department of Housing and Urban Development to aid in removing barriers to affordable housing.
- Affordable Housing Bond Program: On May 2, 2026, the City of Fort Worth signed Proposition D into effect. By passing Proposition D residents authorized the City of Fort Worth to issue \$10 million dollars in bonds for affordable housing for families with up to 120% of the city's area median income. Projects may include planning, designing, constructing, improving, renovating, repairing, replacing and expanding affordable owner –occupied and/or rental housing in the City and funding neighborhood revitalization initiatives, including land acquisitions and; construction of infrastructure to support affordable owner-occupied and/or rental housing; funding home repair programs may be permitted by law; and funding loans and grants for affordable owner-occupied and/or rental housing purposes as may be permitted by law.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 4				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	7,153,410.00	30,000.0 0	0	7,183,410.00	7,183,410.00	Assumes level funding for the remaining year of the Con Plan period
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	2,816,040.38	84,976.0 0	0	2,901,016.38	2,901,016.38	Assumes level funding for the remaining year of the Con Plan period

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 4				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	2,959,808.00	0	0	2,959,808.00	2,959,808.00	Assumes level funding for the remaining year of the Con Plan period
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	625,460.00	0	0	625,460.00	625,460.00	Assumes level funding for the remaining year of the Con Plan period

Table 4 - 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:

- HOME funds will leverage Housing Tax Credit investments by private and non-profit multifamily developers.
- CDBG funds will leverage over \$4 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 2026-2027 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 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 2026-2027 Action Plan are \$13,554,718.38



Annual Goals and Objectives

Introduction

The City of Fort Worth expects to receive approximately \$13 million in HUD entitlement grant funds (CDBG, HOME, ESG, HOPWA) for the 2026-2027 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 2026-2027 program year are:

- **Homeless Strategies:** The City's homelessness unit in the City Manager's Office allocates approximately \$6 million in general funds annually to support the homeless crisis system. In FY26, a pilot called Targeted Outreach was launched. This pilot tripled the number of City-funded street outreach workers from two to six, and changed how outreach operated. Pairs of outreach workers were connected to Neighborhood Police Officers in areas hard hit by unsheltered homelessness. Targeted outreach is also collecting data. The City funded High ImpACT program was able to expand due to being awarded federal opioid settlement funds. In FY27, Homeless Strategies also received a \$200,000 private commitment to expand the High ImpACT program which addresses longtime unsheltered experiencing severe mental illness.
- **Neighborhood Improvement Program:** Annual investment of over \$4 million in local resources for targeted neighborhood revitalization, particularly for infrastructure investments that will enhance public safety and redevelopment potential.
- **Texas Veterans Commission:** The City was awarded \$300,000 grant for the "Housing for Texas Heroes" program to repair and/or install accessibility improvements at the homes of disabled low-income veterans. Additionally, \$340,000 was received for general assistance of low-income veterans.
- **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).
- **Lead Hazard Reduction Grant:** The City of Fort Worth received a \$5.7 million grant for Lead Hazard Reduction and Healthy Homes in March 2025; an additional \$750k in CDBG funds was allocated as the required matching fund source. This is a three-year program expected to be completed in 2028.

- Bipartisan Infrastructure Law: funds received from TDHCA to enhance and provide innovation to existing weatherization programs by leveraging resources and performing energy retrofits of low-income residential buildings. 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.
- PRO Housing Program Grant: \$5 million grant received from the US. Department of Housing and Urban Development to aid in removing barriers to affordable housing
- Affordable Housing Bond Program: On May 2, 2026, the City of Fort Worth signed Proposition D into effect. By passing Proposition D residents authorized the City of Fort Worth to issue \$10 million dollars in bonds for affordable housing for families with up to 120% of the city's area median income. Projects may include planning, designing, constructing, improving, renovating, repairing, replacing and expanding affordable owner –occupied and/or rental housing in the City and funding neighborhood revitalization initiatives, including land acquisitions and; construction of infrastructure to support affordable owner-occupied and/or rental housing; funding home repair programs may be permitted by law; and funding loans and grants for affordable owner-occupied and/or rental housing purposes as may be permitted by law.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Housing Preservation and Rehabilitation	2023	2027	Affordable Housing	Citywide	Preservation/Rehab of Existing Housing Stock	CDBG: \$2,500,000	Homeowner Housing Rehabilitated: 315 Household Housing Unit
2	Economic Empowerment and Financial Resilience	2023	2027	Non-Housing Community Development	Citywide	Workforce Development	CDBG: \$133,011.50	Public service activities other than Low/Moderate Income Housing Benefit: 237 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
3	Affordable Housing (Renters/Owners)	2023	2027	Affordable Housing	Citywide	Affordable Housing (Renter and Owner)	CDBG: \$70,000.00 HOME: \$2,534,436.34	Public service activities for Low/Moderate Income Housing Benefit: 156 Homeowner housing added: 5 homes Direct Financial Assistance to Homebuyers: 6 Households Assisted
4	Children and Youth Services	2023	2027	Non-Housing Community Development	Citywide	Educational and Support Service for Children/youth	CDBG: \$415,000.00	Public service activities other than Low/Moderate Income Housing Benefit: 1,178 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	Aging In Place	2023	2027	Non-Homeless Special Needs	Citywide	Aging-In-Place	CDBG: \$300,000.00	Public service activities other than Low/Moderate Income Housing Benefit: 408 Persons Assisted
6	Neighborhood Improvement and Revitalization	2023	2027	Non-Housing Community Development	Citywide	Neighborhood Revitalization	CDBG: \$1,189,716.50	N/A- Street Improvements

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
7	Homelessness Prevention and Special Needs Support	2023	2027	Homeless	Citywide	Services and Housing for Homeless	HOPWA: \$2,871,013.76 ESG: \$578,550.50	Public service activities for Low/Moderate Income Housing Benefit: 224 Households Assisted Tenant-based rental assistance / Rapid Rehousing: 164 Households Assisted Homeless Person Overnight Shelter: 4935 Persons Assisted Homelessness Prevention:43 Persons Assisted HIV/AIDS Housing Operations: 60 Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
8	Healthy Living & Wellness	2023	2027	Non-Housing Community Development	Citywide	Healthy Living & Wellness	CDBG: \$160,000	Public service activities other than Low/Moderate Income Housing Benefit: 2,270 Persons Assisted

**Table 5 – 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	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
3	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
4	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

5	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
6	Goal Name	Neighborhood Improvement and Revitalization
	Goal Description	Enhance neighborhood development and revitalization throughout the City
7	Goal Name	Homelessness Prevention and Special Needs Support
	Goal Description	Provide housing and support services for people 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

Projects

AP-35 Projects – 91.220(d)

Introduction

The City will undertake activities during the 2026-2027 program year 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 several social service project types (Affordable Housing Programs, Economic Empowerment and Financial Resilience, Healthy Living and Wellness, Children/Youth Services, Aging In Place, Homelessness Prevention and Special Needs Support) through twenty-two (22) subrecipient agencies, including supporting programs that serve people experiencing homelessness and people living with HIV/AIDS. The city will also provide two home repair programs (Cowntown 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 rental rehabilitation of a multi-family housing development project in Southwest Fort Worth. In addition, the City will fund the development of Permanent Supportive Housing.

Projects

#	Project Name
1	26-27 NSD Program Administration
2	26-27 CFW CDBG Program Delivery
3	26-27 Housing Preservation and Rehabilitation
4	26-27 Economic Empowerment and Financial Resilience
5	26-27 Affordable Housing
6	26-27 Children/Youth Services
7	26-27 Aging In Place
8	26-27 Healthy Living and Wellness
9	26-27 Neighborhood Improvement and Revitalization
10	26-27 Homelessness Prevention and Special Needs Support
11	26-27 HOPWA - Administrative Costs
12	26-27 HOPWA - AIDS Outreach Center
13	26-27 HOPWA - Tarrant County Samaritan Housing
14	26-27 HOPWA - CFW NSD

Table 6 - 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 the 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, and Community Housing Development Organization- new construction housing programs.

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 and a limited number of qualified nonprofit affordable housing developers.

AP-38 Project Summary

Project Summary Information

1	Project Name	26-27 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: \$1,430,682.00 HOME: \$281,604.04
	Description	This project is for the planning, administration, 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	9/30/2027
	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 100 Fort Worth Trail 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 the Finance, Planning & Reporting, and Neighborhood Services departments, as well as applicable office supplies, copying, computer equipment and services, communications, and directly related transportation costs.
	Project Name	26-27 CFW CDBG Program Delivery

2	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: \$960,000
	Description	The 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 6 HAP loans. This includes 6 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	9/30/2027
	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 • Homebuyer Assistance Program: 100 Fort Worth Trail Fort Worth, TX 76102 • Home Improvement & Construction: 818 Missouri Avenue, Fort Worth, TX 76104

	Planned Activities	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 6 HAP loans. This includes 6 or more inspections of home buyer units to ensure that they meet required property standards, as well as associated environmental reviews. Prior year funding will continue to support the program. [\$150,000.00] 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. [\$810,00.00]
3	Project Name	26-27 Housing Preservation and Rehabilitation
	Target Area	Citywide
	Goals Supported	Housing Preservation and Rehabilitation
	Needs Addressed	Housing Preservation and Rehabilitation
	Funding	CDBG: \$2,530,000
	Description	Preserve and expand the supply of quality affordable housing throughout the City
	Target Date	9/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	Priority Repair Program: 230 low- and moderate-income households (up to 60% Area Median Income) Cowtown Brush-Up Program: 85 low- and moderate-income households TOTAL: 315 low-and moderate-income households
	Location Description	Priority Repair Program: City of Fort Worth, 818 Missouri Avenue, Fort Worth, TX 76104 Cowtown Brush Up: Trinity Habitat for Humanity, 9333 N. Normandale Street, Fort Worth, TX 76116

	Planned Activities	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. [\$2,000,000.00] An estimated amount of \$30,000 in program income will be used to support the City's priority repair program and/or administrative costs. CDBG funds will also be used to contract 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. [\$500,000.00]
4	Project Name	26-27 Economic Empowerment and Financial Resilience
	Target Area	Citywide
	Goals Supported	Economic Empowerment and Financial Resilience
	Needs Addressed	Economic Empowerment and Financial Resilience
	Funding	CDBG: \$133,011.50

	Description	100Men [\$30,000.00]: 100 MEN Enterprises proposes to deliver comprehensive workforce readiness and economic empowerment services to formerly incarcerated men, at-risk youth, and veterans in Fort Worth. Our evidence-based program combines mentorship, life skills training, job readiness preparation, and ongoing support to help participants achieve economic self-sufficiency and reduce recidivism. Building Pathways [\$73,011.50]: Building Pathways' Career Mapping Program is a 12-week cohort-based workforce development program serving individuals ages 16–30 who face barriers to employment, including opportunity youth, young adults aging out of foster care, individuals experiencing homelessness, and second-chance citizens. Veterans Center of North Texas [\$30,000.00]: Veterans Center of North Texas proposed to provide emergency financial assistance to low-to-moderate income veteran households in Fort Worth to prevent homelessness and address special needs.
	Target Date	9/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	100Men: 156 low-to-moderate income persons Building Pathways: 31 low-to-moderate income persons Veterans Center of North Texas: 50 low-to-moderate income persons TOTAL: 237 low-to-moderate income persons

	Location Description	Program services will be offered at the following locations: 100Men: Tarrant County Jail; 100 N. Lamar Street Fort Worth, TX. 76196; Green Bay Correctional Facility 2500 Urban Drive Fort Worth, TX. 76106; Sunrise McMillan Elementary School 3409 Stalcup Road Fort Worth, TX. 76119; Martin Luther King Jr. Community Center 5565 Truman Drive Fort Worth, TX. 76112; Building Pathways: 1150 Martin Luther King Jr Freeway, Fort Worth, TX. 76104 Veterans Center of North Texas: 900 E Park Blvd, Ste 170
	Planned Activities	100Men: Salaries, Supplies and Services, Facility Costs, Direct Assistance and Insurance Building Pathways: Salaries Veterans Center of North Texas: Direct Assistance
5	Project Name	26-27 Affordable Housing
	Target Area	Citywide
	Goals Supported	Affordable Housing (Renter and Owner)
	Needs Addressed	Affordable Housing (Renter and Owner)
	Funding	CDBG: \$70,000.00 HOME: \$2,619,412.34
	Description	Project will fund housing counseling services, CFW Homebuyer Assistance Program, and affordable housing development. Estimated program income of \$30,000 to be allocated to CFW Homebuyer Assistance Program and/or administrative costs.
	Target Date	9/30/2027

	Estimate the number and type of families that will benefit from the proposed activities	Housing Channel: 204 low-to-moderate income persons City of Fort Worth Homebuyer Assistance Program (HAP): 6 low-to-moderate income families served with City of Fort Worth Homebuyer Assistance Program (HAP) KingsPointe Development: 5 low-to-moderate income families served through Development Corporation of Tarrant County's (DCTC) development of five single family homes Major Project: TBD TOTAL: 215 low-to-moderate income families
	Location Description	Housing Channel, 2900 Airport Freeway, Fort Worth, TX 76111 City of Fort Worth Neighborhood Services, 100 Fort Worth Trail, Fort Worth, TX 76102 Kingspointe Homes: 10401 KingsPointe Blvd., Fort Worth, Texas Major Project: TBD

	Planned Activities	Housing Channel (PSA) [\$70,000.00]: Homeownership training and education provided in accordance with HUD requirements including one on one counseling and group education workshops consisting of pre-purchase counseling, financial literacy, money and debt management, household budgeting, and foreclosure prevention and delinquency counseling. The city anticipates funding of 6 HAP loans. This includes 6 or more inspections of homebuyer units to ensure that they meet required property standards. Development Corporation of Tarrant County CHDO Project [\$794,712.30]: DCTC HOME funds will support the construction of five (5) single-family homes located on a 1-acre site at 10401 KingsPointe Blvd., Fort Worth, Texas. The HOME funds will be used to support construction and ensure affordability for households at or below 80% of Area Median Income AFFORDABLE HOUSING PROJECT-TBD [\$1,579,724.04]: The City will allocate HOME funds to support the development of affordable housing for low- and moderate-income households. Funds may be used for acquisition, new construction, rehabilitation, site improvements, and other eligible HOME-assisted development costs. The project developer and site will be selected through a competitive funding process during the program year. The anticipated project will create or preserve affordable rental units serving households at or below 60% of Area Median Income (AMI), with HOME-assisted units complying with all applicable HOME affordability and occupancy requirements.
6	Project Name	26-27 Children/Youth Services
	Target Area	Citywide
	Goals Supported	Children/Youth Services
	Needs Addressed	Children and Youth Services
	Funding	CDBG: \$410,000.00

	Description	Artes De La Rosa[\$60,000.00]: Artes Academy, an award-winning year-round cultural fine arts education afterschool and seasonal camps program that forms the foundation of Artes de la Rosa’s youth education initiatives Boys & Girls Clubs - Youth Development at Eastside Branch [\$40,000.00]: Boys & Girls Clubs of Greater Tarrant County proposes to use CDBG funding to support the delivery of a high-quality Club Experience through its Eastside Branch and Mobile Clubhouse Services in Fort Worth’s Stop Six community. Camp Fire First Texas [\$65,000.00]: Camp Fire First Texas provides the Teens in Action program, a curriculum-based life skills and youth development service for middle and high school students in Fort Worth. Services are delivered to youth attending five middle schools, four high schools, and two community centers located in zip codes 76102, 76104, 76106, 76112, 76119, 76164, and 76165. Junior Achievement of Chisholm Trail Inc [\$45,000.00]: In response to our education partner's needs, we developed our "City of Fort Worth Cradle to Career Initiative" that launched in 2020. This initiative focuses on 3 E's: Expose (K-5), Explore (6-8), and Experience (9-12) empowering young people to take ownership of their economic success, plan for the future, and make informed life decisions. By making clear connections between classroom learning and real-world application, the program enhances the relevance of education and motivates students to stay in school and engage with their future opportunities. United Community Centers [\$125,000.00]: The Education Literacy Program (ELP) is a small group guided reading program for children aged 4 to 13. It is research-based and provided in our after-school and all-day summer programs. YouthVantage Alliance [\$75,000.00]: YVA is designed to support youth holistically across critical stages of development by aligning high-quality academic, leadership and mentoring programs under one coordinated framework. The proposed program focuses on leadership development, literacy enrichment, STEM education, and mentoring, providing youth with the skills, confidence, and academic supports needed to succeed in school and beyond.
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	Target Date	9/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	Artes De La Rosa: 189 children of income-eligible families Boys & Girls Clubs: 152 children of income eligible families Camp Fire First Texas: 49 children of income eligible families Junior Achievement of Chisholm Trail Inc: 118 children of income eligible families United Community Centers: 396 children of income eligible families Vantage Alliance: 118 children of income eligible families Total: 1,022 low-mod income persons

	Location Description Artes De La Rosa: 1440 N. Main Street, Fort Worth, TX. 76164 Boys & Girls Clubs: Eastside Branch, 4651 Ramey Avenue, Fort Worth, TX 76105 Camp Fire First Texas: 2700 Meacham Boulevard, 76137; 2211 McKinley Avenue, 76164; 1411 Maydell Street, 76106; 2400 E. Seminary Drive, 76119; 3201 Refugio Avenue., 76106; 3600 Weber Street, 76106; 709 NW 21st Street, 76164; 3000 Forest Avenue, 76112; 3136 Bigham Boulevard, 76116 Junior Achievement of Chisholm Trail Inc: 6300 Ridglea Place, Suite 400, Fort Worth, TX 76116 United Community Centers: United Community Center - Wesley, 3600 N. Crump Street, 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 Vantage Alliance: Administrative Office - 304 E. Vickery Boulevard, Fort Worth, TX 76104; 3800 Anglin Dr., Fort Worth, TX 76119; 1850 Baron Ln, Fort Worth, TX 76122; 2601 Evans Ave, Fort Worth, TX 76104; 5816 Rickenbacker Pl, Fort Worth, TX 76112; 1412 Denver, Fort Worth, TX 76164; 1201 E. Jefferson Avenue, Fort Worth, TX 76104; Kermit Ave, Fort Worth, TX 76116; 4300 Campus Dr., Fort Worth, TX 76119; 3500 Crenshaw Avenue, Fort Worth, TX 76105; 210 Lincoln Avenue, Fort Worth, TX 76164; 8201 Calmont Avenue, Fort Worth, TX 76116; 1700 NE 37th Street Fort Worth, TX 76106; 8900 Chapin Rd., Fort Worth, TX 76116
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	Planned Activities	Artes De La Rosa*: Salaries, Supplies and Services, Facility Costs, and Insurance Boys & Girls Clubs: Salaries Camp Fire First Texas: Salaries, Supplies and Services, Facility Costs, and Insurance Junior Achievement of Chisholm Trail Inc: Salaries and Supplies and Services United Community Centers: Salaries Vantage Alliance: Salaries
7	Project Name	26-27 Aging In Place
	Target Area	Citywide
	Goals Supported	Aging In Place
	Needs Addressed	Aging In Place
	Funding	CDBG: \$300,000.00
	Description	Guardianship Services [\$70,000.00]: Guardianship Services, Inc. (GSI) helps low- and moderate-income Fort Worth residents age 62 and older safely age in place by protecting their financial well-being through Money Smart+ workshops. Offered by GSI's Financial Exploitation Prevention Center, the workshops guide older adults through instruction on how to recognize and prevent fraud and financial exploitation, protect their income and independence, and access benefits that help make basic needs more affordable. Meals on Wheels [\$160,000.00]: Meals on Wheels of Tarrant County proposes to use City of Fort Worth Community Development Block Grant (CDBG) funds to support Home Delivered Meals for eligible older, disabled, and homebound adults residing in the City of Fort Worth. The Women's Center of Tarrant County [\$70,000.00]: The core PEARLS program sessions are provided through 6 to 8 in-person appointments delivered in home, by a full-time PEARLS Trained Counselor and focus on goal setting around the Three Key Components: Problem Solving Treatments, Social & Physical Activation and Pleasant Activity Scheduling
	Target Date	9/30/2027

	Estimate the number and type of families that will benefit from the proposed activities	Guardianship Services: 151 presumed benefit older adults Meals on Wheels: 179 presumed benefit older adults The Women's Center of Tarrant County: 78 presumed benefit older adults Total: 408 low-mod income persons
	Location Description	Guardianship Services: 1125 College Ave Fort Worth, TX. 76104 Meals on Wheels: 5740 Airport Freeway, Fort Worth, TX. 76117 The Women's Center of Tarrant County: 1723 Hemphill Street, Fort Worth, TX. 76100
	Planned Activities	Guardianship Services: Salaries Meals on Wheels: Salaries, Supplies and Services, and Facility Costs The Women's Center of Tarrant County: Salaries
8	Project Name	26-27 Healthy Living and Wellness
	Target Area	Citywide
	Goals Supported	Healthy Living and Wellness
	Needs Addressed	Healthy Living and Wellness
	Funding	CDBG: \$160,000.00

	Description	My Health My Resources-MHMR [\$110,000.00]: Help Me Grow, Help Me Thrive (HMG/HMT) is MHMR of Tarrant County’s integrated early childhood and youth support initiative designed to strengthen developmental, behavioral health, and family well-being outcomes for children and youth from birth through age 16. The program provides coordinated navigation, developmental and behavioral health screening, family engagement activities, and evidence-based group supports that build resilience and protective factors for both children and caregivers. Communities In Schools [\$50,000.00]: Communities in School provide intensive case management directly inside local schools for students identified as most at risk of potentially dropping out, due to a variety of barriers they and their families face.
	Target Date	9/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	My Health My Resources-MHMR: 264 children of income eligible families Communities In Schools: 2,006 children of income eligible families Total: 2,270 low-mod income persons
	Location Description	My Health My Resources-MHMR: 3840 Hulen Street, Fort Worth, Texas 76107 Communities In Schools: 6660 Hawks Creek Avenue, Fort Worth, TX. 76114
	Planned Activities	My Health My Resources-MHMR: Salaries, Supplies and Services, Facility Costs, Direct Assistance and Insurance Communities In Schools: Salaries, Direct Assistance, and Supplies
9	Project Name	26-27 Neighborhood Improvement and Revitalization
	Target Area	Citywide
	Goals Supported	Neighborhood Improvement and Revitalization

	Needs Addressed	Neighborhood Improvement and Revitalization
	Funding	CDBG: \$1,189,716.50
	Description	Neighborhood Improvement and Revitalization activities enhance neighborhood development and revitalization throughout the city. Street improvements for the 2026-2027 program year will focus on improving and repairing the infrastructure of two blocks of Titus Street from Azle Avenue to Northwest 28 th Street and three blocks of McCandless Street from Azle Avenue to Loraine Street in Council District 2.
	Target Date	9/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	Two blocks of Titus Street from Azle Avenue to Northwest 28 th Street and three blocks of McCandless Street from Azle Avenue to Loraine Street in Council District 2.
	Planned Activities	Street Improvements
10	Project Name	26-27 Homelessness Prevention and Special Needs Support
	Target Area	Citywide
	Goals Supported	Homelessness Prevention and Special Needs Support
	Needs Addressed	Homelessness Prevention and Special Needs Support
	Funding	ESG: \$625,460.00

	Description	Presbyterian Night Shelter [\$145,276.00]: SHELTER - Presbyterian Night Shelter provides for the basic needs of individuals experiencing homeless including life-saving shelter, food, clothing, showers, and access to housing-focused case management. SafeHaven of Tarrant County [\$80,000.00]: SHELTER - SafeSolutions for Fort Worth provides shelter and supportive services for adult victims of domestic violence (DV) and the minor children who accompany them into emergency shelter. When they arrive at shelter, professional staff and volunteers address their most immediate needs for shelter, food, clothing, and hygiene items. While in shelter, these DV victims and their children receive services and support from client advocates, shelter aides (housekeeping), cooks, and volunteers. They also benefit from the services of the maintenance staff whose work ensures the shelter is operational and safe. The proposed funding would support a portion of the personnel and operational costs for providing these primary emergency shelter services. True Worth [\$150,000.00]: SHELTER - True Worth Place will serve anyone that is homeless in Fort Worth. True Worth Place provides day shelter, case management, classes for people experiencing homelessness, and space to other agencies as a central resource facility. Along with providing a safe place to be during the day and out of the elements, day shelter services include access to showers, restrooms, daily locker storage, laundry facilities, lunch, a mailroom, medication storage, over the counter medication, critical document storage, and a variety of other basic services. Salvation Army [\$103,274.50]: PREVENTION - Home Sweet Home (HSH) is a homeless prevention program that pays up to 6 months in rental arrears and provides financial assistance for up to three months' rent for households at-risk of homelessness. Program offers case management to all clients and referrals to stabilizing resources as needed.
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		Center for Transforming Lives [\$100,000.00]: PREVENTION - CTL's Homeless Prevention program is designed to prevent an individual or family from moving into an emergency shelter or living in a public or private place not meant for human habitation by preventing eviction and homelessness. This program will provide Fort Worth residents with up to 3 months of rental assistance and as needed, application fees, security deposits, and housing search and placement. By combining direct financial assistance with case management, the program will reduce housing insecurity, preserve community stability, and strengthen the economic resilience of low-income residents of Fort Worth.
	Target Date	9/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	<u>SHELTER</u> Presbyterian Night Shelter: 1,525 clients SafeHaven of Tarrant County: 35 clients True Worth place-Lighthouse for the Homeless: 3,375 clients <u>PREVENTION</u> Salvation Army: 28 clients Center for Transforming Lives: 15 clients TOTAL: 6,722 clients
	Location Description	Presbyterian Night Shelter, 2400 Cypress Street, Fort Worth, TX 76102 SafeHaven of Tarrant County, 1010 N. Center Street, Arlington, TX 76011 True Worth Place, 1513 E. Presidio Street, Fort Worth, TX 76102 The Salvation Army, 1855 E. Lancaster Avenue, Fort Worth, TX 76103 Center for Transforming Lives, 3001 S Riverside Drive, Fort Worth, TX. 76119

	Planned Activities	ESG Administrative Costs (7.5%): \$46,909.50 Shelter Services: Presbyterian Night Shelter [\$145,276.00] True Worth Place [\$150,000.00] Safe Haven of Tarrant County [\$80,000.00] Prevention: Salvation Army [\$103,274.50] Center for Transforming Lives [\$100,000.00]
11	Planned Activities	26-27 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: \$88,794.24
	Description	The funds will pay the salary and fringe benefits and support costs to oversee the HOPWA Program.
	Target Date	9/30/2027
	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, 100 Fort Worth Trail, 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	26-27 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: \$400,000.00
	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	9/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	66 HOPWA-eligible clients (15 TBRA, 51 STRMU)
	Location Description	AIDS Outreach Center, 400 North Beach Street, Fort Worth, TX 76111
	Planned Activities	Supportive Services, Short Term, Rent, Mortgage, Utility (STRMU) Assistance, Tenant-Based Rental Assistance (TBRA), Administration TOTAL: \$400,000.00
13	Project Name	26-27 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: \$950,000.00

	Description	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.
	Target Date	9/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	114 HOPWA Eligible Clients (30 TBRA, 60 FBO, 24 SS)
	Location Description	Tarrant County Samaritan Housing, 929 Hemphill Street, Fort Worth, TX 76104
	Planned Activities	Supportive Services, Facility-Based Operations, Tenant-Based Rental Assistance (TBRA), Administration TOTAL: \$950,000.00
	Project Name	26-27 HOPWA - CFW NSD

14	Target Area	Citywide
	Goals Supported	Homelessness Prevention and Special Needs Support
	Needs Addressed	Homelessness Prevention and Special Needs Support
	Funding	HOPWA: \$1,521,013.76
	Description	The program provides supportive services and Tenant-Based Rental Assistance (TBRA) and Permanent Housing Placement (PHP) assistance to HOPWA-eligible clients residing in Tarrant, Johnson, Wise, and Parker counties, as well as cover staff salaries for HOPWA program employees
	Target Date	9/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	60 HOPWA Eligible clients
	Location Description	City of Fort Worth Neighborhood Services (Neighborhood Improvement Division), 100 Fort Worth Trail, Fort Worth, TX 76102
	Planned Activities	Tenant-Based Rental Assistance (TBRA), Supportive Services, Permanent Housing Placement TOTAL: \$1,521,013.76

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 the 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 Community Housing Development Organization- new construction housing programs.

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-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 funded programs are offered city-wide. The Priority Repair (PRP) and Cowtown Brush Up (CTBU) programs - the City's primary homeowner rehabilitation programs - are offered city-wide but tend to receive the most applications from central city areas where housing stock is oldest, and low-to-moderate-income and minority populations have greater concentrations. In addition, target marketing for PRP and CTBU may be conducted in the City's Neighborhood Improvement Areas - Stop Six, Ash Crescent, Northside, Rosemont, Como, Las Vegas Trail, Historic Marine, Worth Heights, Seminary, and the newly identified Neighborhood Improvement Area- Fairhaven. 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 2026-2027-year affordable housing projects proposed.

Geographic Distribution

Target Area	Percentage of Funds
Citywide	100

Table 7 - 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 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 Renaissance Heights neighborhood will also take advantage of vacant lots and revitalization efforts going on in this area. The City's commitment of over \$6.25 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 \$6.25 million is part of a \$41 million commitment 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 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.

Furthermore, on May 2nd, 2026, the City of Fort Worth signed Proposition D into effect. By passing Proposition D residents authorized the City of Fort Worth to issue \$10 million dollars in bonds for affordable housing for families with up to 120% of the city's area median income. At this time, logistics planning for this funding is still underway.

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 Tarrant, Parker, Johnson, and Wise Counties. Since the incidence of HIV/AIDS is not confined to any 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 year 2026-2027 program, these priorities will be addressed through the following activities:

- Homebuyer assistance for **6** homebuyers (CFW HAP)
**available funding from previous years will continue to support the program*
- **5** families assisted through new single family home developments (Development Corporation of Tarrant County)
- Home repairs for **315** low-income homeowners (PRP, CTBU)
- Facility-based housing subsidy assistance to **60** households of persons with HIV/AIDS (Tarrant County Samaritan Housing SRO)
- Rental assistance to **113** households of persons with HIV/AIDS (TBRA - Tarrant County Samaritan Housing/CFW Neighborhood Services Department/ AIDS Outreach Center)
- Short-term rental, mortgage, and utility assistance to **51** households of persons with HIV/AIDS (STRMU – AIDS Outreach Center)
- Homeless Prevention one-time rental assistance to **43** persons/households (Center for Transforming Lives and Salvation Army)

One-Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	429
Special-Needs	164
Total	593

Table 8 - One Year Goals for Affordable Housing by Support Requirement

One-Year Goals for the Number of Households Supported Through	
Rental Assistance	267
The Production of New Units	5
Rehab of Existing Units	315
Acquisition of Existing Units	6
Total	593

Table 9 - 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 to maintain their homes with exterior paint.

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.



HOME funds will be allocated to Housing Channel, a Community Housing Development Organization (CHDO), for the development of a single-family housing development in southeast Fort Worth. This will include 236 homes.

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 shelter services to homeless persons and persons at risk of becoming homeless.

Moreover, HOME funds will be allocated to Development Corporation of Tarrant County (DCTC) for the development and construction of five homes to be located at 10401 KingsPointe Blvd., Fort Worth, TX.76140.

The City also uses its funds to carry out the City's Homeless Strategies initiative, a plan to make homelessness rare, short-term, and nonrecurring in Fort Worth with a focus on supplementing and leveraging federal and state resources. Homeless Strategies has been instrumental in getting resources allocated for the development of permanent supportive housing units and also units for homeless families. Homeless Strategies also receives state grant funding for permanent supportive housing case management and for rental assistance and case management for young people ages



[Home](#) / [Departments](#) / [City Manager's Office](#) / [Homeless Strategies](#)

Homeless Strategies

Homeless Strategies, formerly called Directions Home, funds housing services and resources for people experiencing homelessness in Fort Worth.

Responsibilities:

- **Oversee approximately \$6.3 million in City and State funds to reduce homelessness and keep clients housed**
- **Work with community partners to align resources and processes to most effectively reduce homelessness**
- **Facilitate development of permanent supportive housing units to reduce chronic homelessness**

Need Help?

Call/Text Partnership Home Homeless Helpline: 817-996-8800

HOME Program Income expected to be received between October 2026 and September 2027 (an estimated \$84,976.00) will be dedicated to the Homebuyer Assistance Program and/or for costs associated with the administration of the HOME grant.



Applicants are required to attend a homeownership training and counseling session provided by one of these HUD Approved Housing Counseling Agencies.

HUD Certified Housing Counseling Agencies

Housing Opportunities of Fort Worth
1065 W. Magnolia
Fort Worth, TX 76104
817-923-9192
housingoppsfw.com

Housing Channel
851 Grainger St.
Fort Worth, TX 76104
817-924-5091
housingchannel.org

Neighborhood Assistance Corporation of America (NACA), Dallas, TX
5787 South Hampton Road, Suite 120
Dallas, TX 75232
972-283-1171
naca.com

Services of Hope Entities, Inc.
1137 Conveyor Lane Suite 107
Dallas, TX 75247
214-276-0235
servicesofhope.org

Hours, fees, services and courses may vary at each agency.





Fort Worth Homebuyer Assistance Program

Homebuyer Assistance Program
Neighborhood Services Department
100 Fort Worth Trail
Fort Worth, TX 76102
817-392-7395

FORT WORTH | Neighborhood Services



Visit our website for
AMI Income Limits,
Certified Mortgage Lender
Lists & more

FortWorthTexas.gov/Neighborhoods





The Homebuyer Assistance Program (HAP) provides mortgage assistance for income-eligible first-time homebuyers within Fort Worth.



FORT WORTH



Homebuyer Assistance Program

First-time homebuyers who qualify based on HUD income limits per household size may receive up to \$25,000 in assistance for down payment and closing costs.

The amount of assistance will depend on the sales price and the loan amount provided by the lender. For a list of approved lenders, visit FortWorthTexas.gov/neighborhoods

A financial subsidy is available in the form of closing costs and down payment assistance for homes purchased within the Fort Worth city limits. There are two ways these funds may be utilized:

- 3% of the loan amount for closing costs, with the remainder applied to the down payment.
- Or, the total funds can be used for the down payment only, with no closing-cost assistance.

We can help your dreams come true with closing cost and down payment assistance!

Guidelines to participate in the program:

- The property must be located within the Fort Worth city limits.
- Applicant(s) must be first-time homebuyer(s) or must not have owned a home within the last three years. Displaced homeowners may be eligible.
- HOME regulation 24 CFR Section 92.254(a)(2)(iii) requires that the sales price not exceed 95% of the area median sales price.
- Government-owned properties are not eligible for assistance.
- Applicant must qualify for a first-lien mortgage from a city-approved lender.
- The homebuyer's minimum contribution of \$1,000 or 2% of the purchase price, whichever is less, is required.
- You must pay costs associated with the home purchase, such as earnest money, option fee, home inspection, appraisal, and any out-of-pocket expenses required. These are costs that you are responsible for when purchasing your home.
- Reserves equal to two (2) months of mortgage payments are required. These reserves cannot consist of gift funds.
- The homebuyer agrees to live in the home as their principal residence for ten (10) years to receive up to \$25,000 in assistance, or for five (5) years to receive up to \$14,999 in assistance.
- The home must pass a Minimum Acceptable Standards Inspection and a City of Fort Worth Environmental Review.

Getting Started with Your HAP Application

Let us help you make your homeownership dream come true - follow these steps to get started.

- Get pre-qualified by a city-approved lender in Fort Worth to determine your loan amount (see the list of approved lenders on our website).
- Attend a homeownership training and counseling program (refer to local HUD-certified housing counseling agencies).
- Contact your real estate agent and begin reviewing home listings that match your criteria and price range.
- Once you have found your perfect home, work with your realtor to make an offer.
- The City of Fort Worth HAP can assist participants if the sale price falls within a specific range - existing homes or new construction. Visit our website for the sale price maximum limits.
- Your lender will assist you with the HAP application and submit it to the City of Fort Worth for processing and approval of closing costs and down payment assistance.
- Closing & funding. Move in to your dream home!

FortWorthTexas.gov/neighborhoods

AP-60 Public Housing – 91.220(h)

Introduction



Fort Worth Housing Solutions (FWHS) addresses the need for affordable housing in Fort Worth through several initiatives. It is transitioning out of HUD's (Housing and Urban Developments) Federal Public Housing program 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 Initiative 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 units were transferred to newly constructed/acquired mixed-income developments located in higher opportunity areas. The other remaining 453 public housing units were converted to multiple mixed-income units throughout the city of Fort Worth within the FWHS Housing portfolio. The last Rental Assistance Demonstration (RAD) conversion was completed on May 1, 2021.

FWHS was awarded a HUD Choice Neighborhood Initiative 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 rental assistance 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 completed construction in June 2023, on the first housing phase, which is Cowan Place, a mixed-income property. Cowan Place is a senior living community that includes 174 units of affordable housing units for former J.A. Cavile residents as well as other residents who qualify. The units came online in November 2023. The second housing phase, is Hughes House I. FWHS began construction on this phase, began in Fall 2022. Hughes House I is multi-family site providing affordable housing units to former J.A. Cavile residents as well as other residents who qualify. Hughes House I, is 162 unit mixed income/mixed-use development, construction was completed in August 2025.

The third phase of housing, which is Babers Manor, also a mixed-income property, includes 80 units of affordable housing. Construction is scheduled to be completed in summer of 2026.

As a part of this plan, the City of Fort Worth has committed \$1,000,000 of 2025-2026 Action Plan funds to the development of Phase Six of the Stop Six CNI Transformation Plan. 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, which are the only remaining occupied public housing units in FWHS's portfolio. FWHS will utilize HUD's repositioning tools to close out of the public housing programs in July 2026.

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 55 properties (with various funding sources including Low-Income Housing Tax Credits).

Actions planned during the next year to address the need for public housing.

FWHS will focus on working with public and private partners to expand affordable housing by 5,000 units throughout the City of Fort Worth. During the 2026-2027 program year, FWHS will have 2,812 units of affordable housing under construction.

As part of the redevelopment of the Stop Six neighborhood, FWHS through its Choice Neighborhood Initiative grant will provide over 900 new affordable mixed income/mixed use units. Cowan Place, the first phase of this initiative is a 174-unit development for seniors. The second phase, located on the corner of Amanda Ave and E. Rosedale Street is under construction and will be completed in the Summer of 2026. This development will be 162 units of affordable housing and each phase including Cowan place will have Permanent Supportive Housing units to assist in addressing the homeless issue in the city of Fort Worth.

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

FWHS is repositioning the public housing assets through various Department of Housing and Urban Developments repositioning tools. FWHS will convert the remaining vacant Butler Place public housing units to the Rental Assistance Demonstration program, a HUD tool, and will use a transfer of assistance to multiple affordable housing properties throughout Fort Worth. Additionally, FWHS administers a very robust homeownership program for housing choice voucher participants, to date a total of 308 HCV participants have purchased a home. Also, FWHS has 222 people enrolled in the homeownership program that are working on becoming homeowners.

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

If the PHA is designated as troubled, describe the way financial assistance will be provided or other assistance.

NOTE- FWHS is designated a High Performer

Discussion

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

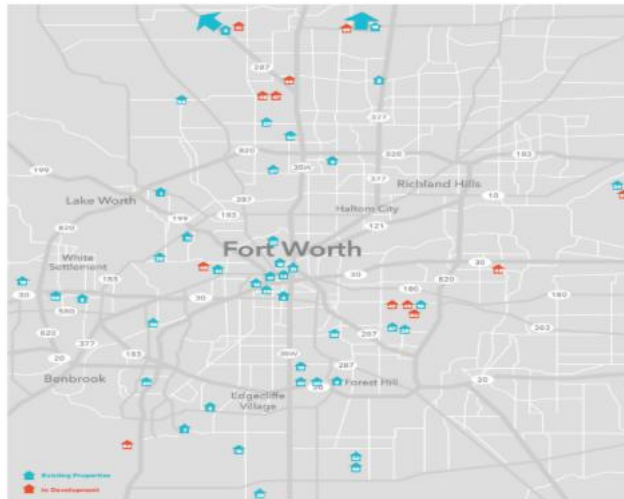
- Increase property owner participation in Housing Choice Voucher program.
- Apply for special-purpose vouchers targeted to the homeless, elderly, and families with disabilities.
- Build more developer partnerships in order to increase the supply of affordable housing in Fort Worth utilizing mixed finance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

EXISTING PROPERTIES

1. Altus Park
2. Avenline Apartments
3. Avondale Apartments
4. Bottle House on Main
5. Cambridge Court Apartments
6. Campus Apartments
7. Candletree Apartments
8. Carlyle Crossing Apartments
9. Casa de Esperanza
10. Cowan Place Senior Living
11. Fair Oaks Apartments
12. Fair Park Apartments
13. The Henderson
14. Jennings Place
15. The Holston
16. HomeTowne at Melador Ranch
17. Hunter Plaza Apartments
18. The Hurlicy
19. Knights of Pythias
20. Overton Park Townhomes
21. The Palladium
22. Patriot Pointe
23. Pavilion at Samuels Avenue
24. Post Oak East Apartments
25. Prince Hall Gardens
26. Reserve at McAllister
27. Sabine Place Apartments
28. Seaford Village Senior Living
29. Siddons Place
30. Silverage Point at Western Center
31. The Springs Apartments
32. Station Pointe
33. Station Ridge
34. Standard at Boswell
35. Standard River District
36. Villas by the Park Apartments
37. Villas of Eastwood Terrace
38. Villas on the Hill Apartments
39. Wind River Apartments
40. Woodmont Apartments

IN DEVELOPMENT (2023)

41. Chaparral Ranch Homes
42. Hughes House I
43. Hughes House II
44. Inspire at Bonds Ranch
45. The Opal
46. Skyline Prairie Homes
47. Skyline Prairie Homes II
48. Crestwood Apartments
49. Jefferson Eastchase
50. Jefferson Pinesvill
51. The Crawford
52. Bobers Manor



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

Introduction

The City of Fort Worth works closely with Partnership Home (formerly Tarrant County Homeless Coalition) as well as other members of TX-601 Fort Worth/Arlington Continuum of Care (CoC) to fund programs that reduce and end homelessness. The City works closely with Partnership Home to identify system needs and gaps and find ways to use local funding to support the system. The City helps expand the capacity of the CoC by funding permanent supportive housing case management as well as many system support programs such as critical document services, Direct Client Service Fund, rapid exit, overflow shelter and outreach.

Mayor Mattie Parker is a member 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 by Homeless Strategies staff. This close working relationship provides the City with the opportunity to be responsive to system needs and adjust funding to support the homeless system.

The CoC strategic plan lays out five goals:

1) Effective and Efficient System

Performance measures: Decrease length of stay to less than 45 days, increase income, decrease returns to homelessness to less than 15%, increase number housed annually, decrease unsheltered

homelessness, keep voucher utilization at or above 95%, increase case manager knowledge for improved competency in best practices

How City supports: The City supports this goal by housing or diverting at least 360 households annually through its rapid exit program with City funds, using ESG funds to support three emergency shelters to decrease unsheltered homelessness, using City funds for permanent supportive housing case management to provide case management which provides support to prevent returns to homelessness. The City's High ImpACT pilot also assists in reducing the number of people experiencing unsheltered homelessness. The City funded Direct Client Service Fund assists the system in decreasing the length of stay through diversion and family reunification.

2) Data Driven Decisions

Performance measures: Increase data quality, increase capacity for obtaining reports, increase capacity for comparing program results, increase capacity for comparing intervention results.

How City supports: The City requires housing programs funded by the City to report data in the Homeless Management Information system.

3) Housing Focused

Performance Measures: Increase units available to people exiting homelessness, increase number of landlords accepting vouchers, increase number of landlord partnerships

How City supports: The City has invested over \$26 million in funding (general funds, Fort Worth Housing Finance Corporation funds, HOME-ARPA, HOME, ARPA) to assist in the creation of over 170 units of permanent supportive housing and housing for homeless families. The City has also passed ordinances that landlords cannot discriminate against veterans with housing vouchers due to having a voucher. Another ordinance mandates that all projects with a housing component and City funding must accept vouchers. This is to support the CoC's effort to get more landlords to accept vouchers. The City also supports landlord engagement by making available funding for landlord

remediation with City general funds. The City funds a landlord engagement position at Partnership Home for the High ImpACT program.

4) Engaged Community

Performance Measures: Educate the community through ongoing engagement, create a robust communication infrastructure, number of CoC and community members, increase traditional and social media presence

How City supports: The City continues to make numerous presentations to neighborhood associations and community groups, as well as responding to citizen requests for information regarding the status of homelessness and the strategies to reduce it.

5) Maximize Resources

Performance Measures: Increase in overall system dollars available, increase percentage of programs meeting performance thresholds, shift resource allocation to align with priorities and system needs

How City supports: The City is currently investing over \$6 million annually in general funds to support the system and tracks program performance to address any areas of difficulty. The City demonstrates flexibility by reallocating funding to system priorities.

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 10 agencies that have street outreach teams that serve the Fort Worth area: John Peter Smith Hospital/Acclaim Health, My Health, My Resources of Tarrant County, Veterans Administration, Endeavors, Hands of Hope, Transition Resource Action Center, Presbyterian Night Shelter, Love and Light Ministries, First Street Mission 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 uses general funds for six DRC street outreach workers in target areas of the City.

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. Transition Resource Action Center's

street outreach focuses on young adults (ages 18-24) experiencing unsheltered homelessness. The City uses state funds for a youth outreach worker position at TRAC in FY26.

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 receiving mail, taking showers, and accessing medical, mental health, employment and housing resources.

The High ImpACT program the City initiated directly addresses those experiencing unsheltered homelessness with severe mental illness. The City sought referrals from neighborhood police officers in seven areas of the City hardest hit by camping. The program pairs psychiatric/outreach/case management services provided by My Health, My Resources of Tarrant County, with physician assistant services provided by Acclaim Health with master leasing and landlord engagement services provided by Partnership Home to house the most difficult to house. After two years of operation, the pilot is seeing 85% of referrals accepting housing and 93% of referrals maintaining housing after one year.

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 2026-2027 Action Plan to provide these services include the Presbyterian Night Shelter, True Worth Place, and SafeHaven of Tarrant County.

Presbyterian Night Shelter receives ESG funds to support the men's, women's and family shelter as well as the daytime shelter, True Worth Place. The 2026 goal for the overnight shelters is to serve 1,525 unduplicated individuals and serve 3,375 at True Worth Place.

SafeHaven receives ESG funds to help support their shelter for domestic violence victims and their children and the goal is to assist 28 unduplicated individuals.

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 and the annual goal is to assist 75 – 100 households.

For the 2026-2027 Action Plan, rapid rehousing funds will be provided to the Center for Transforming Lives and assist 20 households.

The City's Fort Worth Housing Finance Corporation (HFC) supports the development and operations of Permanent Supportive Housing (PSH) by incentivizing developers to dedicate units to PSH. The HFC provides ongoing funding for permanent supportive housing case management for 51 clients in numerous tax credit projects.

The City also funds many homeless systems supports including providing critical document services, a Direct Client Service Fund (flexible funding for one-time assistance, diversion, covers fees other programs don't) and a cold weather overflow shelter. One of the biggest ways the City supports reducing time homeless is through its rapid exit program which is one-time assistance for employed households.

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.

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, through Homeless Strategies, funds three permanent supportive housing case management programs and provides mental health services for those clients. Homeless Strategies 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 \$615,818 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 \$27 million annually) and the Homeless Strategies program (approximately \$6 million annually) supported with the City's general fund.

City's ESG funding, \$615,818, 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 \$27 million annually) and the Homeless Strategies program (approximately \$6 million annually) supported with City general fund.



AP-70 HOPWA Goals– 91.220 (l)(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	51
Tenant-based rental assistance	113
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	224



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 drive 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 2026-2027 will help to address these barriers. Finally, it is worth noting that on May 2nd, 2026, the City of Fort Worth signed Proposition D into effect. By passing Proposition D residents authorized the City of Fort Worth to issue \$10 million dollars in bonds for affordable housing for families with up to 120% of the city's area median income

Actions 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.

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.

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 third 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.

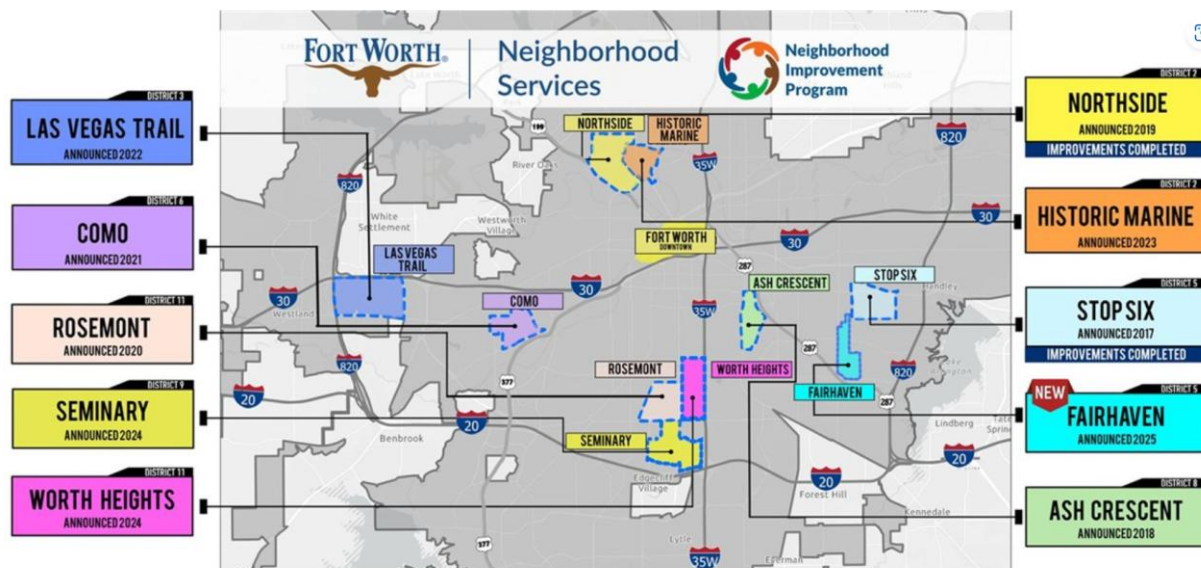
Neighborhood Improvement Program

The Neighborhood Improvement Program (NIP) is a strategic, place-based initiative designed to coordinate public infrastructure investments and neighborhood enhancements within targeted areas of the City of Fort Worth. The program integrates data-driven neighborhood selection, community engagement, and cross-departmental coordination to deliver capital improvements that address infrastructure needs and improve neighborhood conditions. NIP focuses on creating measurable improvements in neighborhood safety, accessibility, and quality of life through coordinated public investment.

Neighborhoods are selected utilizing federal and local data to score census tracts within the city limits. Neighborhoods are scored in three categorical areas including:

1. Financial Hardship
2. Safety
3. Neighborhood Condition

Previous neighborhoods include Stop Six (FY2017), Ash Crescent (FY2018), Northside (FY2019), Rosemont (FY2020), Como (FY2021), Las Vegas Trail (FY2022), Historic Marine (FY2023), Seminary (FY2024), Worth Heights (FY2024), and Fairhaven (FY2025). In October 2025, City Council approved program funding to support revitalization and improvement efforts in the New Mitchell neighborhood.



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 2026-2027 program year include the following:

Development Corporation of Tarrant County- 5 low-moderate income households

City of Fort Worth-Homebuyer Assistance Program – 6 low-moderate income households

Actions planned to reduce lead-based paint hazards.

In the spring of 2025, Fort Worth was awarded a fourth Lead Hazard Reduction Grant from the Office of Healthy Homes and Lead Hazard Control (OHHLHC) of \$5,000,000 in lead hazard control funds. The City was also awarded a Healthy Homes Supplement award of \$700,000.00. These awards were matched with \$750,000 in CDBG funds, bringing the total amount of funding for the Lead Safety Program (LSP) to \$6,450,000.00. The purpose of these grants is to identify and control lead-based paint hazards in eligible privately owned and rental housing. The 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.

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 100MEN, and Building Pathways.

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.

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 worked together to prepare an Affordable Housing Strategy that clearly defines their 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.

Program Specific Requirements

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

Introduction:

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

Requests for Proposals (RFP) from public service agencies are published annually in the early spring. This RFP is made public through the City of Fort Worth website and invitations to submit proposals are submitted to all prior sponsors and any entities that have requested information. Following publication of the RFP, pre-proposal conferences are held to give applicants an opportunity to ask questions regarding how to apply for a grant, eligible costs, reporting requirements, and other policies. Applicants must demonstrate that they serve low-to-moderate income families; HOPWA sponsors must also demonstrate that they serve a population of persons living with HIV/AIDS, with HOPWA-eligible activities. In addition, proposals received are scored based on the applicant agency's financial capacity, financial leverage, experience implementing the program, history of program and reporting performance, and regulatory compliance with any previous City contract. The projects or programs proposed must also meet one of the City's Consolidated Plan goals. Each agency is given the opportunity to make a brief presentation before the City's Community Development Council (CDC), a volunteer advisory body which has been appointed by City Council to make recommendations to the Council regarding award of HUD grant funding. HOPWA project sponsors are recommended for funding by the CDC, but the City Council makes the final determination. During the 2026-2027 program year, any prior year funds will be allocated to eligible entities through the City's established Citizen Participation and Action Plan Substantial Amendment process.

For this Action Plan, activities proposed for the 2026-2027 year will be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income.

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

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

- | | |
|---|--------|
| 1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed | 30,000 |
|---|--------|

2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	30,000

Other CDBG Requirements

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

Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	100.00%
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HOME Investment Partnership Program (HOME) Reference 24 CFR 91.220(l)(2)

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:

The City does not and will not engage in any form of HOME funds investment that is not described in the HOME Final Rule at 24 CFR 92.205 (b).

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

Homebuyer Assistance Program (HAP) Resale/Recapture Guidelines

Homebuyers who are assisted with City HOME funds will be provided with a minimum of \$1,000 in down payment assistance, to a maximum of \$25,000 in the form of a zero-interest deferred loan. The buyer will sign a Subordinate Deed of Trust and Promissory Note. The same provisions apply to single family homes developed by CHDOs and to other new single-family development projects, as all newly constructed single-family projects are required to participate in the city Homebuyer Assistance Program to ensure that buyers meet all eligibility requirements. The

following will trigger repayment of the amount of HOME funds:

- Discovery that the applicant knowingly falsified an application and was actually ineligible for assistance;
- Buyer ceased to use the home as the principal residence for the period of affordability (generally 5 years for assistance of \$1,000 - \$25,000); or
- The property is sold prior to the expiration of the affordability period.

In the event of a sale, the first mortgage will be paid first and the remaining proceeds will go toward repaying the City. In the event there are no net proceeds or insufficient net proceeds to repay the full HOME investment due, the City will only recapture the amount of the net proceeds, if any.

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

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

Resale/Recapture Ensuring Affordability of Units Acquired with HOME

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

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

by CHDOs or other SF developers.

4. **Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:**

HOME Refinancing Guidelines attached

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

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

ESG written standards attached

2. **If the Continuum of Care has established a centralized or coordinated assessment system that meets HUD requirements, describe that centralized or coordinated assessment system.**

The CoC has developed a coordinated entry access and assessment system for all CoC and ESG funded housing programs to promote rapid rehousing and targeting of limited resources to high priority populations. For more about the CoC coordinated assessment system, please refer to the TCHC website at <http://www.ahomewithhope.org/tchc-services/coordinated-entry>.

3. **Identify the process for making sub-awards and describe how the ESG allocation is available to private nonprofit organizations (including community and faith-based organizations).**

The City uses a Request for Proposals (RFP) process for federal funding that includes scoring criteria, guidelines and submission requirements; since 2020, the City has used the Neighborly Software online application software. The RFP is posted on the City of Fort Worth website where it can be accessed and downloaded by interested agencies. The RFP is also emailed to know interested agencies to make sure that they are aware that the RFP is available. Every agency that submits an RFP application via Neighborly will have a brief presentation of their application made on their behalf to the Community Development Council (CDC). The CDC is a board of citizen volunteers who are appointed by the City Council to make federal funding recommendations to the Council. After CDC and staff evaluation, the recommendations are submitted to the City Council for final approval.

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

regarding facilities and services funded under ESG.

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

- The CoC regularly reaches out to and consults with homeless or formerly homeless individuals in making policies regarding homeless services
- Homeless Strategies staff works closely with the CoC and communicates priorities to Neighborhood Services Department staff responsible for overseeing the ESG allocation process. For the 2026-2027 program year, Homeless Strategies staff were directly involved in making recommendations for ESG allocations through the annual RFP process which selects ESG subrecipients.

5. Describe performance standards for evaluating ESG.

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

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

Discussion:

This section is intentionally left blank.

Application for Federal Assistance SF-424*** 1. Type of Submission:**

- ☐ Preapplication
☒ Application
☐ Changed/Corrected Application

*** 2. Type of Application:**

- ☒ New
☐ Continuation
☐ Revision

*** If Revision, select appropriate letter(s):***** Other (Specify):***** 3. Date Received:**

08/14/2026

4. Applicant Identifier:**5a. Federal Entity Identifier:****5b. Federal Award Identifier:****State Use Only:****6. Date Received by State:****7. State Application Identifier:****8. APPLICANT INFORMATION:***** a. Legal Name:** City of Fort Worth*** b. Employer/Taxpayer Identification Number (EIN/TIN):**

75-6000528

*** c. UEI:**

ENS6MKS1ZL18

d. Address:*** Street1:** 100 Fort Worth Trail**Street2:***** City:** Fort Worth**County/Parish:***** State:** TX: Texas**Province:***** Country:** USA: UNITED STATES*** Zip / Postal Code:** 76102-2661**e. Organizational Unit:****Department Name:**

Neighborhood Services

Division Name:

Planning and Reporting

f. Name and contact information of person to be contacted on matters involving this application:**Prefix:**

Ms.

*** First Name:**

Kacey

Middle Name:*** Last Name:**

Thomas

Suffix:**Title:** Neighborhood Services Department Director**Organizational Affiliation:**

City of Fort Worth

*** Telephone Number:** 817-392-7540**Fax Number:** 817-392-7328*** Email:** kacey.thomas@fortworthtexas.gov

Application for Federal Assistance SF-424

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

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

* 10. Name of Federal Agency:

United States Department of Housing and Urban Development

11. Assistance Listing Number:

14.218

Assistance Listing Title:

Community Development Block Grants/Entitlement Grants

* 12. Funding Opportunity Number:

* Title:

13. Competition Identification Number:

Title:

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

Add Attachment

Delete Attachment

View Attachment

* 15. Descriptive Title of Applicant's Project:

Community Development Block Grant (2026-2027 Program Year): Programs and projects to support affordable housing, and various public service activities.

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424**16. Congressional Districts Of:**

* a. Applicant TX-012

* b. Program/Project TX-012

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

Add Attachment

Delete Attachment

View Attachment

17. Proposed Project:

* a. Start Date: 10/01/2026

* b. End Date: 09/30/2027

18. Estimated Funding (\$):

* a. Federal	7,153,410.00
* b. Applicant	
* c. State	
* d. Local	
* e. Other	
* f. Program Income	30,000.00
* g. TOTAL	7,183,410.00

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

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

*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**☐ Yes ☒ No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 18, Section 1001)**

☒ ** I AGREE

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

Authorized Representative:

Prefix: Ms. * First Name: Dana

Middle Name:

* Last Name: Burghdoff

Suffix:

* Title: Assistant City Manager

* Telephone Number: 807-392-8010

Fax Number:

* Email: dana.burghdoff@fortworthtexas.gov

* Signature of Authorized Representative:

Dana Burghdoff

* Date Signed: 08/13/2026

Dana Burghdoff (Aug 14, 2026 10:42:12 CDT)

Instructions for the HUD 424-B Assurances and Certifications

As part of your application for HUD funding, you, as the official authorized to sign on behalf of your organization or as an individual, must provide the following assurances and certifications. The Responsible Civil Rights Official has specified this form for use for purposes of general compliance with 24 CFR §§ 1.5, 3.115, 8.50, and 146.25, as applicable. The Responsible Civil Rights Official may require specific civil rights assurances to be furnished consistent with those authorities and will specify the form on which such assurances must be made. A failure to furnish or comply with the civil rights assurances contained in this form may result in the procedures to effect compliance at 24 CFR §§ 1.8, 3.115, 8.57, or 146.39.

By submitting this form, you are stating that all assertions made in this form are true, accurate, and correct.

As the duly representative of the applicant, I certify that the applicant: [Insert below the Name and title of the Authorized Representative, name of Organization and the date of signature]:

*Authorized Representative Name:

Dana Burghdoff

*Title: Assistant City Manager

*Applicant/Recipient Organization:

City of Fort Worth

1. Has the legal authority to apply for Federal assistance, has the institutional, managerial and financial capability (including funds to pay the non-Federal share of program costs) to plan, manage and complete the program as described in the application and the governing body has duly authorized the submission of the application, including these assurances and certifications, and authorized me as the official representative of the application to act in connection with the application and to provide any additional information as may be required.

2. Will administer the grant in compliance with Title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000(d)) and implementing regulations (24 CFR part 1), which provide that no person in the United States shall, on the grounds of race, color or national origin, be excluded from participation in, be denied the benefits of, or otherwise be subject to discrimination under any program or activity that receives Federal financial assistance OR if the applicant is a Federally recognized Indian tribe or its tribally designated housing entity, is subject to the Indian Civil Rights Act (25 U.S.C. 1301-1303).

3. Will administer the grant in compliance with Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794), as amended, and implementing regulations at 24 CFR part 8, the American Disabilities Act (42 U.S.C. §§ 12101 et seq.), and implementing regulations at 28 CFR part 35 or 36, as applicable, and the Age Discrimination Act of 1975 (42 U.S.C. 6101-07) as amended, and implementing regulations at 24 CFR part 146 which together provide that no person in the United States shall, on the grounds of disability or age, be excluded from participation in, be denied the benefits of, or otherwise be subjected to discrimination under any program or activity that receives Federal financial assistance; except if the grant program authorizes or limits participation to designated populations, then the applicant will comply with the nondiscrimination requirements within the designated population.

4. Will comply with the Fair Housing Act (42 U.S.C. 3601-19), as amended, and the implementing regulations at 24 CFR part 100, which prohibit discrimination in housing on the basis of race, color, religion, sex, disability, familial status, or national origin and will affirmatively further fair housing; except an applicant which is an Indian tribe or its instrumentality which is excluded by statute from coverage does not make this certification; and further except if the grant program authorizes or limits participation to designated populations, then the applicant

will comply with the nondiscrimination requirements within the designated population.

5. Will comply with all applicable Federal nondiscrimination requirements, including those listed at 24 CFR §§ 5.105(a) and 5.106 as applicable.

6. Will not use Federal funding to promote diversity, equity, and inclusion (DEI) mandates, policies, programs, or activities that violate any applicable Federal anti-discrimination laws.

7. Will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended (42 U.S.C. 4601) and implementing regulations at 49 CFR part 24 and, as applicable, Section 104(d) of the Housing and Community Development Act of 1974 (42 U.S.C. 5304(d)) and implementing regulations at 24 CFR part 42, subpart A.

8. Will comply with the environmental requirements of the National Environmental Policy Act (42 U.S.C. 4321 et seq.) and related Federal authorities prior to the commitment or expenditure of funds for property.

9. That no Federal appropriated funds have been paid, or will be paid, by or on behalf of the applicant, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, and officer or employee of Congress, or an employee of a Member of Congress, in connection with the awarding of this Federal grant or its extension, renewal, amendment or modification. If funds other than Federal appropriated funds have or will be paid for influencing or attempting to influence the persons listed above, I shall complete and submit Standard Form-LLL, Disclosure Form to Report Lobbying. I certify that I shall require all subawards at all tiers (including sub-grants and contracts) to similarly certify and disclose accordingly. Federally recognized Indian Tribes and tribally designated housing entities (TDHEs) established by Federally-recognized Indian tribes as a result of the exercise of the tribe's sovereign power are excluded from coverage by the Byrd Amendment, but State-recognized Indian tribes and TDHEs established under State law are not excluded from the statute's coverage.

I/We, the undersigned, certify under penalty of perjury that the information provided above is true, accurate, and correct. WARNING: Anyone who knowingly submits a false claim or makes a false statement is subject to criminal and/or civil penalties, including confinement for up to 5 years, fines, and civil and administrative penalties. (18 U.S.C. §§287, 1001, 1010, 1012, 1014; 31 U.S.C. §3729, 3802; 24 CFR §28.10(b)(1)(iii)).

* Signature:

Dana Burghdoff

Dana Burghdoff (Aug 14, 2026 10:42:12 CDT)

* Date: (mm/dd/yyyy):

08/14/2026

Public Reporting Burden Statement: The public reporting burden for this collection of information is estimated to average 0.5 hours per response, including the time for reviewing instructions, searching existing data sources, gathering, and maintaining the data needed, and completing and reviewing the collection of information. Comments regarding the accuracy of this burden estimate and any suggestions for reducing this burden can be sent to: U.S. Department of Housing and Urban Development, Office of the Chief Data Officer, R, 451 7th St SW, Room 4176, Washington, DC 20410-5000. **Do not send completed HUD 424-B forms to this address.** This agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless the collection displays a valid OMB control number. The Department of Housing and Urban Development is authorized to collect this information under the authority cited in the Notice of Funding Opportunity for this grant program. The information collected provides assurances and certifications for legal requirements related to the administration of this grant program. HUD will use this information to ensure compliance of its grantees. This information is required to obtain the benefit sought in the grant program. This information will not be held confidential and may be made available to the public in accordance with the Freedom of Information Act (5 U.S.C. §552).

Application for Federal Assistance SF-424

* 1. Type of Submission:

- ☐ Preapplication
☒ Application
☐ Changed/Corrected Application

* 2. Type of Application:

- ☒ New
☐ Continuation
☐ Revision

* If Revision, select appropriate letter(s):

* Other (Specify):

* 3. Date Received:

08/14/2026

4. Applicant Identifier:

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

* a. Legal Name:

City of Fort Worth

* b. Employer/Taxpayer Identification Number (EIN/TIN):

75-6000528

* c. UEI:

ENS6MKS1ZL18

d. Address:

* Street1:

100 Fort Worth Trail

Street2:

* City:

Fort Worth

County/Parish:

* State:

TX: Texas

Province:

* Country:

USA: UNITED STATES

* Zip / Postal Code:

76102-2661

e. Organizational Unit:

Department Name:

Neighborhood Services

Division Name:

Planning and Reporting

f. Name and contact information of person to be contacted on matters involving this application:

Prefix:

Ms.

* First Name:

Kacey

Middle Name:

* Last Name:

Thomas

Suffix:

Title: Neighborhood Services Department Director

Organizational Affiliation:

City of Fort Worth

* Telephone Number: 817-392-7540

Fax Number: 817-392-7328

* Email: kacey.thomas@fortworthtexas.gov

Application for Federal Assistance SF-424

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

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

* 10. Name of Federal Agency:

United States Department of Housing and Urban Development

11. Assistance Listing Number:

14.231

Assistance Listing Title:

Emergency Solutions Grant Program

* 12. Funding Opportunity Number:

* Title:

13. Competition Identification Number:

Title:

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

Add Attachment

Delete Attachment

View Attachment

* 15. Descriptive Title of Applicant's Project:

Emergency Solutions Grant Program(2026-2027 Program Year): Programs to support the homeless population.

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424**16. Congressional Districts Of:**

* a. Applicant TX-012

* b. Program/Project TX-012

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

Add Attachment

Delete Attachment

View Attachment

17. Proposed Project:

* a. Start Date: 10/01/2026

* b. End Date: 09/30/2027

18. Estimated Funding (\$):

* a. Federal	625,460.00
* b. Applicant	
* c. State	
* d. Local	
* e. Other	
* f. Program Income	
* g. TOTAL	625,460.00

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

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

*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**☐ Yes ☒ No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 18, Section 1001)**

☒ ** I AGREE

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

Authorized Representative:

Prefix: Ms. * First Name: Dana

Middle Name:

* Last Name: Burghdoff

Suffix:

* Title: Assistant City Manager

* Telephone Number: 807-392-8018 Fax Number:

* Email: dana.burghdoff@fortworthtexas.gov

* Signature of Authorized Representative:

Dana Burghdoff

Dana Burghdoff (Aug 14, 2026 10:43:06 CDT)

* Date Signed: 08/14/2026

Instructions for the HUD 424-B Assurances and Certifications

As part of your application for HUD funding, you, as the official authorized to sign on behalf of your organization or as an individual, must provide the following assurances and certifications. The Responsible Civil Rights Official has specified this form for use for purposes of general compliance with 24 CFR §§ 1.5, 3.115, 8.50, and 146.25, as applicable. The Responsible Civil Rights Official may require specific civil rights assurances to be furnished consistent with those authorities and will specify the form on which such assurances must be made. A failure to furnish or comply with the civil rights assurances contained in this form may result in the procedures to effect compliance at 24 CFR §§ 1.8, 3.115, 8.57, or 146.39.

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As the duly representative of the applicant, I certify that the applicant: [Insert below the Name and title of the Authorized Representative, name of Organization and the date of signature]:

*Authorized Representative Name:

Dana Burghdoff

*Title: Assistant City Manager

*Applicant/Recipient Organization:

City of Fort Worth

1. Has the legal authority to apply for Federal assistance, has the institutional, managerial and financial capability (including funds to pay the non-Federal share of program costs) to plan, manage and complete the program as described in the application and the governing body has duly authorized the submission of the application, including these assurances and certifications, and authorized me as the official representative of the application to act in connection with the application and to provide any additional information as may be required.

2. Will administer the grant in compliance with Title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000(d)) and implementing regulations (24 CFR part 1), which provide that no person in the United States shall, on the grounds of race, color or national origin, be excluded from participation in, be denied the benefits of, or otherwise be subject to discrimination under any program or activity that receives Federal financial assistance OR if the applicant is a Federally recognized Indian tribe or its tribally designated housing entity, is subject to the Indian Civil Rights Act (25 U.S.C. 1301-1303).

3. Will administer the grant in compliance with Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794), as amended, and implementing regulations at 24 CFR part 8, the American Disabilities Act (42 U.S.C. §§ 12101 et seq.), and implementing regulations at 28 CFR part 35 or 36, as applicable, and the Age Discrimination Act of 1975 (42 U.S.C. 6101-07) as amended, and implementing regulations at 24 CFR part 146 which together provide that no person in the United States shall, on the grounds of disability or age, be excluded from participation in, be denied the benefits of, or otherwise be subjected to discrimination under any program or activity that receives Federal financial assistance; except if the grant program authorizes or limits participation to designated populations, then the applicant will comply with the nondiscrimination requirements within the designated population.

4. Will comply with the Fair Housing Act (42 U.S.C. 3601-19), as amended, and the implementing regulations at 24 CFR part 100, which prohibit discrimination in housing on the basis of race, color, religion, sex, disability, familial status, or national origin and will affirmatively further fair housing; except an applicant which is an Indian tribe or its instrumentality which is excluded by statute from coverage does not make this certification; and further except if the grant program authorizes or limits participation to designated populations, then the applicant

will comply with the nondiscrimination requirements within the designated population.

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7. Will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended (42 U.S.C. 4601) and implementing regulations at 49 CFR part 24 and, as applicable, Section 104(d) of the Housing and Community Development Act of 1974 (42 U.S.C. 5304(d)) and implementing regulations at 24 CFR part 42, subpart A.

8. Will comply with the environmental requirements of the National Environmental Policy Act (42 U.S.C. 4321 et seq.) and related Federal authorities prior to the commitment or expenditure of funds for property.

9. That no Federal appropriated funds have been paid, or will be paid, by or on behalf of the applicant, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, and officer or employee of Congress, or an employee of a Member of Congress, in connection with the awarding of this Federal grant or its extension, renewal, amendment or modification. If funds other than Federal appropriated funds have or will be paid for influencing or attempting to influence the persons listed above, I shall complete and submit Standard Form-LLL, Disclosure Form to Report Lobbying. I certify that I shall require all subawards at all tiers (including sub-grants and contracts) to similarly certify and disclose accordingly. Federally recognized Indian Tribes and tribally designated housing entities (TDHEs) established by Federally-recognized Indian tribes as a result of the exercise of the tribe's sovereign power are excluded from coverage by the Byrd Amendment, but State-recognized Indian tribes and TDHEs established under State law are not excluded from the statute's coverage.

I/We, the undersigned, certify under penalty of perjury that the information provided above is true, accurate, and correct. WARNING: Anyone who knowingly submits a false claim or makes a false statement is subject to criminal and/or civil penalties, including confinement for up to 5 years, fines, and civil and administrative penalties. (18 U.S.C. §§287, 1001, 1010, 1012, 1014; 31 U.S.C. §3729, 3802; 24 CFR §28.10(b)(1)(iii)).

* Signature:

Dana Burghdoff
Dana Burghdoff (Aug 14, 2026 10:43:06 CDT)

* Date: (mm/dd/yyyy): 08/14/2026

Public Reporting Burden Statement: The public reporting burden for this collection of information is estimated to average 0.5 hours per response, including the time for reviewing instructions, searching existing data sources, gathering, and maintaining the data needed, and completing and reviewing the collection of information. Comments regarding the accuracy of this burden estimate and any suggestions for reducing this burden can be sent to: U.S. Department of Housing and Urban Development, Office of the Chief Data Officer, R, 451 7th St SW, Room 4176, Washington, DC 20410-5000. **Do not send completed HUD 424-B forms to this address.** This agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless the collection displays a valid OMB control number. The Department of Housing and Urban Development is authorized to collect this information under the authority cited in the Notice of Funding Opportunity for this grant program. The information collected provides assurances and certifications for legal requirements related to the administration of this grant program. HUD will use this information to ensure compliance of its grantees. This information is required to obtain the benefit sought in the grant program. This information will not be held confidential and may be made available to the public in accordance with the Freedom of Information Act (5 U.S.C. §552).

Application for Federal Assistance SF-424

* 1. Type of Submission:

- ☐ Preapplication
☒ Application
☐ Changed/Corrected Application

* 2. Type of Application:

- ☒ New
☐ Continuation
☐ Revision

* If Revision, select appropriate letter(s):

* Other (Specify):

* 3. Date Received:

08/14/2026

4. Applicant Identifier:

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

* a. Legal Name:

City of Fort Worth

* b. Employer/Taxpayer Identification Number (EIN/TIN):

75-6000528

* c. UEI:

ENS6MKS1ZL18

d. Address:

* Street1:

100 Fort Worth Trail

Street2:

* City:

Fort Worth

County/Parish:

* State:

TX: Texas

Province:

* Country:

USA: UNITED STATES

* Zip / Postal Code:

76102-2661

e. Organizational Unit:

Department Name:

Neighborhood Services

Division Name:

Planning and Reporting

f. Name and contact information of person to be contacted on matters involving this application:

Prefix:

Ms.

* First Name:

Kacey

Middle Name:

* Last Name:

Thomas

Suffix:

Title: Neighborhood Services Department Director

Organizational Affiliation:

City of Fort Worth

* Telephone Number: 817-392-7540

Fax Number: 817-392-7328

* Email: kacey.thomas@fortworthtexas.gov

Application for Federal Assistance SF-424

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

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

* 10. Name of Federal Agency:

United States Department of Housing and Urban Development

11. Assistance Listing Number:

14.239

Assistance Listing Title:

HOME Investment Partnerships Program

* 12. Funding Opportunity Number:

* Title:

13. Competition Identification Number:

Title:

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

Add Attachment

Delete Attachment

View Attachment

* 15. Descriptive Title of Applicant's Project:

HOME Investment Partnerships Program (2026-2027 Program Year): Programs and projects to support affordable housing developments and provide home buyer assistance for first time home buyers.

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424**16. Congressional Districts Of:**

* a. Applicant TX-012

* b. Program/Project TX-012

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

Add Attachment

Delete Attachment

View Attachment

17. Proposed Project:

* a. Start Date: 10/01/2026

* b. End Date: 09/30/2027

18. Estimated Funding (\$):

* a. Federal	2,816,040.38
* b. Applicant	
* c. State	
* d. Local	
* e. Other	
* f. Program Income	84,976.00
* g. TOTAL	2,901,016.38

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

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

*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**☐ Yes ☒ No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 18, Section 1001)**

☒ ** I AGREE

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

Authorized Representative:

Prefix: Ms. * First Name: Dana

Middle Name:

* Last Name: Burghdoff

Suffix:

* Title: Assistant City Manager

* Telephone Number: 807-392-8018 Fax Number:

* Email: dana.burghdoff@fortworthtexas.gov

* Signature of Authorized Representative:

Dana Burghdoff

Dana Burghdoff (Aug 14, 2026 10:43:34 CDT)

* Date Signed: 08/14/2026

**Applicant and Recipient
Assurances and Certifications**

**U.S. Department of Housing
and Urban Development**

OMB Number: 2501-0044
Expiration Date: 2/28/2027

Instructions for the HUD 424-B Assurances and Certifications

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As the duly representative of the applicant, I certify that the applicant: [Insert below the Name and title of the Authorized Representative, name of Organization and the date of signature]:

*Authorized Representative Name:

Dana Burghdoff

*Title: Assistant City Manager

*Applicant/Recipient Organization:

City of Fort Worth

1. Has the legal authority to apply for Federal assistance, has the institutional, managerial and financial capability (including funds to pay the non-Federal share of program costs) to plan, manage and complete the program as described in the application and the governing body has duly authorized the submission of the application, including these assurances and certifications, and authorized me as the official representative of the application to act in connection with the application and to provide any additional information as may be required.

2. Will administer the grant in compliance with Title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000(d)) and implementing regulations (24 CFR part 1), which provide that no person in the United States shall, on the grounds of race, color or national origin, be excluded from participation in, be denied the benefits of, or otherwise be subject to discrimination under any program or activity that receives Federal financial assistance OR if the applicant is a Federally recognized Indian tribe or its tribally designated housing entity, is subject to the Indian Civil Rights Act (25 U.S.C. 1301-1303).

3. Will administer the grant in compliance with Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794), as amended, and implementing regulations at 24 CFR part 8, the American Disabilities Act (42 U.S.C. §§ 12101 et seq.), and implementing regulations at 28 CFR part 35 or 36, as applicable, and the Age Discrimination Act of 1975 (42 U.S.C. 6101-07) as amended, and implementing regulations at 24 CFR part 146 which together provide that no person in the United States shall, on the grounds of disability or age, be excluded from participation in, be denied the benefits of, or otherwise be subjected to discrimination under any program or activity that receives Federal financial assistance; except if the grant program authorizes or limits participation to designated populations, then the applicant will comply with the nondiscrimination requirements within the designated population.

4. Will comply with the Fair Housing Act (42 U.S.C. 3601-19), as amended, and the implementing regulations at 24 CFR part 100, which prohibit discrimination in housing on the basis of race, color, religion, sex, disability, familial status, or national origin and will affirmatively further fair housing; except an applicant which is an Indian tribe or its instrumentality which is excluded by statute from coverage does not make this certification; and further except if the grant program authorizes or limits participation to designated populations, then the applicant

will comply with the nondiscrimination requirements within the designated population.

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6. Will not use Federal funding to promote diversity, equity, and inclusion (DEI) mandates, policies, programs, or activities that violate any applicable Federal anti-discrimination laws.

7. Will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended (42 U.S.C. 4601) and implementing regulations at 49 CFR part 24 and, as applicable, Section 104(d) of the Housing and Community Development Act of 1974 (42 U.S.C. 5304(d)) and implementing regulations at 24 CFR part 42, subpart A.

8. Will comply with the environmental requirements of the National Environmental Policy Act (42 U.S.C. 4321 et seq.) and related Federal authorities prior to the commitment or expenditure of funds for property.

9. That no Federal appropriated funds have been paid, or will be paid, by or on behalf of the applicant, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, and officer or employee of Congress, or an employee of a Member of Congress, in connection with the awarding of this Federal grant or its extension, renewal, amendment or modification. If funds other than Federal appropriated funds have or will be paid for influencing or attempting to influence the persons listed above, I shall complete and submit Standard Form-LLL, Disclosure Form to Report Lobbying. I certify that I shall require all subawards at all tiers (including sub-grants and contracts) to similarly certify and disclose accordingly. Federally recognized Indian Tribes and tribally designated housing entities (TDHEs) established by Federally-recognized Indian tribes as a result of the exercise of the tribe's sovereign power are excluded from coverage by the Byrd Amendment, but State-recognized Indian tribes and TDHEs established under State law are not excluded from the statute's coverage.

I/We, the undersigned, certify under penalty of perjury that the information provided above is true, accurate, and correct. WARNING: Anyone who knowingly submits a false claim or makes a false statement is subject to criminal and/or civil penalties, including confinement for up to 5 years, fines, and civil and administrative penalties. (18 U.S.C. §§287, 1001, 1010, 1012, 1014; 31 U.S.C. §3729, 3802; 24 CFR §28.10(b)(1)(iii)).

* Signature:

Dana Burghdoff
Dana Burghdoff (Aug 14, 2026 10:43:31 CDT)

* Date: (mm/dd/yyyy): 08/14/2026

Public Reporting Burden Statement: The public reporting burden for this collection of information is estimated to average 0.5 hours per response, including the time for reviewing instructions, searching existing data sources, gathering, and maintaining the data needed, and completing and reviewing the collection of information. Comments regarding the accuracy of this burden estimate and any suggestions for reducing this burden can be sent to: U.S. Department of Housing and Urban Development, Office of the Chief Data Officer, R, 451 7th St SW, Room 4176, Washington, DC 20410-5000. **Do not send completed HUD 424-B forms to this address.** This agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless the collection displays a valid OMB control number. The Department of Housing and Urban Development is authorized to collect this information under the authority cited in the Notice of Funding Opportunity for this grant program. The information collected provides assurances and certifications for legal requirements related to the administration of this grant program. HUD will use this information to ensure compliance of its grantees. This information is required to obtain the benefit sought in the grant program. This information will not be held confidential and may be made available to the public in accordance with the Freedom of Information Act (5 U.S.C. §552).

Application for Federal Assistance SF-424

* 1. Type of Submission:

- ☐ Preapplication
☒ Application
☐ Changed/Corrected Application

* 2. Type of Application:

- ☒ New
☐ Continuation
☐ Revision

* If Revision, select appropriate letter(s):

* Other (Specify):

* 3. Date Received:

08/14/2026

4. Applicant Identifier:

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

* a. Legal Name:

City of Fort Worth

* b. Employer/Taxpayer Identification Number (EIN/TIN):

75-6000528

* c. UEI:

ENS6MKS1ZL18

d. Address:

* Street1:

100 Fort Worth Trail

Street2:

* City:

Fort Worth

County/Parish:

* State:

TX: Texas

Province:

* Country:

USA: UNITED STATES

* Zip / Postal Code:

76102-2661

e. Organizational Unit:

Department Name:

Neighborhood Services

Division Name:

Planning and Reporting

f. Name and contact information of person to be contacted on matters involving this application:

Prefix:

Ms.

* First Name:

Kacey

Middle Name:

* Last Name:

Thomas

Suffix:

Title: Neighborhood Services Department Director

Organizational Affiliation:

City of Fort Worth

* Telephone Number: 817-392-7540

Fax Number: 817-392-7328

* Email: kacey.thomas@fortworthtexas.gov

Application for Federal Assistance SF-424

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

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

* 10. Name of Federal Agency:

United States Department of Housing and Urban Development

11. Assistance Listing Number:

14.241

Assistance Listing Title:

Housing Opportunities for Persons with AIDS

* 12. Funding Opportunity Number:

* Title:

13. Competition Identification Number:

Title:

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

Add Attachment

Delete Attachment

View Attachment

* 15. Descriptive Title of Applicant's Project:

Housing Opportunities for Persons with AIDS (2026-2027 Program Year): Programs to support residents living with HIV/AIDS.

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424**16. Congressional Districts Of:**

* a. Applicant TX-012

* b. Program/Project TX-012

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

Add Attachment

Delete Attachment

View Attachment

17. Proposed Project:

* a. Start Date: 10/01/2026

* b. End Date: 09/30/2027

18. Estimated Funding (\$):

* a. Federal	2,959,808.00
* b. Applicant	
* c. State	
* d. Local	
* e. Other	
* f. Program Income	
* g. TOTAL	2,959,808.00

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

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

*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**☐ Yes ☒ No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 18, Section 1001)**

☒ ** I AGREE

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

Authorized Representative:

Prefix: Ms. * First Name: Dana

Middle Name:

* Last Name: Burghdoff

Suffix:

* Title: Assistant City Manager

* Telephone Number: 807-392-8018 Fax Number:

* Email: dana.burghdoff@fortworthtexas.gov

* Signature of Authorized Representative:

Dana Burghdoff

* Date Signed: 08/14/2026

Dana Burghdoff (Aug 14, 2026 10:43:57 CDT)

Instructions for the HUD 424-B Assurances and Certifications

As part of your application for HUD funding, you, as the official authorized to sign on behalf of your organization or as an individual, must provide the following assurances and certifications. The Responsible Civil Rights Official has specified this form for use for purposes of general compliance with 24 CFR §§ 1.5, 3.115, 8.50, and 146.25, as applicable. The Responsible Civil Rights Official may require specific civil rights assurances to be furnished consistent with those authorities and will specify the form on which such assurances must be made. A failure to furnish or comply with the civil rights assurances contained in this form may result in the procedures to effect compliance at 24 CFR §§ 1.8, 3.115, 8.57, or 146.39.

By submitting this form, you are stating that all assertions made in this form are true, accurate, and correct.

As the duly representative of the applicant, I certify that the applicant: [Insert below the Name and title of the Authorized Representative, name of Organization and the date of signature]:

*Authorized Representative Name:

Dana Burghdoff

*Title: Assistant City Manager

*Applicant/Recipient Organization:

City of Fort Worth

1. Has the legal authority to apply for Federal assistance, has the institutional, managerial and financial capability (including funds to pay the non-Federal share of program costs) to plan, manage and complete the program as described in the application and the governing body has duly authorized the submission of the application, including these assurances and certifications, and authorized me as the official representative of the application to act in connection with the application and to provide any additional information as may be required.

2. Will administer the grant in compliance with Title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000(d)) and implementing regulations (24 CFR part 1), which provide that no person in the United States shall, on the grounds of race, color or national origin, be excluded from participation in, be denied the benefits of, or otherwise be subject to discrimination under any program or activity that receives Federal financial assistance OR if the applicant is a Federally recognized Indian tribe or its tribally designated housing entity, is subject to the Indian Civil Rights Act (25 U.S.C. 1301-1303).

3. Will administer the grant in compliance with Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794), as amended, and implementing regulations at 24 CFR part 8, the American Disabilities Act (42 U.S.C. §§ 12101 et seq.), and implementing regulations at 28 CFR part 35 or 36, as applicable, and the Age Discrimination Act of 1975 (42 U.S.C. 6101-07) as amended, and implementing regulations at 24 CFR part 146 which together provide that no person in the United States shall, on the grounds of disability or age, be excluded from participation in, be denied the benefits of, or otherwise be subjected to discrimination under any program or activity that receives Federal financial assistance; except if the grant program authorizes or limits participation to designated populations, then the applicant will comply with the nondiscrimination requirements within the designated population.

4. Will comply with the Fair Housing Act (42 U.S.C. 3601-19), as amended, and the implementing regulations at 24 CFR part 100, which prohibit discrimination in housing on the basis of race, color, religion, sex, disability, familial status, or national origin and will affirmatively further fair housing; except an applicant which is an Indian tribe or its instrumentality which is excluded by statute from coverage does not make this certification; and further except if the grant program authorizes or limits participation to designated populations, then the applicant

will comply with the nondiscrimination requirements within the designated population.

5. Will comply with all applicable Federal nondiscrimination requirements, including those listed at 24 CFR §§ 5.105(a) and 5.106 as applicable.

6. Will not use Federal funding to promote diversity, equity, and inclusion (DEI) mandates, policies, programs, or activities that violate any applicable Federal anti-discrimination laws.

7. Will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended (42 U.S.C. 4601) and implementing regulations at 49 CFR part 24 and, as applicable, Section 104(d) of the Housing and Community Development Act of 1974 (42 U.S.C. 5304(d)) and implementing regulations at 24 CFR part 42, subpart A.

8. Will comply with the environmental requirements of the National Environmental Policy Act (42 U.S.C. 4321 et seq.) and related Federal authorities prior to the commitment or expenditure of funds for property.

9. That no Federal appropriated funds have been paid, or will be paid, by or on behalf of the applicant, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, and officer or employee of Congress, or an employee of a Member of Congress, in connection with the awarding of this Federal grant or its extension, renewal, amendment or modification. If funds other than Federal appropriated funds have or will be paid for influencing or attempting to influence the persons listed above, I shall complete and submit Standard Form-LLL, Disclosure Form to Report Lobbying. I certify that I shall require all subawards at all tiers (including sub-grants and contracts) to similarly certify and disclose accordingly. Federally recognized Indian Tribes and tribally designated housing entities (TDHEs) established by Federally-recognized Indian tribes as a result of the exercise of the tribe's sovereign power are excluded from coverage by the Byrd Amendment, but State-recognized Indian tribes and TDHEs established under State law are not excluded from the statute's coverage.

I/We, the undersigned, certify under penalty of perjury that the information provided above is true, accurate, and correct. WARNING: Anyone who knowingly submits a false claim or makes a false statement is subject to criminal and/or civil penalties, including confinement for up to 5 years, fines, and civil and administrative penalties. (18 U.S.C. §§287, 1001, 1010, 1012, 1014; 31 U.S.C. §3729, 3802; 24 CFR §28.10(b)(1)(iii)).

* Signature:

Dana Burghdoff

Dana Burghdoff (Aug 14, 2026 10:43:57 CDT)

* Date: (mm/dd/yyyy):

08/14/2026

Public Reporting Burden Statement: The public reporting burden for this collection of information is estimated to average 0.5 hours per response, including the time for reviewing instructions, searching existing data sources, gathering, and maintaining the data needed, and completing and reviewing the collection of information. Comments regarding the accuracy of this burden estimate and any suggestions for reducing this burden can be sent to: U.S. Department of Housing and Urban Development, Office of the Chief Data Officer, R, 451 7th St SW, Room 4176, Washington, DC 20410-5000. **Do not send completed HUD 424-B forms to this address.** This agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless the collection displays a valid OMB control number. The Department of Housing and Urban Development is authorized to collect this information under the authority cited in the Notice of Funding Opportunity for this grant program. The information collected provides assurances and certifications for legal requirements related to the administration of this grant program. HUD will use this information to ensure compliance of its grantees. This information is required to obtain the benefit sought in the grant program. This information will not be held confidential and may be made available to the public in accordance with the Freedom of Information Act (5 U.S.C. §552).

CERTIFICATIONS

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, the jurisdiction certifies that:

Affirmatively Further Fair Housing --The jurisdiction will affirmatively further fair housing.

Uniform Relocation Act and Anti-displacement and Relocation Plan -- It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, (42 U.S.C. 4601-4655) and implementing regulations at 49 CFR Part 24. It has in effect and is following a residential anti-displacement and relocation assistance plan required under 24 CFR Part 42 in connection with any activity assisted with funding under the Community Development Block Grant or HOME programs.

Anti-Lobbying --To the best of the jurisdiction's knowledge and belief:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;
2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and
3. It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

Authority of Jurisdiction --The consolidated plan is authorized under State and local law (as applicable) and the jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations.

Consistency with plan --The housing activities to be undertaken with Community Development Block Grant, HOME, Emergency Solutions Grant, and Housing Opportunities for Persons With AIDS funds are consistent with the strategic plan in the jurisdiction's consolidated plan.

Section 3 -- It will comply with section 3 of the Housing and Urban Development Act of 1968 (12 U.S.C. 1701u) and implementing regulations at 24 CFR Part 75.

Dana Burghdoff

Dana Burghdoff (Aug 14, 2026 10:44:29 CDT)

Signature of Authorized Official

08/14/2026

Date

Assistant City Manager

Title

Specific Community Development Block Grant Certifications

The Entitlement Community certifies that:

Citizen Participation -- It is in full compliance and following a detailed citizen participation plan that satisfies the requirements of 24 CFR 91.105.

Community Development Plan -- Its consolidated plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that have been developed in accordance with the primary objective of the CDBG program (i.e., the development of viable urban communities, by providing decent housing and expanding economic opportunities, primarily for persons of low and moderate income) and requirements of 24 CFR Parts 91 and 570.

Following a Plan -- It is following a current consolidated plan that has been approved by HUD.

Use of Funds -- It has complied with the following criteria:

1. Maximum Feasible Priority. With respect to activities expected to be assisted with CDBG funds, it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low- and moderate-income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include CDBG-assisted activities which the grantee certifies are designed to meet other community development needs having particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available (see Optional CDBG Certification).

2. Overall Benefit. The aggregate use of CDBG funds, including Section 108 guaranteed loans, during program year(s) 2026-2027 [a period specified by the grantee of one, two, or three specific consecutive program years], shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period.

3. Special Assessments. It will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108 loan guaranteed funds, by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements.

However, if CDBG funds are used to pay the proportion of a fee or assessment that relates to the capital costs of public improvements (assisted in part with CDBG funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds.

In addition, in the case of properties owned and occupied by moderate-income (not low-income) families, an assessment or charge may be made against the property for public improvements financed by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.

Excessive Force -- It has adopted and is enforcing:

1. A policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and
2. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction.

Compliance with Anti-discrimination laws -- The grant will be conducted and administered in conformity with title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d) and the Fair Housing Act (42 U.S.C. 3601-3619) and implementing regulations.

Lead-Based Paint -- Its activities concerning lead-based paint will comply with the requirements of 24 CFR Part 35, Subparts A, B, J, K and R.

Compliance with Laws -- It will comply with applicable laws.

Dana Burghdoff

[Dana Burghdoff \(Aug 14, 2026 10:44:29 CDT\)](#)

Signature of Authorized Official

08/14/2026

Date

Assistant City Manager

Title

OPTIONAL Community Development Block Grant Certification

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

The grantee hereby certifies that the Annual Plan includes one or more specifically identified CDBG-assisted activities which are designed to meet other community development needs having particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community and other financial resources are not available to meet such needs.

Signature of Authorized Official

Date

Title

Specific HOME Certifications

The HOME participating jurisdiction certifies that:

Tenant Based Rental Assistance -- If it plans to provide tenant-based rental assistance, the tenant-based rental assistance is an essential element of its consolidated plan.

Eligible Activities and Costs -- It is using and will use HOME funds for eligible activities and costs, as described in 24 CFR §§92.205 through 92.209 and that it is not using and will not use HOME funds for prohibited activities, as described in §92.214.

Subsidy layering -- Before committing any funds to a project, it will evaluate the project in accordance with the guidelines that it adopts for this purpose and will not invest any more HOME funds in combination with other Federal assistance than is necessary to provide affordable housing;

Dana Burghdoff
Dana Burghdoff (Aug 14, 2026 10:44:29 CDT)

Signature of Authorized Official

08/14/2026

Date

Assistant City Manager

Title

Emergency Solutions Grants Certifications

The Emergency Solutions Grants Program recipient certifies that:

Major rehabilitation/conversion/renovation – If an emergency shelter's rehabilitation costs exceed 75 percent of the value of the building before rehabilitation, the recipient will maintain the building as a shelter for homeless individuals and families for a minimum of 10 years after the date the building is first occupied by a homeless individual or family after the completed rehabilitation.

If the cost to convert a building into an emergency shelter exceeds 75 percent of the value of the building after conversion, the recipient will maintain the building as a shelter for homeless individuals and families for a minimum of 10 years after the date the building is first occupied by a homeless individual or family after the completed conversion.

In all other cases where ESG funds are used for renovation, the recipient will maintain the building as a shelter for homeless individuals and families for a minimum of 3 years after the date the building is first occupied by a homeless individual or family after the completed renovation.

Essential Services and Operating Costs – In the case of assistance involving shelter operations or essential services related to street outreach or emergency shelter, the recipient will provide services or shelter to homeless individuals and families for the period during which the ESG assistance is provided, without regard to a particular site or structure, so long the recipient serves the same type of persons (e.g., families with children, unaccompanied youth, disabled individuals, or victims of domestic violence) or persons in the same geographic area.

Renovation – Any renovation carried out with ESG assistance shall be sufficient to ensure that the building involved is safe and sanitary.

Supportive Services – The recipient will assist homeless individuals in obtaining permanent housing, appropriate supportive services (including medical and mental health treatment, victim services, counseling, supervision, and other services essential for achieving independent living), and other Federal State, local, and private assistance available for these individuals.

Matching Funds – The recipient will obtain matching amounts required under 24 CFR 576.201.

Confidentiality – The recipient has established and is implementing procedures to ensure the confidentiality of records pertaining to any individual provided family violence prevention or treatment services under any project assisted under the ESG program, including protection against the release of the address or location of any family violence shelter project, except with the written authorization of the person responsible for the operation of that shelter.

Homeless Persons Involvement – To the maximum extent practicable, the recipient will involve, through employment, volunteer services, or otherwise, homeless individuals and families in constructing, renovating, maintaining, and operating facilities assisted under the ESG program, in providing services assisted under the ESG program, and in providing services for occupants of facilities assisted under the program.

Consolidated Plan – All activities the recipient undertakes with assistance under ESG are consistent with its consolidated plan.

Discharge Policy – The recipient will establish and implement, to the maximum extent practicable and where appropriate, policies and protocols for the discharge of persons from publicly funded institutions or systems of care (such as health care facilities, mental health facilities, foster care or other youth facilities, or correction programs and institutions) in order to prevent this discharge from immediately resulting in homelessness for these persons.

Dana Burghdoff

[Dana Burghdoff \(Aug 14, 2026 10:44:29 CDT\)](#)

Signature of Authorized Official

08/14/2026

Date

Assistant City Manager

Title

Housing Opportunities for Persons With AIDS Certifications

The HOPWA grantee certifies that:

Activities -- Activities funded under the program will meet urgent needs that are not being met by available public and private sources.

Building -- Any building or structure assisted under that program shall be operated for the purpose specified in the consolidated plan:

1. For a period of not less than 10 years in the case of assistance involving new construction, substantial rehabilitation, or acquisition of a facility,
2. For a period of not less than 3 years in the case of assistance involving non-substantial rehabilitation or repair of a building or structure.

Dana Burghdoff
[Dana Burghdoff \(Aug 14, 2026 10:44:29 CDT\)](#)
Signature of Authorized Official

08/14/2026
Date

Assistant City Manager
Title

APPENDIX TO CERTIFICATIONS

INSTRUCTIONS CONCERNING LOBBYING CERTIFICATION:

Lobbying Certification

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

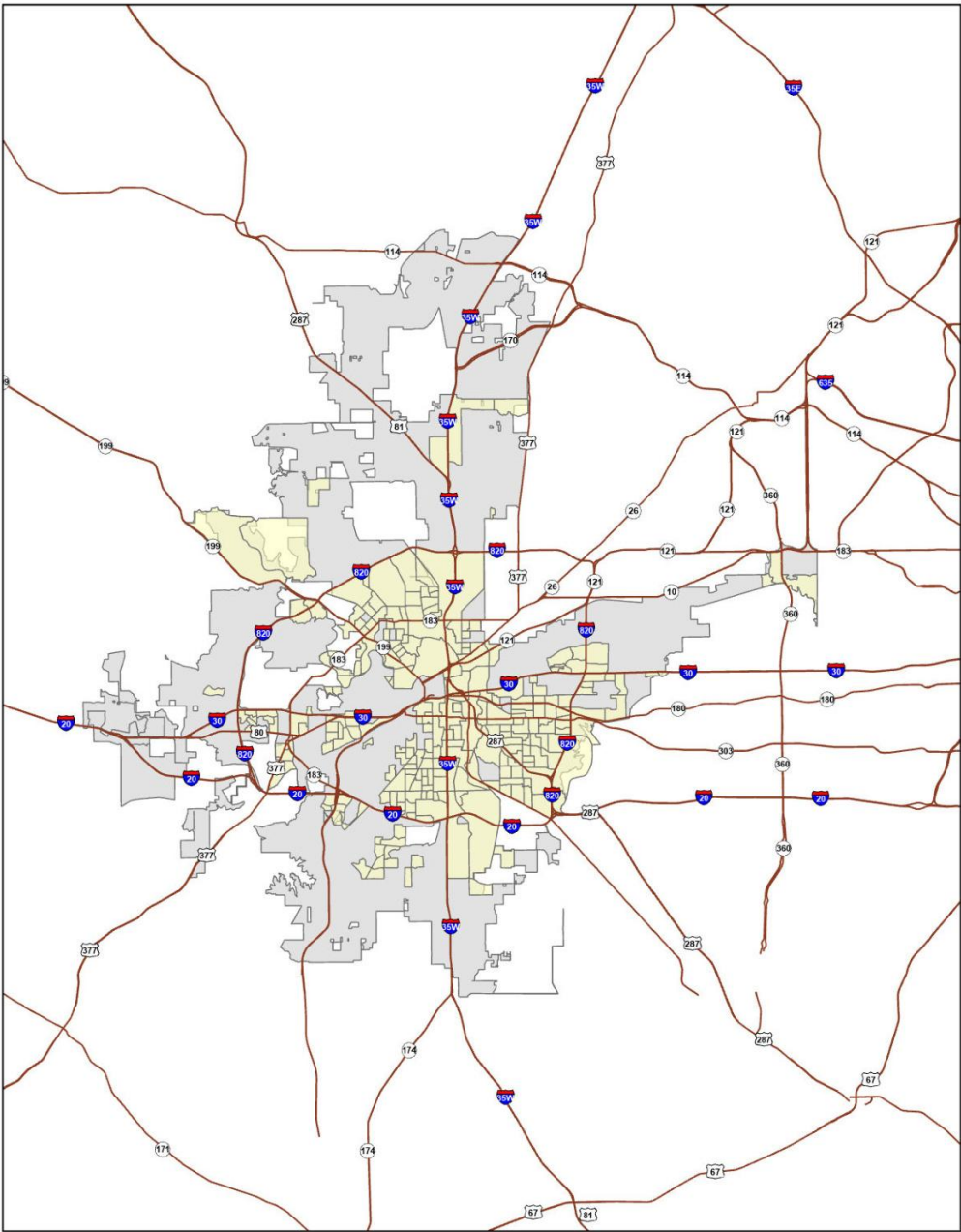
2026-2027 City of Fort Worth

HUD Annual Action Plan Maps

- CDBG Eligible Areas
- HOME – Homebuyer Assistance Program
- CDBG – Cowtown Brush Up Program
- CDBG – Priority Repair Program
- CDBG – Homebuyer and Housing Services
- Project Locations Listing
- CDBG Public Service Agencies
- ESG/HOPWA Public Service Agencies
- Development Corporation of Tarrant County- Community Housing Development Organization CHDO) Mason Heights

2026-2027 Action Plan

CDBG Eligible Areas



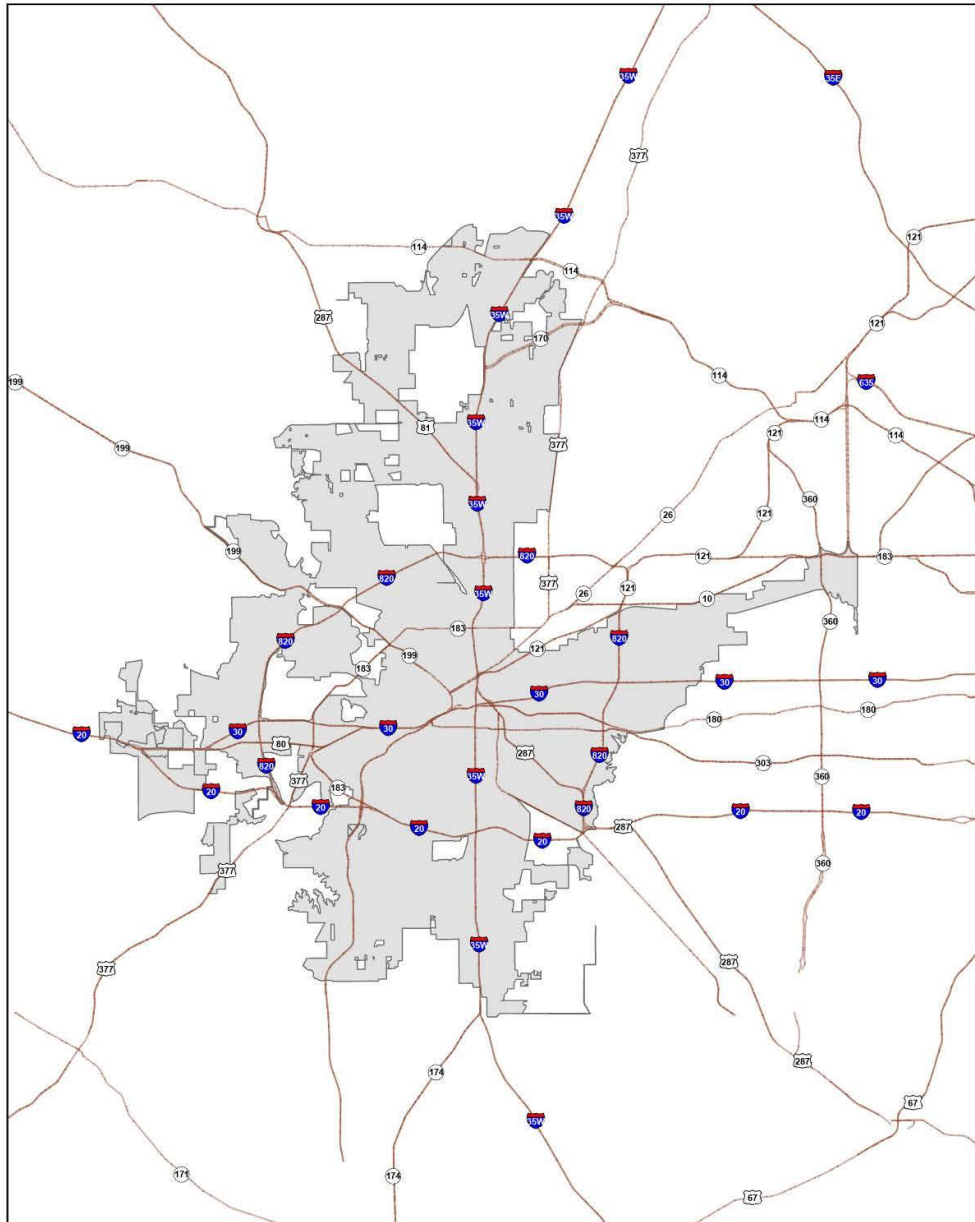
■ CDBG ELIGIBLE AREA
■ CITY LIMIT



0 1 2 4 6 8 Miles

2026-2027 Action Plan

HOME - Homebuyer Assistance Program

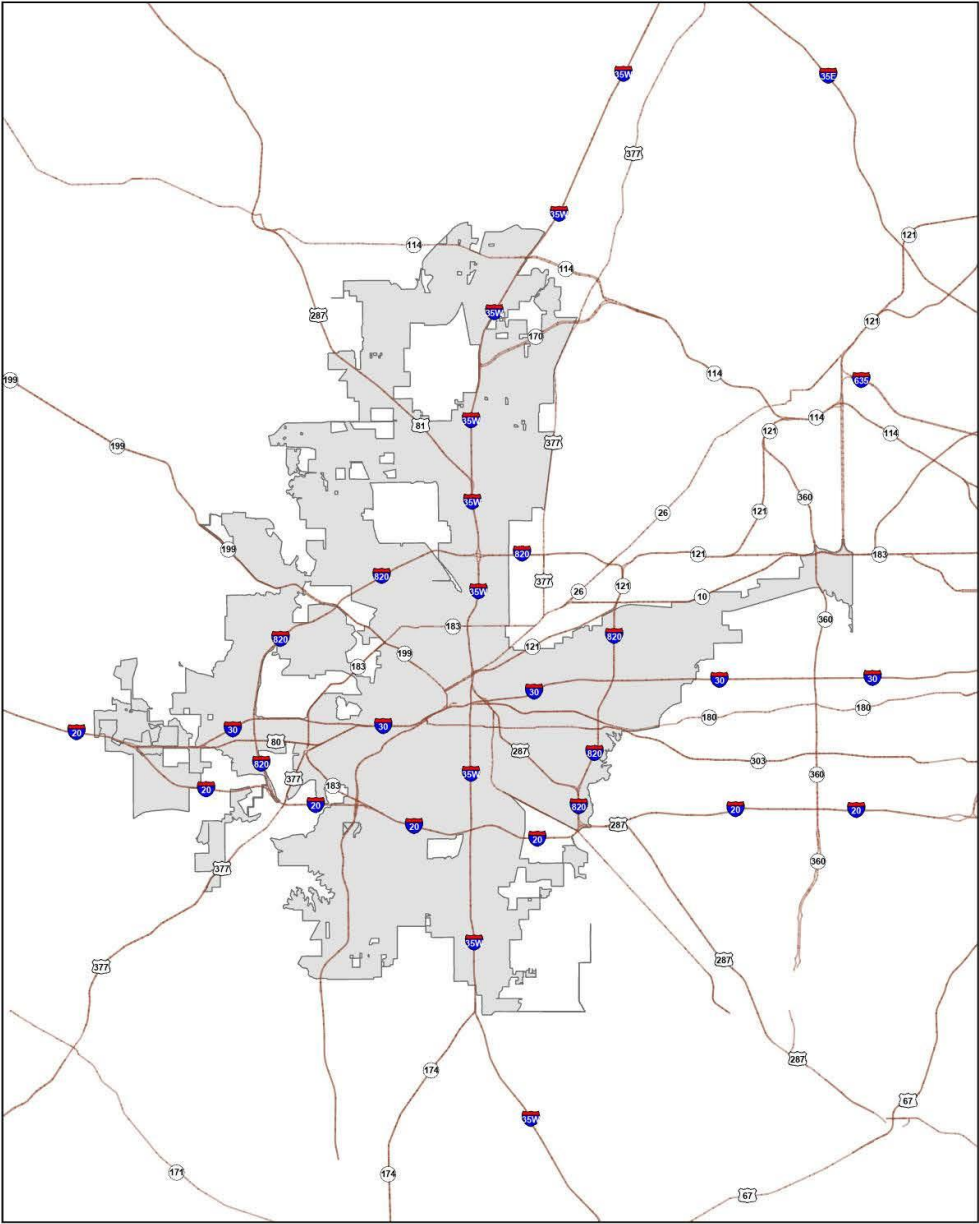


Highways
City of Fort Worth
Service Area



0 1 2 4 6 8 Miles

2026-2027 Action Plan
CDBG - Cowtown Brush Up Program

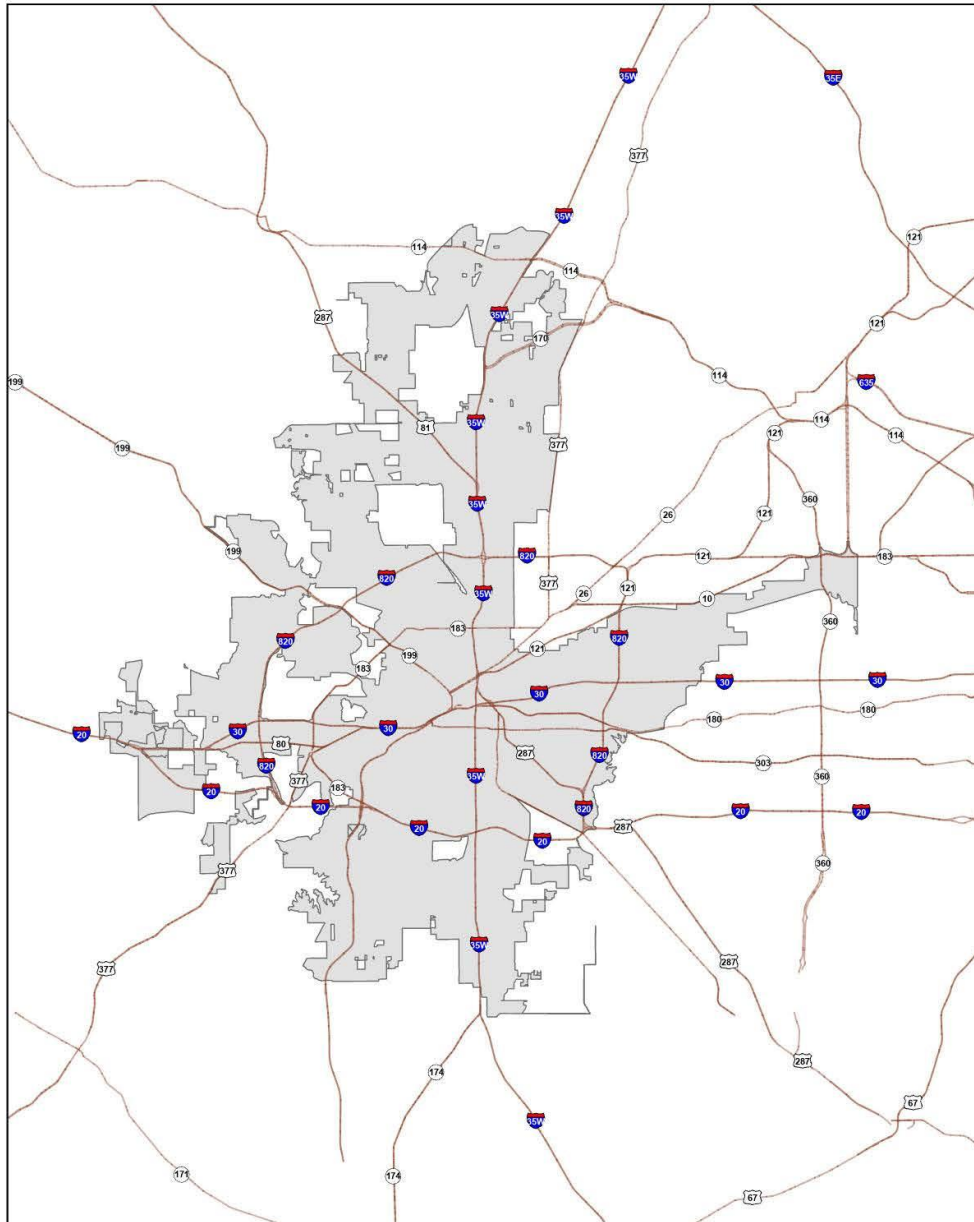


Highways
City of Fort Worth
Service Area



0 1 2 4 6 8 Miles

2026-2027 Action Plan CDBG - Priority Repair Program



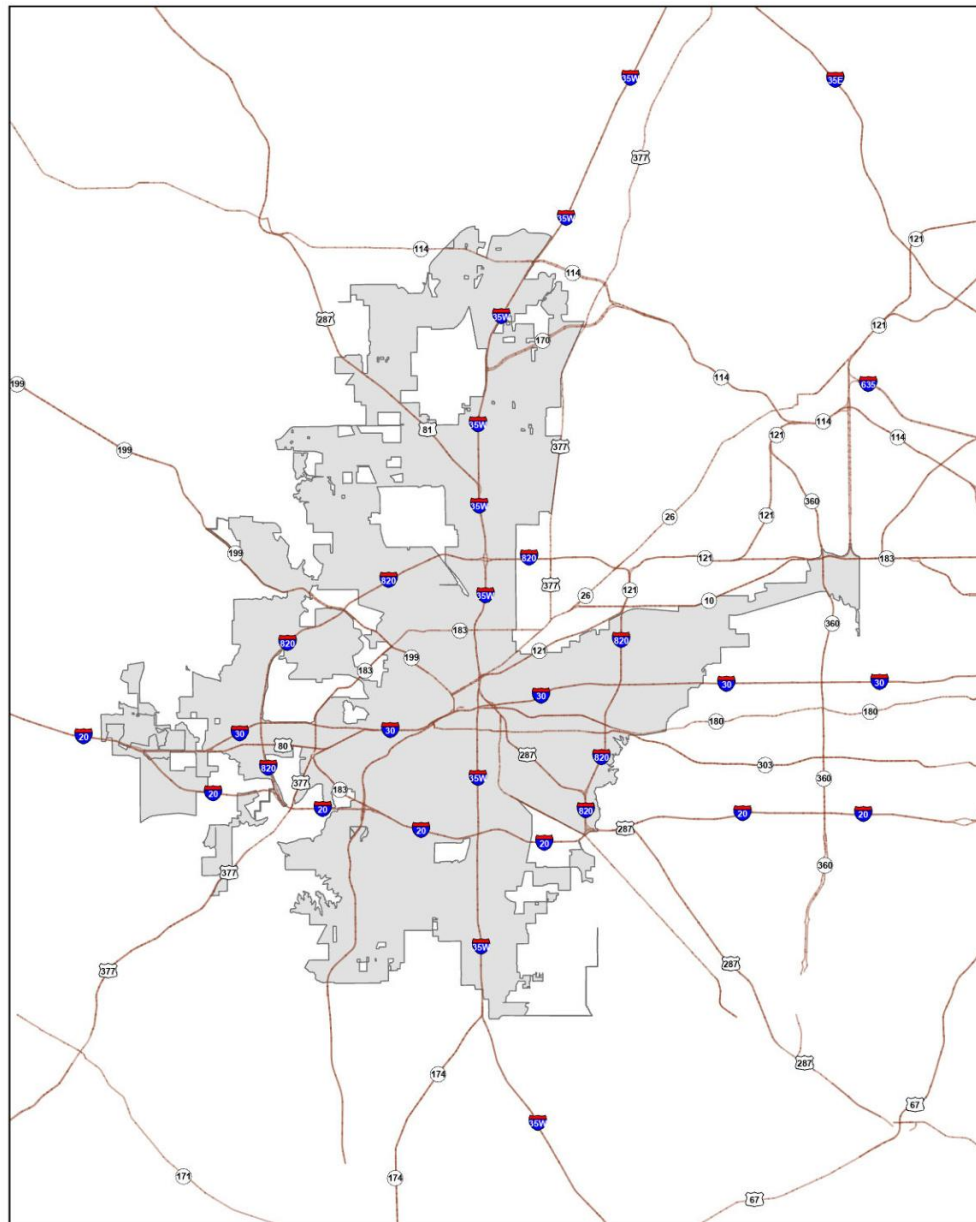
— Highways
City of Fort Worth
Service Area



0 1 2 4 6 8 Miles

2026 - 2027 Action Plan

CDBG - Homebuyer and Housing Services Program



— Highways
— City of Fort Worth Service Area



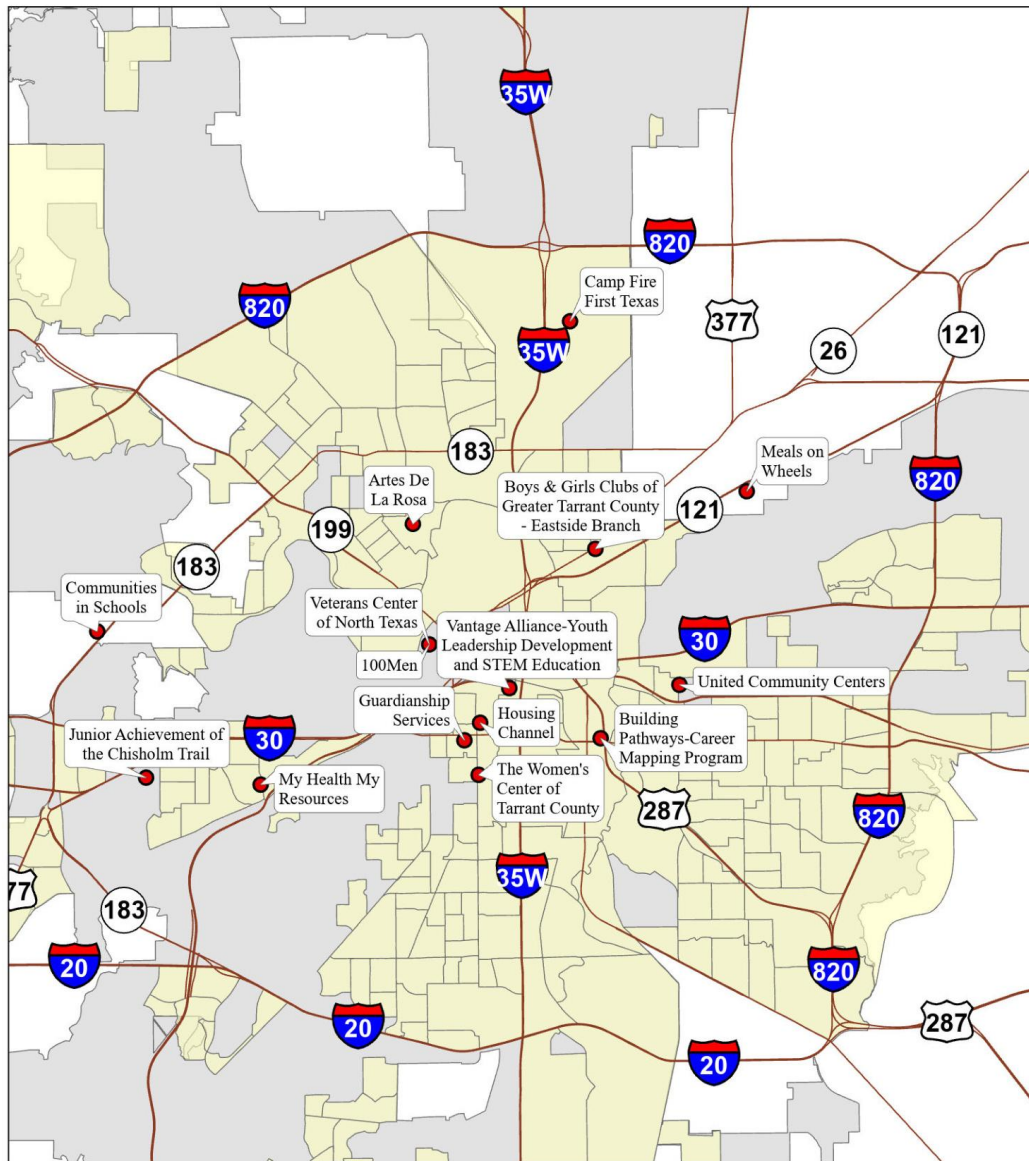
0 1 2 4 6 8 Miles

**2026-2027 ACTION PLAN
PROJECT LOCATIONS**

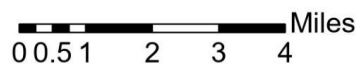
Map Header	Category	Agency Name	Address	Zip Code
CDBG PUBLIC SERVICE AGENCIES	Children/Youth Services	Artes De La Rosa	1440 N. Main St.	76164
		Boys & Girls Club of Greater Tarrant County	3218 Belknap St	76111
		Camp Fire First Texas	2700 Meacham Boulevard	76137
		Communities In Schools of Greater Tarrant County	6660 Hawks Creek Ave.	76114
		Junior Achievement of Chisholm Trail Inc	6300 Ridglea Place	76116
		My Health My Resources	3840 Hulen Street	76107
		United Community Centers	3200 Meadowbrook Drive Suite 122	76103
		Vantage Alliance	304 E. Vickery Blvd.	76104
	Economic Empowerment and Financial Resilience	100MEN	1715 Creekpark Trail	76018
		Building Pathways	1150 Martin Luther King Junior Freeway	76104
	Affordable Housing	Housing Channel	851 Grainger St.	76104
	Homlessness Prevention and Special Needs Support	Veterans Center of North Texas	900 E Park Blvd, Ste 170	75074
		Guardianship Services	1125 College Ave.	76104
	Aging In Place	Meals on Wheels of Tarrant County	5740 Airport Freeway	76117
		The Women's Center of Tarrant County	1723 Hemphill St.	76100
ESG/HOPWA PUBLIC SERVICE AGENCIES (CDBG Eligible Area)	ESG	Presbyterian Night Shelter	2400 Cypress St.	76102
		True Worth Place	1513 E. Presidio St.	76102
		SafeHaven of Tarrant County	1010 N. Center Street	(Arlington) 76011
		Center for Transforming Lives	512 W. 4th St.	76102
		The Salvation Army	1855 E. Lancaster Ave.	76103

	HOPWA	AIDS Healthcare Foundation (formerly AIDS Outreach Center)	400 N. Beach St.	76111
		CFW Neighborhood Services Department	100 Fort Worth Trl.	76102
		Tarrant County Samaritan Housing	929 Hemphill St.	76104
Community Housing Development Organization (CHDO) - Development Corporation of Tarrant County (DCTC)			HOME 10401 KingsPointe Blvd.	76140

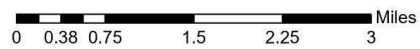
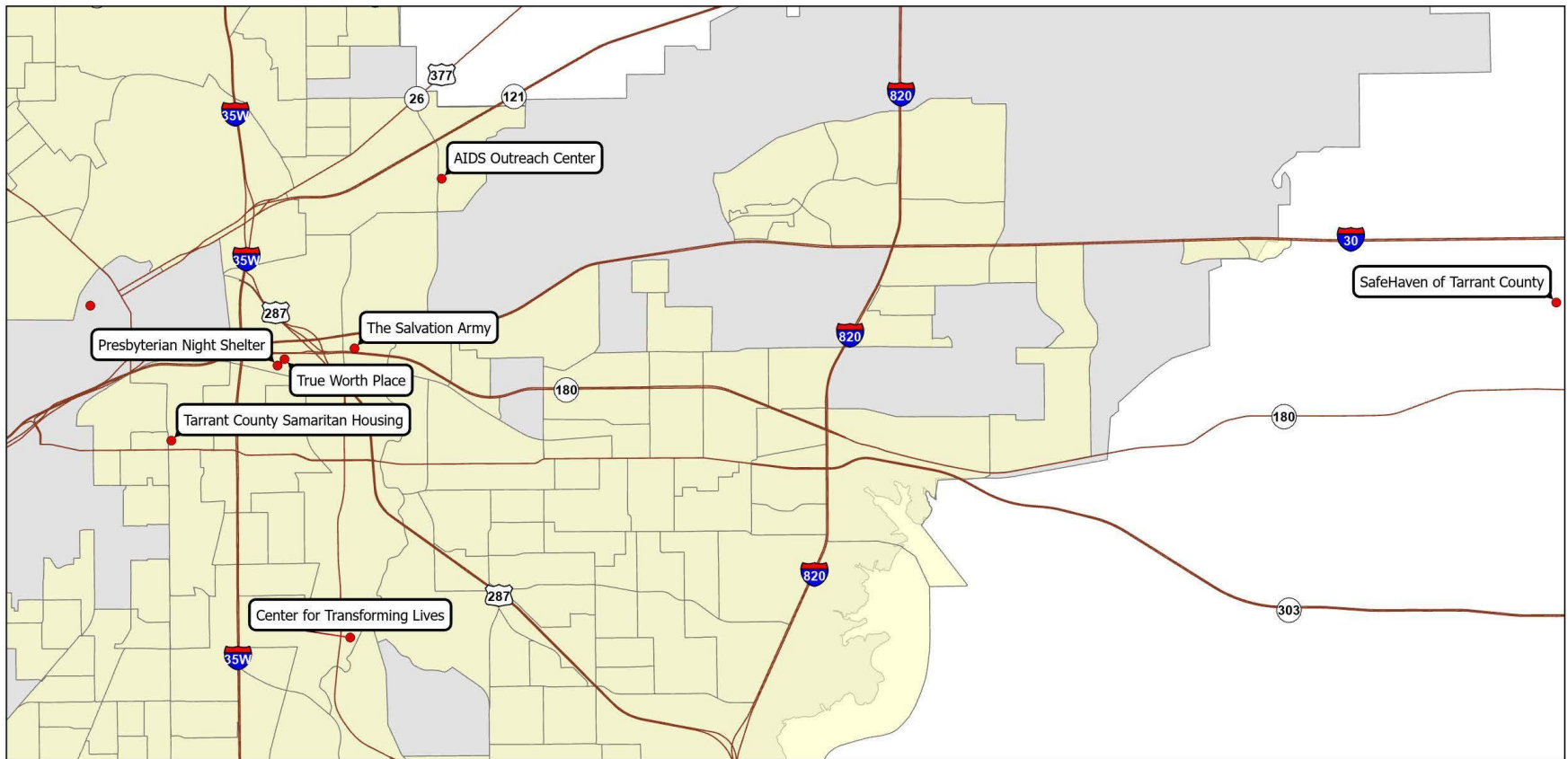
2026-2027 Action Plan CDBG Public Service Agencies



- PSA
- Highways
- CDBG Eligible Area
- City Limits



2026-2027 Action Plan: ESG/HOPWA Public Service Agencies

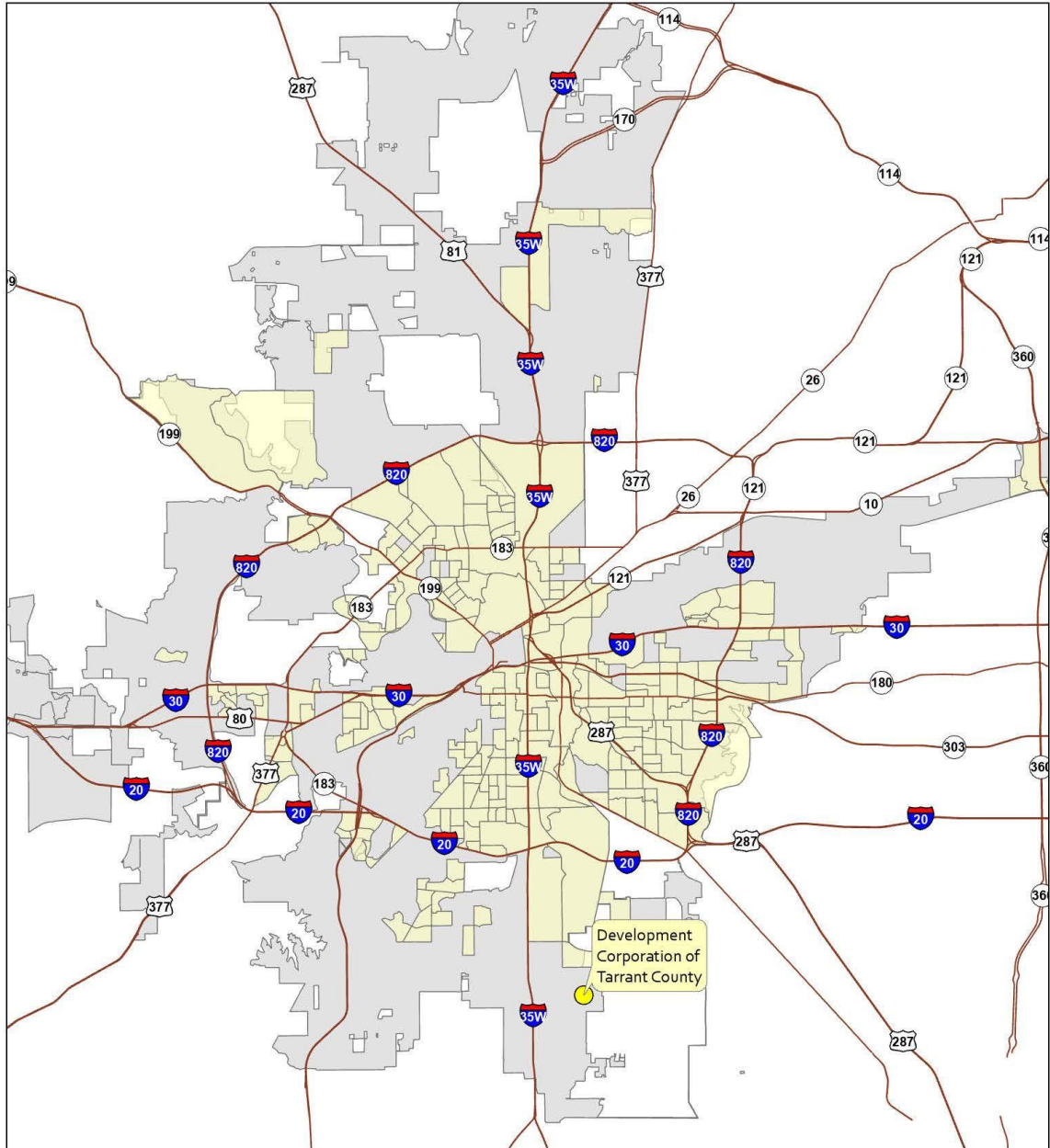


- Highways
- Facility Location
- CDBG ELIGIBLE AREA
- CITY LIMIT



2026-2027 Action Plan

Community Housing Development Organization (CHDO)



- Development Corporation of Tarrant County
- Highways
- CDBG Eligible Area
- City Limits



City of



HOME Refinancing Guidelines

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

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

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

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

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

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

24 CFR 91.220(I) (2) (v): HOME Allocation Policies/Procedures

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

To obtain information about funding for development of rental or single-family housing, interested parties may call the NSD main number, 817-392-7540 to request information regarding upcoming Notices of Funding Availability (NOFA) or the availability of any unprogrammed funds. Rental and single-family funding is allocated through a NOFA process every other spring during Action Plan development, and NOFAs are published on the City's website at the Neighborhood Service Department Grants Management page <https://www.fortworthtexas.gov/departments/neighborhoods/services/grants>. Information about NOFAs and RFPs is also published in the Fort Worth Star-Telegram. For the 2025-2026 Action Plan year, the city will allocate program income anticipated to be received for the Homebuyer Assistance Program, and for program administrative costs.

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

Rental

Fort Worth has not established preferences in HOME-funded rental housing developments. In some cases, Housing Tax Credit projects may be reserved for multifamily rental housing developments and also receive HOME funds. For the 2025–2026-year, HOME funds have been allocated to support one multifamily rental housing development – Hughes House II.

Home Ownership

The City intends to use HOME funds for closing cost and down payment assistance through its Homebuyer Assistance Program (HAP) and will use the HOME affordable homeownership limits for the area provided by HUD, in accordance with 24 CFR 92.254(a)(2)(iii).

Eligible applicants are those with incomes below 80% AMI and will be served on a first come first serve basis. Applicants must receive a pre-qualification from a City-approved lender to determine loan amount, attend a homeownership training and counseling program, and contact a realtor to locate a property. The lender will assist applicants with the HAP application and submit to the City for processing and approval for closing costs and down payment assistance.

Additional information can be found on the HAP website
<https://www.fortworthtexas.gov/departments/neighborhoods/services/hap>

The City will also allocate HOME funds to the Development Corporation of Tarrant County to support the development of five (5) single-family homes, as a part of its 15% CHDO. The City will also continue to support low-moderate income families through the Homebuyer Assistance Program, allowing them to receive a loan of up to \$25,000 to help with downpayment and closing costs on the purchase of a single-family home.

Program Specific Requirements

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

Emergency Solutions Grant (ESG)

Reference 91.220(l)(4)

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

Individuals and families eligibility: Households receiving either emergency shelter or rapid re-housing assistance must meet HUD’s revised definition of homelessness.

Households receiving homelessness prevention assistance must meet the definition of “at risk of homelessness,” have incomes at or below 30% AMI and lack sufficient resources and support networks to retain housing. Eligible ESG-assisted individuals and households must reside in the City of Fort Worth. Individuals receiving rapid re-housing assistance must be housed in a unit located in the City of Fort Worth. Agencies will conduct initial evaluation of clients to determine program eligibility and type of assistance needed.

Agencies will re-evaluate quarterly the assistance provided to homelessness prevention recipients, and yearly, to rapid re-housing clients. Re-evaluation will ascertain that: i) annual incomes do not exceed 30% AMI; ii) clients lack resources and support networks to retain housing without ESG assistance. Annual incomes are established per 24 CFR 5.609.

All clients must receive an exit assessment that will then be entered into HMIS or comparable database. **Coordination among emergency shelters, homelessness**

prevention, rapid re-housing and other homeless assistance and housing providers: To receive ESG funds, an agency has to be an active member of the Continuum of Care (CoC). The CoC leads the coordination among agencies to assist the homeless and prevent homelessness. It also engages and coordinates resources to improve current programs and funding strategies. **Determining and prioritizing homelessness prevention and rapid re-**

housing assistance: Rapid re-housing and homelessness prevention providers will determine prioritization among eligible clients. This should be based on a risk assessment. Prioritization should take into account: 1) families with children, and elderly and disabled persons who do not require permanent supportive housing; and 2) the share of rent and utilities costs that each client must pay, if any, while receiving homelessness prevention or rapid re-housing assistance. The City recommends that clients share in rent and utility costs, unless there are specific reasons for receiving 100% ESG-assistance. **Duration of rental**

assistance: Per §576.103 and §576.104, agencies shall provide clients assistance for no more than 24 months during any three year period with short-term rental assistance, medium-term rental assistance, payment of rental arrears, or any combination thereof. Short-term rental assistance is limited to three months. Medium-term rental assistance extends beyond three months but less than 24 months. Payment of rental arrears consists of a one-time payment for up to six months of rent in arrears, including any late fees on those arrears. **Type, amount,**

and duration of housing stabilization and/or relocation assistance: Agencies will establish standards for the type, amount, and duration of housing stabilization and/or relocation services provided, acknowledging that services may not extend for more than 24 months within a three-year period. Housing relocation and stabilization services include financial assistance (moving costs, rental application fees, security deposits, first or last month’s rent, utility deposits and utility payments), and services (housing search and

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



THE STATE OF HOUSING AND HOMELESSNESS REPORT TARRANT & PARKER COUNTIES 2026

ACKNOWLEDGEMENTS

This report reflects the collective knowledge, expertise, and dedication of the Partnership Home team. Each person listed below contributed meaningfully to the research, data collection, analysis, writing, and design that made this report possible.

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ORGANIZATION & REPORT HISTORY

Rooted in Community, Creating Secure Futures

2025 marked a significant year in the continued growth of Partnership Home. Following the announcement in 2024, we officially stepped into a new chapter, transitioning from Tarrant County Homeless Coalition to Partnership Home. This change reflects more than a new name; it represents the strength of the partnerships, thought leadership, and innovative solutions that have long defined our work. Partnership Home continues the work of transforming our community to ensure everyone has a place to call home. Partnership Home is aspirational. Our name change did not change who we are; it captures who we are and what we're already doing for the community.

After emerging from the impact of the pandemic, our organization started to look forward and think about where we needed to go from here. We considered the success our community had experienced together and how we had built responses that work, always considering what our partner organizations need, how we can help them, and how to move our collective efforts forward. Moving from a sole focus on homelessness to one that encompasses the entire spectrum of affordable housing was not something that was taken lightly. However, we asked ourselves this question: if we say that a place to call home is the solution, why are we not focused on the solution?

The Homeless Coalition served our community for 35 years. Our founders recognized homelessness as an issue before it was mandated or anyone told us to. They understood that addressing homelessness would require a collaborative approach, one built on the belief that no single organization could solve it alone. For close to 20 years, we were a true coalition in that our members were the organization. They were the board. They were member agencies. They were the helpers who did the work to make things happen, both on the front lines and on the collective front. In 2008, the Homeless Coalition hired our first executive director and started to grow slowly from there. From one staff, to three, to six, to twelve, to now being 25 strong.

You'll see us continuing to do meaningful work in three foundational areas: strong partnerships, thought leadership, and innovative solutions. Our vision remains the same: *a vibrant community where everyone has a place to call home*. Our mission changed slightly to capture our goal: *we transform our community through leadership, partnership, and innovation*. We are here to push this collective impact movement forward, addressing homelessness and affordable housing in our community.

This report now reflects Partnership Home's renewed focus and commitment to ensuring everyone has a place to call home. Historically, this report has focused on homelessness, first by reporting the current Point in Time Count, then moving to annual data reporting, and now expanding the scope to include homelessness, housing instability, and affordable housing. We expect the report will continue to evolve in future years, as we make progress and expand work upstream, with the hope that fewer people in our community experience homelessness. Managing the issue of homelessness is not, and should not, be good enough for us as a community. At Partnership Home, our goal is that no one ever has to utilize the homeless response system. It's there to catch people when they fall, and we will continue to do that. But we should aspire for more, doing better by our neighbors in need. The decisions and actions we take today will have a lasting impact on the place we all call home.

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INTRODUCTION

Partnership Home is proud to present our Annual Report on Housing and Homelessness. This report serves as a vital resource for understanding the scope, challenges, and progress our community has made related to affordable housing, housing instability, and homelessness in Tarrant and Parker Counties. It also provides insight into how collective efforts work together to scale response, identify needs, highlight accomplishments, and determine public and private resources needed to address homelessness and the lack of affordable housing in our communities.

This report combines local, regional, and national data on the full housing continuum from stable affordable housing to homelessness and illustrates the role data can and should play in informing resource allocation, policy decisions, best practices, innovations, and collective solutions. Each year, as we enhance our data collection, Partnership Home will report on additional data. For example, in 2025, the homeless response system implemented a new housing crisis assessment. This assessment is giving us more information on people's situations when they enter homelessness and helps us understand more about people experiencing housing instability.

Although housing instability and homelessness most often impact households making less than 50% of the Area Median Income (AMI) (\$106,700 for a household of four), increasingly moderate-income households are being priced out of the market. Addressing affordable housing is no longer a "those people" issue. Housing, or the lack thereof, impacts people across the income spectrum in our community, impacting the people who make our community go daily- the person who cares for your children at daycare, the crossing guard at your child's elementary school, the barista at the local coffee shop, the person delivering supplies to your office, the fast food worker serving you lunch, the cashier at the grocery store, and on and on. As the authors of *Homelessness is a Housing Issue* stated, "Home is where jobs go at night."

Significant Accomplishments



Households found a place to call home

In partnership with 40 organizations serving people exiting homelessness.



New landlord partners committed

We work with nearly 200 community landlords, securing access to an impressive 24,639 units.



Programs supported by our HMIS team

Provided training, technical assistance, reporting support, and system management services.



Hours of training to 689 people

Over 150 training courses provided to community partners, about best practices in homeless services.

Housing Across the Continuum and Our Lifetimes

Housing. For a relatively small word, it holds so much meaning and conjures so many feelings and emotions. Housing, which is ultimately a place to call home, is not a static thing, especially for households that experience housing instability. Housing exists on a continuum, with households moving back and forth on the continuum depending on their life situation.

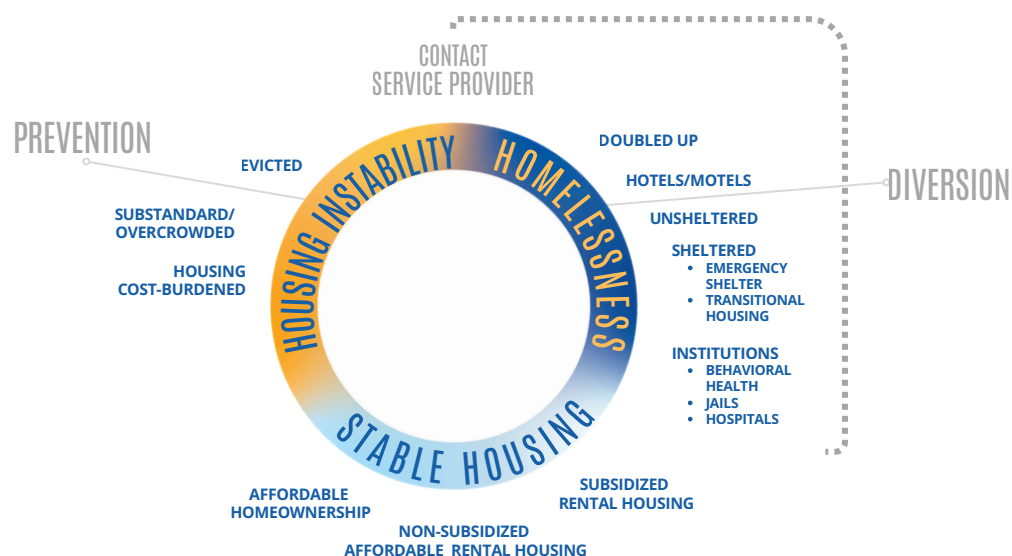
If someone has just graduated from high school, they might be living in an apartment with roommates. As they progress in their career, they then move into their own apartment, maybe meet a partner, and together they decide to purchase a house. Then their family grows, either with children or ageing parents, and they need something larger. As life goes on, kids move out, and now they can downsize or even head back to an apartment with less maintenance. As we move through our lifetime, housing should change to meet our needs.

But we have to ask ourselves: is this available to everyone in our community? Can people thrive here, regardless of what life stage they are in? Is our sense of community lost when people cannot get onto stable footing without housing that meets their needs? As we look at housing across a continuum, we consider three housing situations: stable affordable housing, housing instability, and homelessness.

Stable affordable housing is critical to community success. This means that households have safe, decent, affordable housing where they spend no more than 30% of their income on housing-related costs. Housing should not be overcrowded and should meet or exceed habitability standards. Unexpected life events may push households toward housing instability, but they need a place to land and resources to help return to stability.

Housing instability can look like a lot of different things for people in our community. We often debate who is homeless versus who is precariously housed, but for the sake of this report, people living in motels, doubling up with family or friends, and couch surfing are considered to be experiencing housing instability. They may be unsure of where they are sleeping the next night, but have not yet experienced living on the street or in a shelter. Being unstably housed also destabilizes other parts of people's lives, such as job attendance, school performance, and loss of community connections.

Homelessness can be defined in a variety of ways, but for this report, we will use HUD's definition of homelessness, which includes both sheltered and unsheltered homelessness, individuals fleeing domestic violence, and those temporarily residing in institutions such as hospitals and jails. People are sheltered when they are accessing emergency shelters in our community and unsheltered when they are living in a place not suitable for human habitation, such as a car, park, underpass, or other outdoor area.



HOMELESSNESS

A Complex Issue with a Collective Response

While homelessness is a complex issue, our community continues to respond with resilience, innovation, and unwavering commitment. Our response system has faced challenges before; however, 2025 was particularly unsettling due to funding instability, proposals to stop providing proven interventions, and an amped-up rhetoric around the issue. Ultimately, to address homelessness in our community, we need additional financial investment and the flexibility to meet people where they are, acknowledging that one size does not fit all.

As mentioned above, homelessness is defined to include literal homelessness, as outlined by the U.S. Department of Housing and Urban Development, which encompasses both sheltered homelessness (those residing in emergency shelters or transitional housing) and unsheltered homelessness. The definition also includes households fleeing domestic violence and individuals living in temporary situations, such as institutions (like detention centers or hospitals) following a period of homelessness, if their stay in the institution is under 90 days.

It's important to note that definitions of homelessness may vary depending on the funding source providing support and resources. For this report, the focus is on households that meet the criteria for literal homelessness, meaning their primary residence is either a privately or publicly funded shelter or a location not suitable for human habitation, such as a car, park, abandoned building, or underpass. This section provides data on efforts to address homelessness and offers an overview of the nature and scope of homelessness in Tarrant and Parker counties.

Partnerships: Who is Working to Address Homelessness?

Years of creating the foundation for an efficient and effective homeless response system have benefited our community. Partnership Home works with over 40 Continuum of Care (CoC) Member Organizations, all of whom provide direct services to people experiencing homelessness. Without these organizations, we could not do our work, and our community would not have a response to people who are experiencing homelessness. Our collective strength as a system highlights our ability to unite as a team and collaboratively strive toward common goals.

Homeless response efforts are led by Partnership Home on behalf of the CoC Board of Directors. The CoC Board is a federally mandated entity but is designed locally to be the community-based planning body committed to the goal of ending homelessness. The CoC Board is responsible for providing community leadership to guide Tarrant and Parker Counties toward the goal of putting the shared vision and mission to work to ensure everyone has a place to call home.



Shared Vision

Our vision is a vibrant community where individuals and families have a place to call home and the resources to live their best lives.

Goal

To create partnerships to collectively impact effective and efficient community solutions for those experiencing homelessness

CoC Board of Directors

Housing Crisis System of Care

Through years of working together, our community has built a strong foundation that continues to produce meaningful results. Our collective strength as a system highlights our ability to unite as a team and collaboratively strive towards a common goal. Though we have entered a time of uncertainty, one thing is clear: our community will continue to work together to give everyone a place to call home.

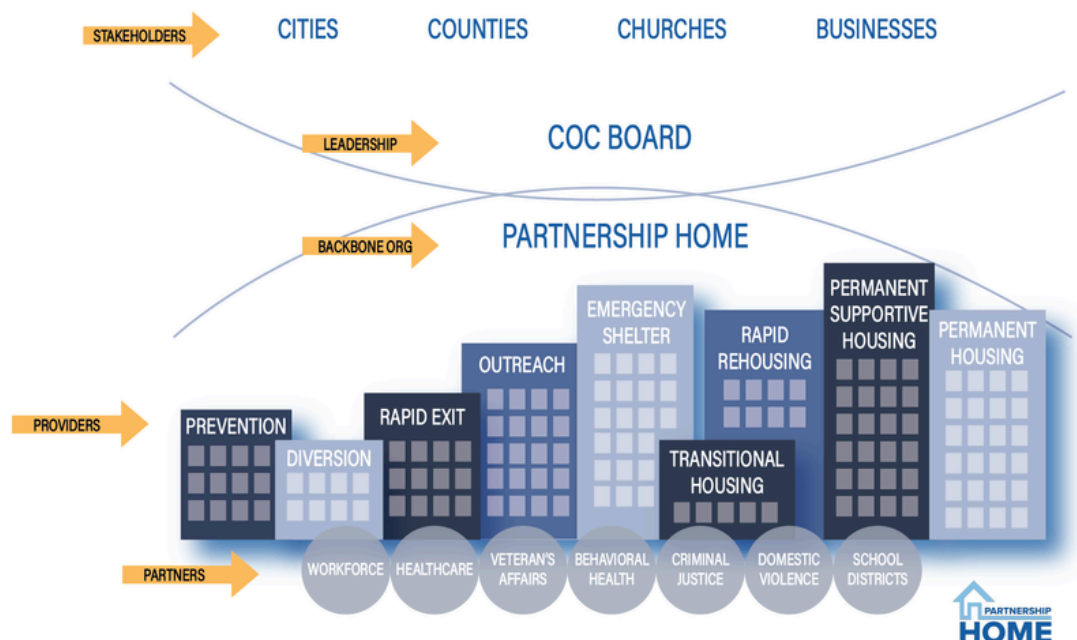
Our Housing Crisis System of Care encompasses a wide array of services available to those at risk of or experiencing homelessness. The System of Care works because it is inclusive of many stakeholders, all of whom play a part in addressing homelessness; this includes organizations with the primary mission of addressing homelessness, along with community stakeholders, elected officials, community leaders, and other partners who provide essential services such as healthcare, education, and employment.

Federal Designation with Local Control:

The CoC Board has five federal mandates:

- Understand the size and scope of the problem of homelessness in our community.
- Promote funding efforts by nonprofit providers, for-profit entities, and state and local governments to quickly rehouse homeless individuals and families while minimizing the trauma caused by dislocation.
- Promote access to and effective utilization of mainstream programs by homeless individuals and families.
- Lead the collective purpose surrounding the issue of homelessness.
- Optimize the self-sufficiency among individuals and families experiencing homelessness and design effective strategies and solutions to address homelessness.

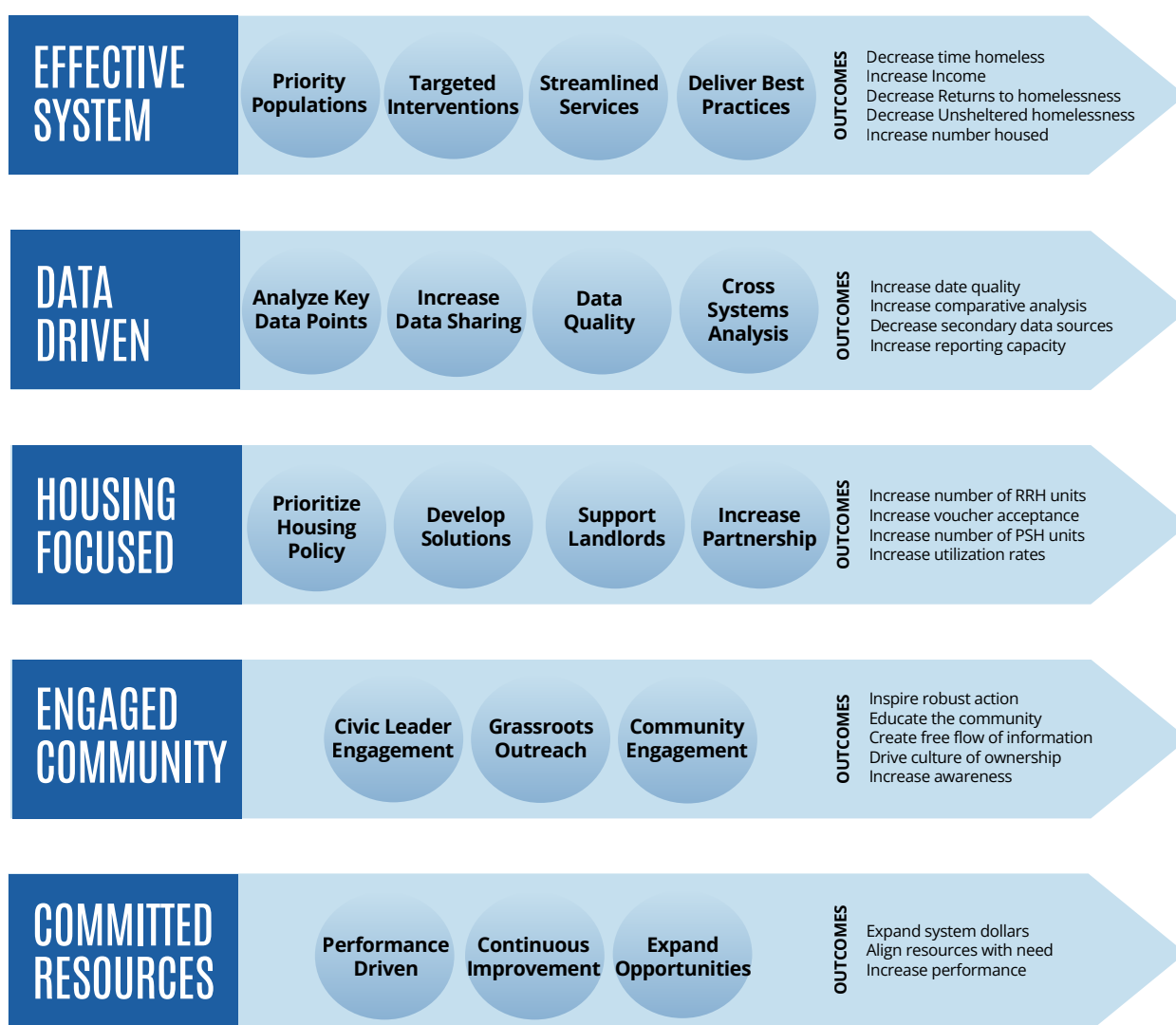
Locally, the CoC Board of Directors is made up of a five-member Leadership Council and a 28-member Membership Council. The Leadership Council is composed of elected officials from within Tarrant and Parker Counties, meets two times annually, and approves funding decisions made by the Membership Council. The Membership Council meets quarterly and includes both appointed and nominated positions. Within the CoC Board structure, there are also standing committees, subcommittees, and ad hoc workgroups.



The Roadmap: What Guides Our Response

The CoC Board, Partnership Home, and CoC member organizations are committed to the **COC STRATEGIC PLAN** to guide all planning and services within our homeless response system. The strategies in the plan serve as the backbone of all efforts around homelessness, including planning and implementation of programs and services. The strategic plan was thoughtfully created and designed to ensure our system is well prepared for growth, expansion, and new partnerships far into the future.

The Strategic Plan has five pillars that are the foundation of how our homeless response system functions. Each year the CoC Board approves action items in each area of focus based on emerging needs, trends, policy changes, and results from the prior year.

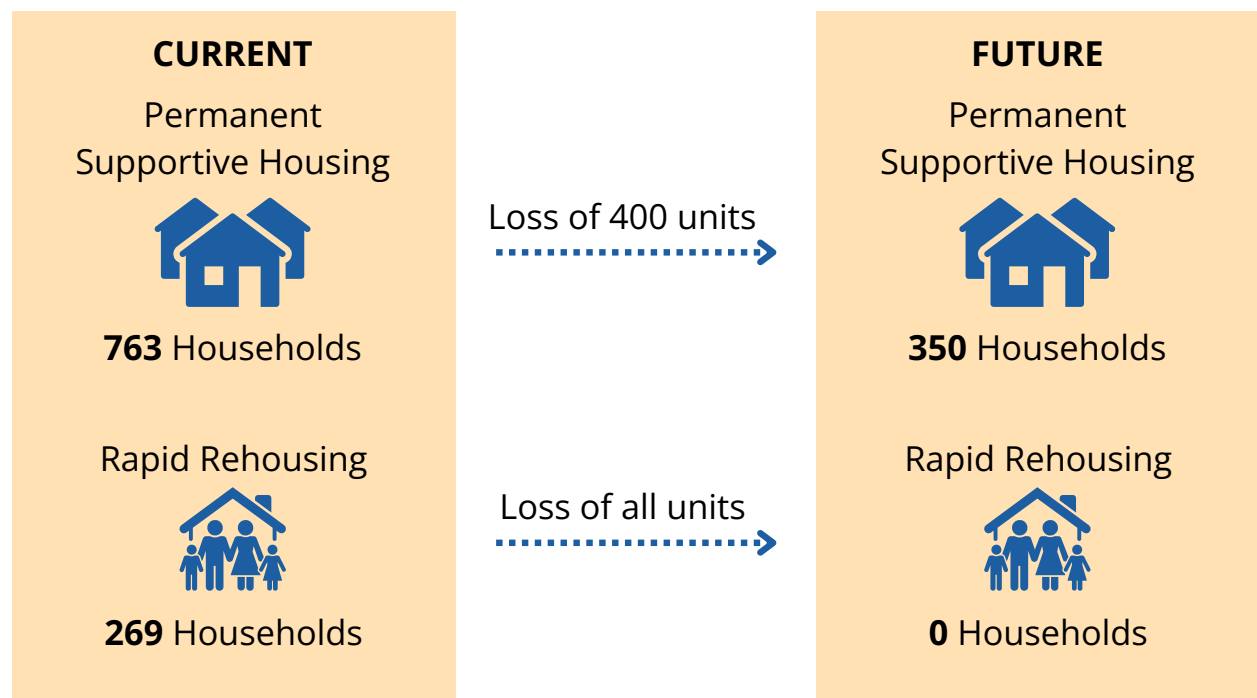


Policy Uncertainty: Impacts on our Homeless Response System

In late 2025, communities across the United States experienced unexpected changes in federal funding processes for homelessness services. While our community was not anticipating a HUD Continuum of Care (CoC) competition in 2025, two CoC Notices of Funding Opportunity were released but later paused and rescinded due to legal challenges. This created uncertainty for our community and local partners who rely on CoC funding to support housing programs. Federal funding through HUD's CoC program is a primary resource for supporting individuals and families exiting homelessness, with approximately \$21 million invested in 2025 in our community.

While these changes occurred at the federal level, they had real impacts locally. As timelines and requirements shifted unexpectedly, our community had to plan and make decisions without complete information, which can affect program stability and long-term planning efforts.

In addition to the uncertainty in timing, the proposed funding opportunities introduced significant shifts in federal priorities. These changes signaled moving away from a focus on permanent housing solutions and toward shorter-term interventions designed to help individuals increase stability, particularly through earned income. There was also an increased emphasis on substance use treatment, required supportive services, and the expansion of eligible project types to include transitional housing and street outreach, which are areas that were not previously funded through the CoC program. While these shifts reflect evolving national strategies, they require significant planning and coordination at the local level.



Despite this uncertainty, our community continued to move forward together. Our community has had to carefully assess how to adapt existing systems, align providers, and protect the progress already made in our homeless response system. At the same time, we are leveraging these changes as an opportunity to build a system that is responsive to our local needs, regardless of shifts at the federal level. This proactive approach ensured that, regardless of federal delays, our system remained ready to respond and advocate for the resources our community needs. Our community is actively preparing by aligning local strategies with anticipated federal priorities while continuing to focus on stability and improving outcomes for those we serve.

No Wrong Door: How Do People Access Services?

2025 brought changes to how people access services, with the goal of making services more accessible for anyone experiencing a housing crisis. Although our homeless response has had a structured coordinated entry system into housing programs, we are looking to improve access to crisis response by creating a more structured access system to all services. Instead of people telling their stories over and over again to various service providers, we hope that by creating access points, people can be assessed and have their needs determined before they ever enter sheltered or street homelessness. Additionally, creating access points increases the availability of times and locations in which people can be assessed for services.

This comprehensive approach used to address and manage homelessness by creating a centralized, organized, and standardized system for individuals and families seeking housing and supportive services is called a Coordinated Entry System. HUD developed the coordinated entry system and process to ensure that all people experiencing a housing crisis have fair and equal access to be assessed, referred, and connected to housing assistance based on their strengths and needs.

Housing Crisis Response System



In 2025, Partnership Home launched the Housing Crisis Assessment for families to pilot a new coordinated assessment process, with the goal of keeping families out of homelessness. Six community organizations worked with Partnership Home to collect data and refine processes while serving families who were already utilizing other crisis services like food and clothing. Our community will use this data to guide prevention and diversion strategies moving forward.

Meaningful Measures: How We Look at Success

When we talk about ending homelessness, there are many numbers we could focus on: how many shelters, the number of people who moved into housing, and how many meals are served. While those numbers are important, they do not give the full picture of how well our homeless response system is working. To measure success, we must not only talk about how many are served, but also how well our entire response system is helping people move from homeless to housed.

There are many measures that help us determine if the homeless response system is working effectively. These measures give us a shared way to understand success beyond surface-level numbers. They allow us to see what is working, identify gaps, and stay accountable to both the people we serve and funding entities. These metrics provide the community with information about how different components of the homeless service programs are performing. HUD requires us to report some metrics in a certain way that don't necessarily align with what we are interested in looking at locally. Therefore, some adjustments have been made locally to hold our community to a higher performance standard.

Additionally, this report uses several different methods to measure homelessness, and they will produce numbers that look very different from each other. That's not a discrepancy. Each is asking a different question. An annual count tells us everyone who touched the system throughout the year. A monthly snapshot tells us how many people are actively enrolled at any given time. A one-night count gives a point-in-time estimate. All are valid. None tells the whole story alone.

HMIS: Shared Data System

To collect data across our community, the Homeless Management Information System (HMIS) serves as the shared system of record, helping us better understand and respond to homelessness. Our HMIS software, Open Path, is a secure database where local service providers enter information about the individuals and families they serve, including demographics, services received, housing placements, income, and outcomes.

This data allows us to answer critical questions, such as how many people are experiencing homelessness. What services are they receiving? And how effective are our efforts in helping individuals and families achieve stable housing?

To ensure our data accurately reflects the work happening across the community, we place a strong emphasis on data completeness and integrity to ensure information is complete, accurate, timely, and consistent across agencies. Providers enter data directly into HMIS in alignment with federal requirements established by the U.S. Department of Housing and Urban Development, alongside locally developed standards that guide data quality and system-wide coordination. As a community, we have also worked with other funders to ensure that all housing projects participate in HMIS, even in cases where participation is not federally required, to create a more accurate and complete picture of homelessness in our system. Our system currently maintains a 92% data completeness rate, demonstrating a strong commitment to data quality across the community.

In addition to HMIS, our community utilizes a data warehouse to enhance analysis and coordination through custom reporting. By integrating HMIS data into the warehouse, we can analyze information from the project level to the system level and identify trends over time.

Using HMIS and the data warehouse, our community can evaluate system performance, identify gaps, and make data-informed decisions to improve outcomes for individuals and families experiencing homelessness.

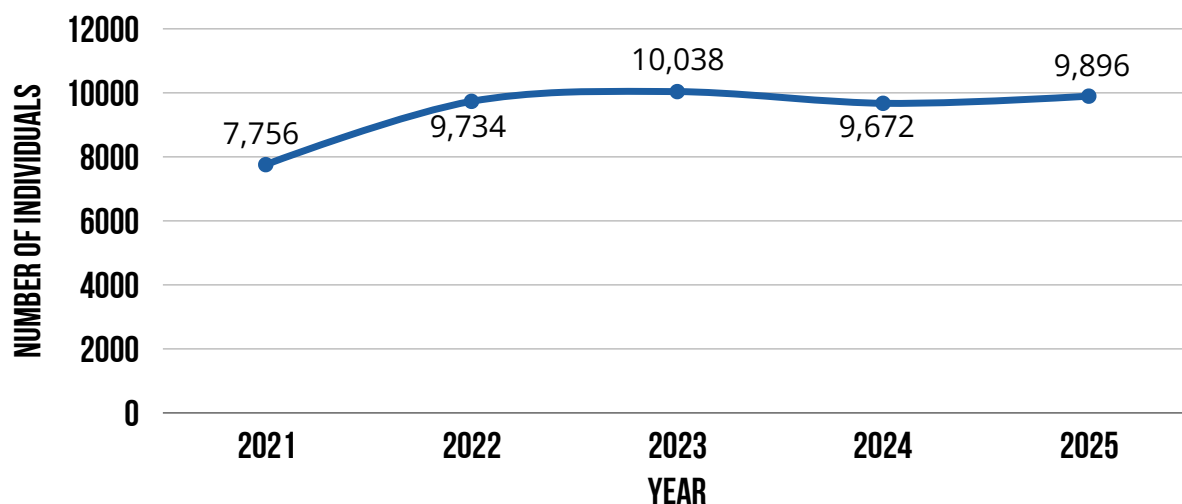
The Total Number of People Experiencing Homelessness

One of the most important things we track is the total number of people experiencing homelessness in our community who accessed emergency shelter or street outreach programs. We track the total number of people experiencing homelessness to understand the scale of homelessness in our community. It shows us whether more people are falling into homelessness or if our prevention and housing efforts are making a true impact. Watching this number helps us see trends early, adjust our strategies, and stay focused on reducing homelessness in our community. This measure gives us a big-picture view by counting everyone who needed shelter or outreach during the year.

By looking at this number, we can see if homelessness in our community is growing, shrinking, or staying the same. It helps us understand the true size of the need and whether the work we're doing is moving the needle to ensure everyone has a place to call home. When this number goes down, it means fewer people are living without stable housing. When it goes up, it's a sign that larger issues like rising rents, loss of income, or lack of affordable housing are pushing more people into crisis.

A note about 2021: 2021 represents an unusually low baseline for the number of people in need and accessing homeless services and does not represent typical demand. In 2021 we were still in the pandemic and COVID-era emergency funding along with the federal eviction moratorium provided relief for people who could have easily fallen into homelessness. In 2022, numbers began to return to normal and have stayed relatively level over the past four years.

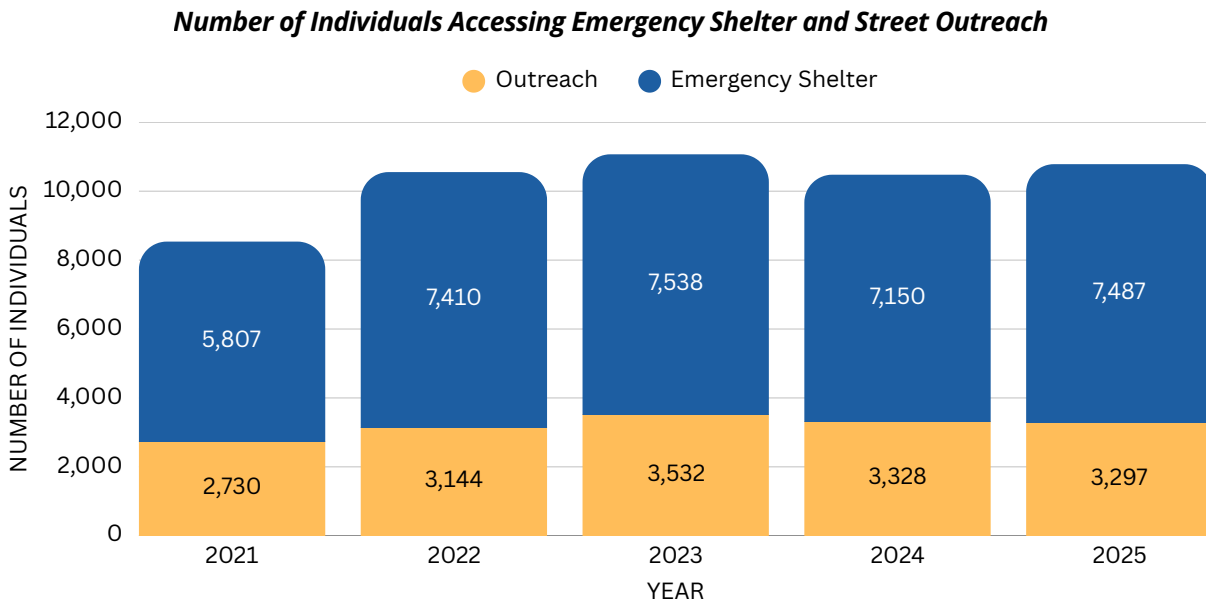
Total Number of Individuals Accessing Emergency Shelter and Street Outreach



In 2025, 9,896 individuals experienced homelessness, accessing emergency shelter, street outreach services, or both at some point throughout the year. The chart above is an unduplicated count of people experiencing homelessness from January to December of each year represented. **In 2025, there was a 2 percent increase in the number of people who access homeless services**, following a 4 percent decrease from 2023 to 2024. Over the past four years, the number of people experiencing homelessness has remained relatively level, with only 2 to 4 percent variability from year to year. Although the number is remaining steady, decreasing resources and less money to provide housing solutions will likely lead to increases in this number over the next few years.

Looking at the number of individuals who accessed emergency shelter and outreach services does not necessarily tell us about demand. Instead it provides insight into capacity of the system and documents who we are able to serve and who has accessed services.

The chart below is a duplicated count of how many individuals accessed emergency shelter and outreach services. People may access shelter for part of the year and then opt to live outside for part of the year. With this, they have accessed both shelter and outreach and will be counted in both categories. For this reason, the numbers below will not add up to the total from the previous graph.



Unsheltered homelessness is difficult to fully capture because people living outside often move frequently, stay hidden for safety, avoid contact with outreach teams, and a limited number of outreach staff are available to connect with all the clients in need of assistance. Weather, safety concerns, and limited resources can also make it hard to reach everyone. As a result, the number of unsheltered individuals we report is likely an undercount, meaning the true scale of homelessness in our community may be greater than what is documented.

Important Things to Consider

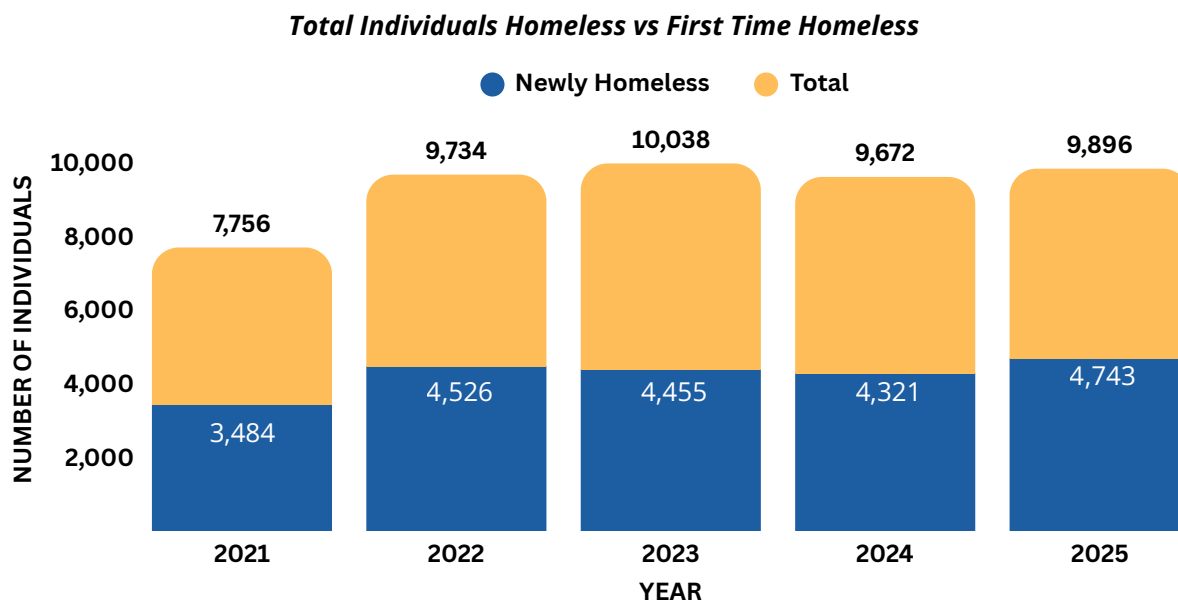
- The number of individuals accessing Emergency Shelter increased 29% since 2021, but the more meaningful indicator is the 5% increase from 2024 to 2025, which reflects a current trend rather than recovery from an unusual starting point.
- Street Outreach enrollments tell a similar story. A 27% spike from 2021 to 2022 as COVID protections ended and need resurfaced, followed by relative stability with only a 2% increase since then.
- 2023 was a year with more outreach workers than typical, so our community potentially reached more people on the street than we currently have the capacity to serve.
- Together, these trends suggest the post-acute pandemic surge has leveled off, but demand remains significantly elevated above pre-pandemic norms.
- As shelter capacity remains level and resources to exit people from homelessness decrease, both numbers will be impacted. With fewer resources to exit homelessness, people stay longer and shelters are not able to serve as many people because fewer leave quickly.

The Number of People Homeless for the First Time

One way to understand emerging needs in our community is by looking at the number of individuals experiencing homelessness for the first time. This measures the number of people who access the homeless response system for the first time and is an indication of how well our community is able to prevent homelessness.

This measure focuses on individuals entering our system who have no prior history of homelessness in the data system. It may not mean that the person is homeless for the first time; it may just be the first time they interact with our homeless response system. If someone accesses shelter or services and has never been recorded in our system before, they're counted in this measure. Increasing first-time homelessness may indicate broader economic and housing pressures impacting households who previously maintained stable housing.

The total **number of people experiencing homelessness for the first time has increased by 36% since 2021**. This is not just a number. It represents thousands of our neighbors falling into crisis for the first time. Rising rents, stagnant wages, and the slow unwinding of pandemic-era protections are pushing households to the edge. Every person experiencing homelessness for the first time represents a prevention opportunity our community did not meet and underscores the urgent need for upstream investment in prevention, diversion, and affordable housing.

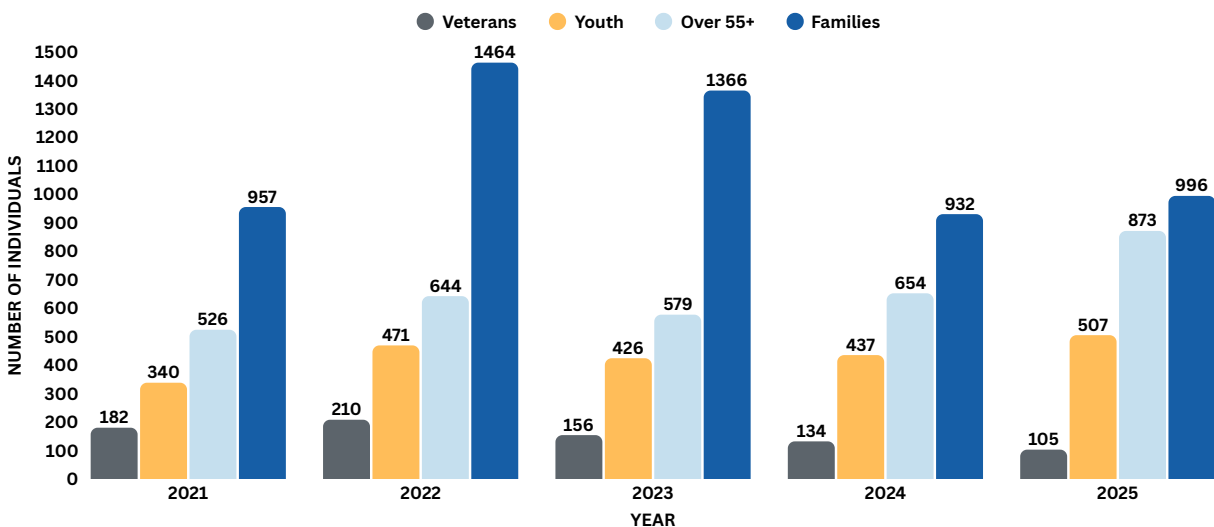


When we track first-time homelessness in our community, we focus on people who are entering emergency shelters or connecting with outreach teams for help. We have a narrow focus because these are often the very first points where people seek help after losing housing. We believe this gives us a clearer, more immediate picture of who is falling into homelessness for the first time.

In 2025, **48% of people who experienced homelessness were homeless for the first time**. This debunks the stereotype that people cycle in and out of our system over and over again. In our community, need is increasing and more people are accessing services as compared to previous years.

Tracking trends over time also helps us understand how different groups in our community are experiencing homelessness. By identifying patterns, like which populations are increasing, we can better target our resources and design interventions that meet their specific needs.

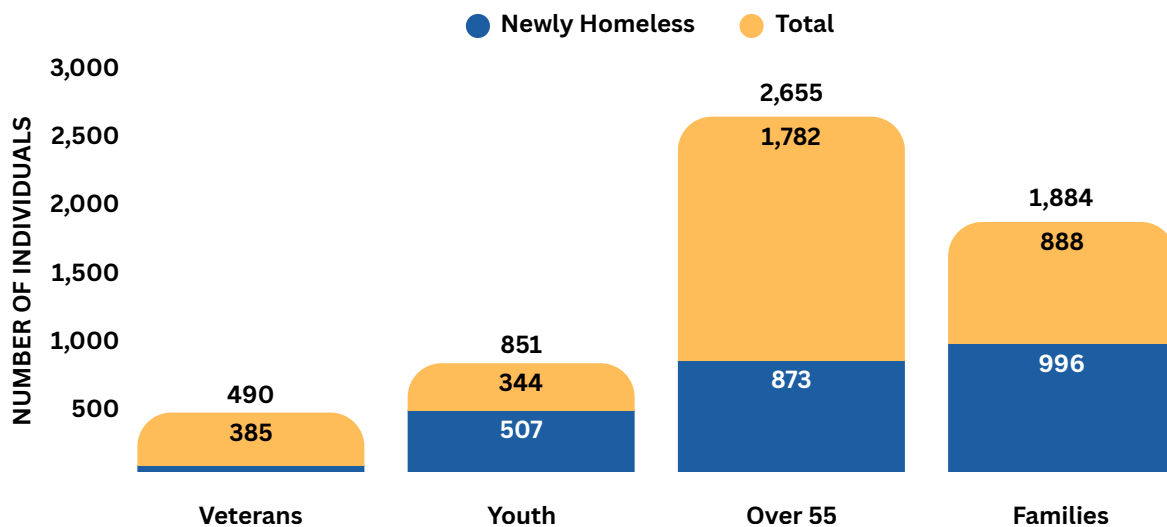
Number of First Time Homeless by Subpopulation



Important Things to Consider

- **Veterans entering homelessness has decreased by 42% since 2021.** This decline was driven largely by the U.S. Department of Veterans Affairs' aggressive housing initiative.
- Due to the rising cost of living and stagnant social security benefits, **the 55+ population has increased by 66% since 2021.** This trend reflects a growing affordability crisis that is pulling older adults into homelessness.
- **Family homelessness has seen a decrease** since 2022 and 2023, but remains the highest subpopulation in first-time homelessness.

Total Homeless vs First Time Homeless by Subpopulation in 2025



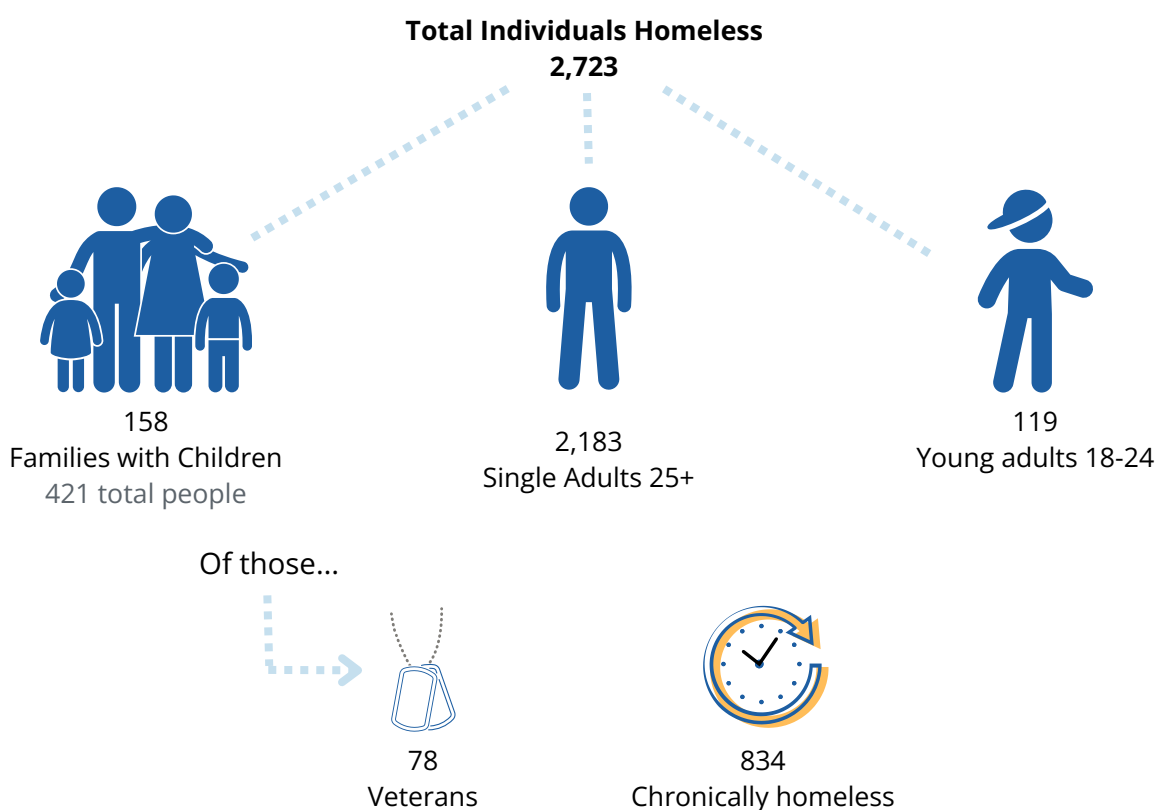
A smaller percentage of these populations were homeless for the first time, as compared to the general population. When reviewing data by subpopulations, it's important to remember that individuals may be counted in more than one group. For example, someone could be both a veteran and over the age of 55, so totals may reflect overlapping identities rather than distinct counts.

Who is Homeless: The Monthly Snapshot

The Monthly Snapshot shows the number of people enrolled in emergency shelter and street outreach projects in our HMIS system during any given month. Because many people remain enrolled across multiple months, the same individual may appear in several monthly snapshots which is why adding up monthly numbers would overcount and why the total is higher than any single month. The Monthly Snapshot provides a picture of who is experiencing homelessness and the volume of people to which our system is responding.

We look at these numbers monthly, and we break them down by household composition, race and ethnicity, and population type (single individuals, families, unaccompanied youth, veterans, and people experiencing chronic homelessness).

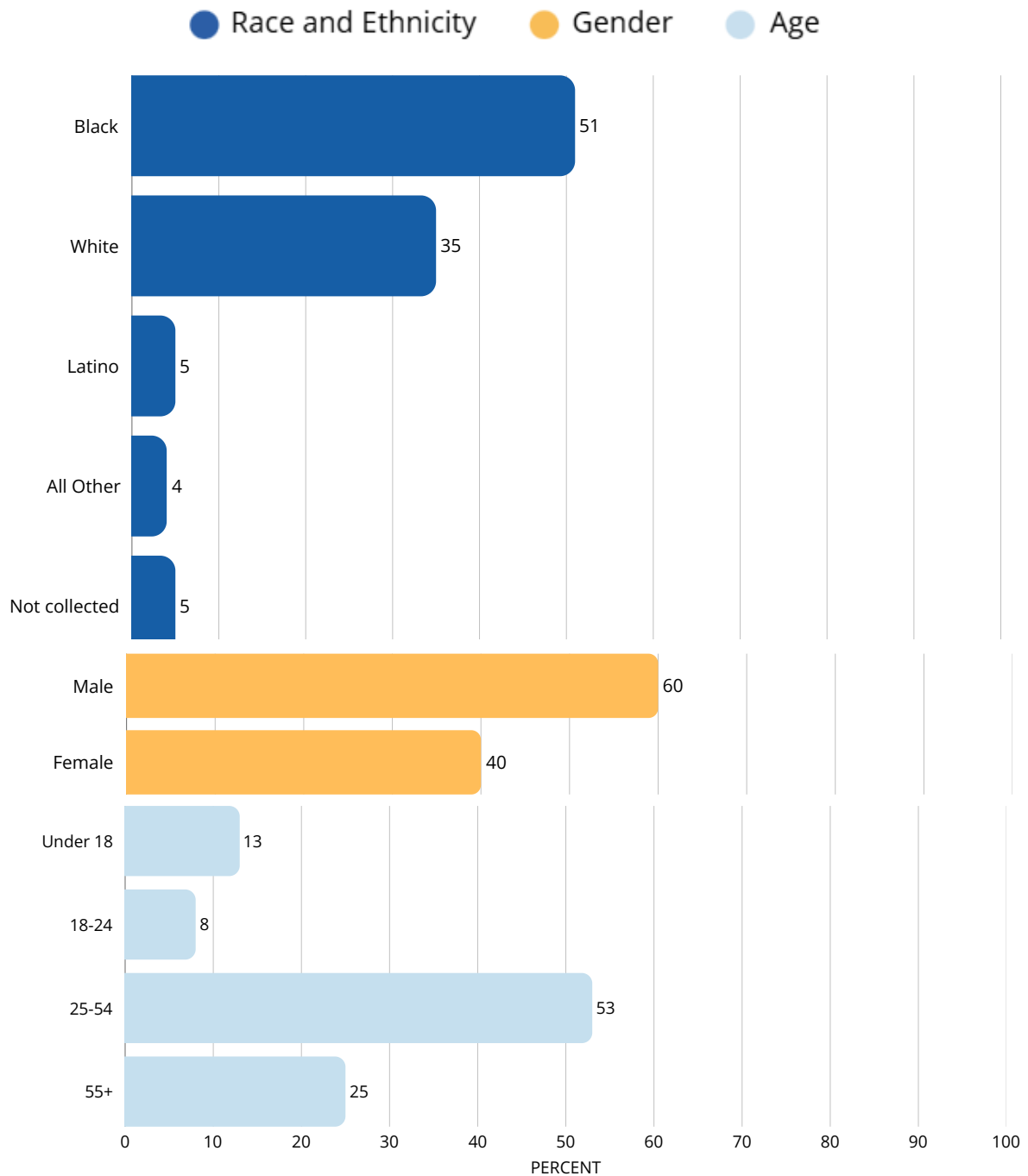
Average Monthly Snapshot in 2025



Important Things to Consider

- 81% of those served were adults over the age of 25. On average we had 119 young adults each month, or about 4% of those served.
- Although families experiencing homelessness are a significant concern, they are a small portion of the population, at 16%.
- 32% of the population experiencing homelessness reports being chronically homeless, meaning they have been homeless for more than one year and have a disability.
- While subpopulations make up small percentages of the total population, often these groups require targeted and specific interventions to obtain and maintain housing stability.

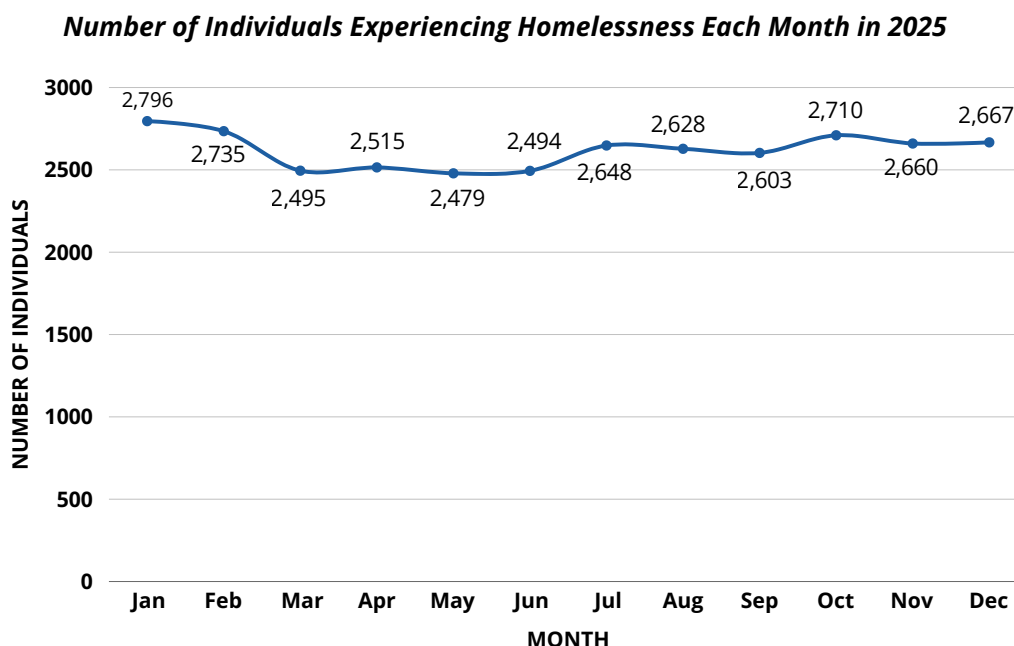
Demographics: 2025 Snapshot



Note: Due to low representation in racial groups such as Asian, Native Hawaiian/Pacific Islander, American Indian/Alaskan Native, and Multiracial, these groups were collapsed into one category for "All other".

Throughout the year, we track the number of people homeless each month to watch for trends and anticipate needs. Monthly numbers remained relatively stable throughout 2025, with an average of 2674 people experiencing homelessness each month. Although this is a different number than the annual number and the point-in-time count number, this number also reflects capacity rather than need, as it documents people who had interactions with the homeless service system.

Often months with cold weather show a higher number of people experiencing homelessness due to overflow shelter being offered and additional people connecting with services. There was a 10% difference in the highest and lowest months' number served.



Important Things to Consider

- The age breakdown tells an important story. **One in four people experiencing homelessness (25%) is age 55 or older.** This is consistent with the first-time homelessness data presented earlier in the report which showed the 55+ population up 66% since 2021 and points to the growing affordability crisis that is pulling older adults on fixed incomes into homelessness at an increasing rate.
- The **40% female percentage is likely connected to family homelessness data.** With 13% of people experiencing homelessness under the age of 18, this reflects families with children who make up a significant portion of our system.
- The racial composition of people experiencing homelessness in our system reflects significant racial disparities that demand attention. **Black, African American or African individuals account for 51% of those experiencing homelessness,** a proportion far exceeding their share of the broader population. This overrepresentation reflects systemic inequities that extend well beyond the homeless response system including disparities in income, wealth, access to healthcare and historical barriers to stable housing. Our system and our community must examine whether whether Black, African American, or African individuals are receiving equitable services and housing resources, and continue to invest in culturally responsive, community-driven solutions that address the root causes of this disparity.

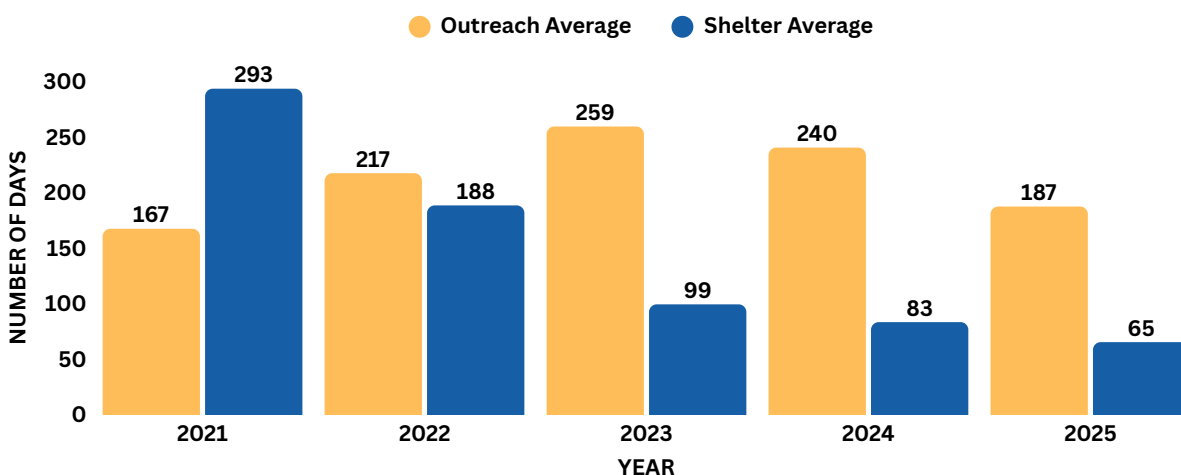
Length of Time in Program

One way we measure how well our system is working is by looking at how long people experience homelessness before they leave our system. We track the average number of days someone stays in emergency shelters or is served by outreach before going somewhere else. We also look at how long people stay in programs like rapid re-housing, transitional housing, and permanent supportive housing before they leave the program. This helps us understand how quickly people are getting connected to stable housing and identify where we may need to focus efforts to improve the timeliness of services.

This performance measure helps us understand the time people are spending in these types of emergency services. However, it's important to acknowledge some data limitations, such as incomplete information when people leave programs unexpectedly or the difficulty of tracking our unsheltered population.

When considering the following data, readers should keep in mind that these are averages, meaning that it captures both very short and very long lengths of homelessness.

Average Length of Time in Emergency Shelter and Street Outreach from 2021 to 2025.



Note: Due to shorter average length of time, this measure is presented in days

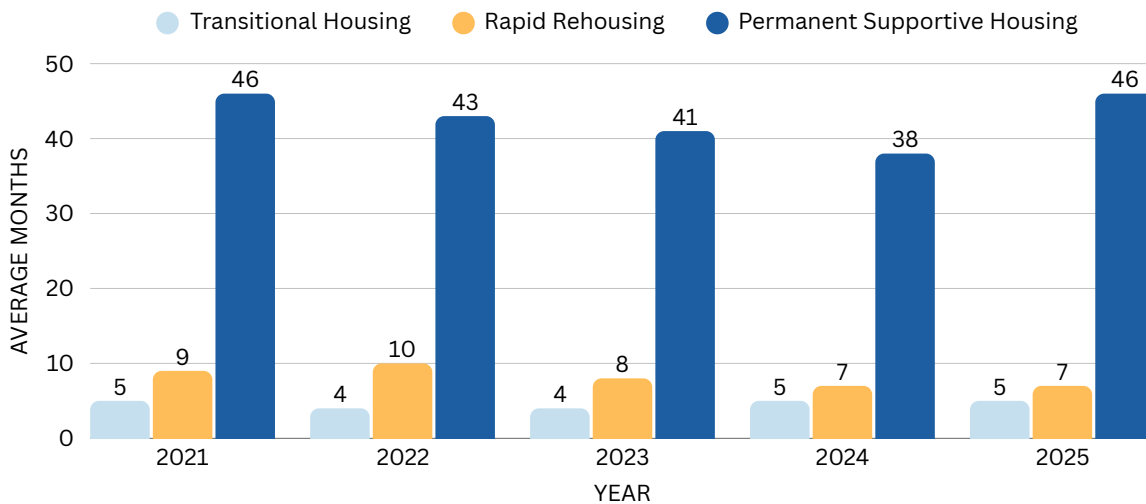
Important things to consider

- The shorter length of stay in emergency shelter may suggest that our strategy of prioritizing people who have been homeless the longest is working as intended by helping them exit homelessness more quickly. This prioritization started in 2022 and a decrease can be seen each year since then.
- Although we are prioritizing people based on length of time homeless, these differences may be less apparent in populations such as unsheltered clients who have more difficulty accessing housing due to insufficient resources. The average length of time that people spent in emergency shelter decreased by 18 days from 2024 to 2025.
- The average time spent in emergency shelter has decreased by 78% (230 days) over the past five years, from 293 days in 2021 to 65 days in 2025.
- The average length of time individuals were served by street outreach services increased from 167 days in 2021 to 187 days in 2025, resulting in a 12% increase. This could be due to decreased outreach capacity, an increase in people who are unsheltered, fewer housing options, or a combination of all three factors.

In addition to looking at length of time in emergency services, our system also monitors how long people stay in housing programs including Transitional Housing, Rapid Rehousing, and Permanent Supportive Housing. Each of these types of housing programs have different target populations and can meet different needs of each group accessing services.

Permanent Supportive Housing has the longest length of time of the program types, which is by design. People in this type of program need a long-term rental subsidy and supportive services. They experienced homelessness for more than one year and have a disability before becoming eligible for this program. Transitional Housing and Rapid Rehousing are designed to be shorter-term housing interventions to quickly get people back on their feet again.

Average Length of Time in Housing Programs from 2021 to 2025.



Note: Due to longer average length of time, this measure is presented in months

Important Things to Consider

Those in housing programs represent a relatively small number of people who experience homelessness due to the limited amount of supportive housing available in our community. Length of time is measured from the time of move in to the time of exit from the program.

- Transitional Housing can be up to 24-months but locally households only stay in this intervention for an average of five months. This has remained steady for the past five years. Most Transitional Housing programs are designed for specific populations such as youth, victims of domestic violence, and veterans.
- The length of Rapid Rehousing has decreased by two months since 2021. This may indicate that households are able to more quickly regain stability and exit to other permanent housing options, such as renting on their own long-term. Rapid Rehousing works well for families and people who are experiencing homelessness due to economic reasons such as job loss.
- Although Permanent Supportive Housing is designed to be long-term, people in our community stay in these programs for an average of four years. The time in PSH increased in 2025 by eight months, indicating fewer options being available for people to exit following being served by this supportive program.
- People entering into Permanent Supportive Housing need a long-term intervention, as they have been homeless the longest amount of time in our system and typically need more intensive services to regain stability.

Exit Destinations

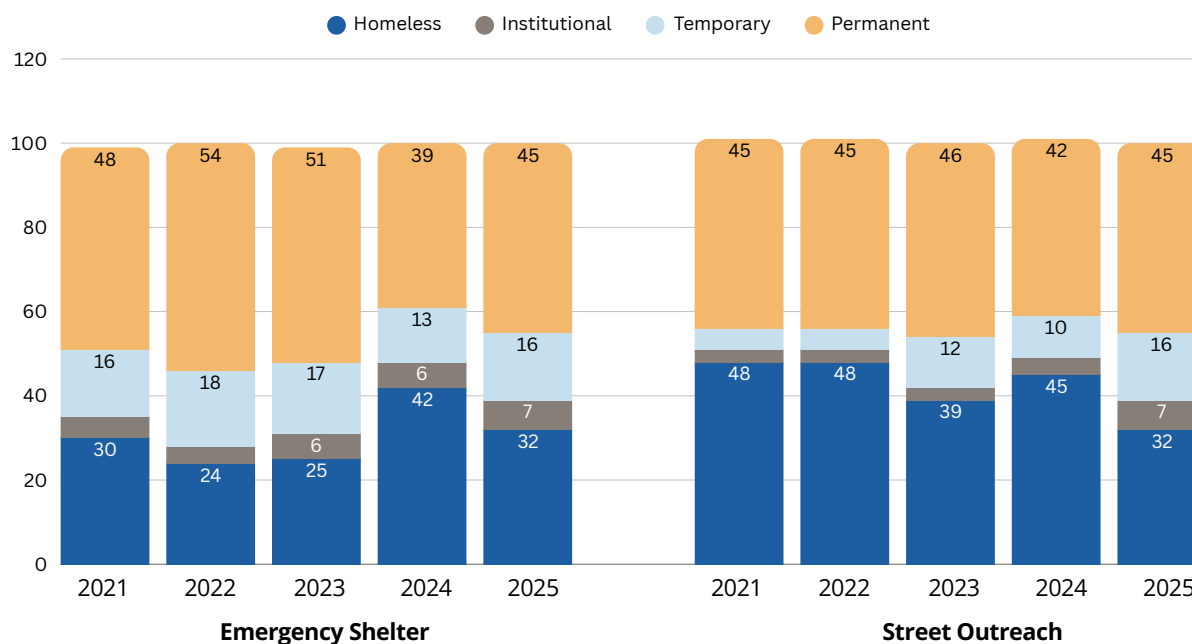
One important way we measure success in our homeless response system is by tracking exits from programs. This measure tracks what happens to people when they leave services. This measure matters because it tells us whether the services we provide are truly helping people move into safe, stable living situations, instead of just giving temporary assistance.

There are five types of exits in our system.

1. Permanent exits happen when someone leaves a program and moves into permanent housing, like renting their own apartment, moving in with family or friends permanently, or other safe, long-term housing options.
2. Institutional exits happen when someone is in the hospital, rehab, jail, or other institutional place.
3. Temporary include short term solutions such as living with friends or family temporarily, transitional housing, and hotel/motel paid for by the individual.
4. Other Exit destinations include the individual disengaging with services or the data otherwise not being collected.
5. Homeless exits happen when a client returns to homelessness, such as when they move from an unsheltered location to an emergency shelter. While this is an improvement in their life, it is still technically a homeless situation.

If someone exits to permanent housing, it's a strong indicator that the support they received made a real impact on their situation. On the other hand, if people are exiting to unknown locations, back to homelessness, or unstable situations, it signals that this person or family may not have been receiving the correct services, or we may need to strengthen our programs and partnerships. The higher our rate of exits to permanent destinations, the more confident we can be that our system is working and connecting people to the resources they need to obtain housing stability.

Type of Exits from Emergency Shelter and Street Outreach from 2021 to 2025 (Percentage)

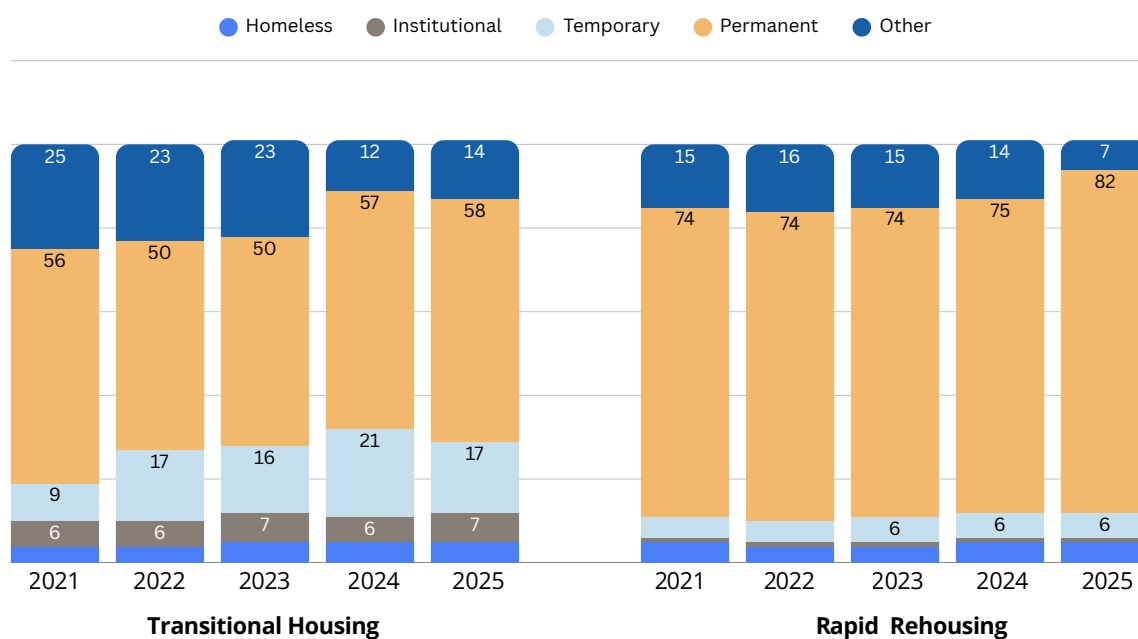


Important Things to Consider

- There was 23% decrease in exits to permanent destinations from Emergency Shelters from 2023 to 2024 likely due to Emergency Housing Vouchers no longer being available. In 2025, exits from shelters to permanent destinations increased by 6% from the year before, indicating a continued focus on housing.
- While there was some variation, overall, since 2021 exits to permanent destinations from Street Outreach remained relatively stable at around 45%.
- Approximately 70% of exits from Emergency Shelter and Street outreach are unknown types because often, when individuals are receiving services in these situations, we do not know it will be their last engagement, and as a result, an exit is not always documented.

While monitoring exits from crisis response services is important and show where people exit homelessness to, looking at exits from housing programs is important because it can demonstrate stability achieved while in the program.

Type of Exits from Transitional Housing and Rapid Rehousing from 2021 to 2025 (Percentage)



Important Things to Consider

- Exits from Transitional Housing to permanent destinations remained steady from 2021 to 2025. However, there was an 89% increase in exits to temporary destinations. In 2022, our community saw an influx of youth transitional housing. The most noted temporary exit destination was to live with family or friends, which is a common trend for this population and not something that our community views as negative.
- Exits from Rapid Rehousing to permanent destinations have increased 11% since 2021. This program is designed to be short-term and provide stabilization, so exits to positive destinations indicate that the program has gotten more effective over the past five years.
- Permanent Supportive Housing is not included in this report but is reviewed and considered successful if clients maintain housing, as it is a long-term program and clients are not intended to exit quickly.

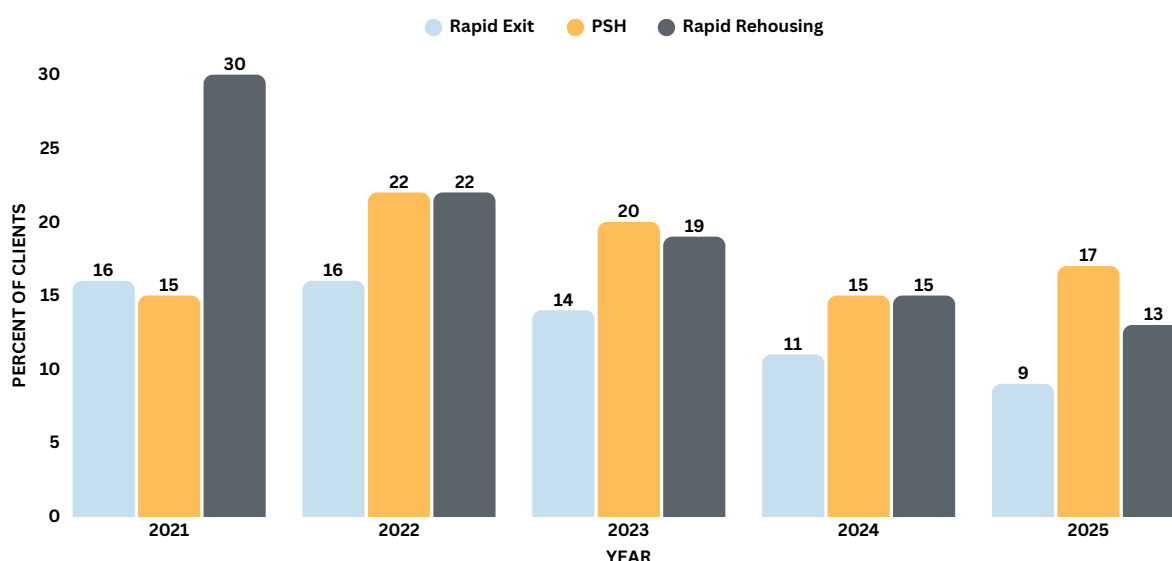
Returns to Homelessness

Returns to Homelessness is another way our community measures the effectiveness of our homeless response system. At the federal level, HUD limits returns to people who positively exited from any program type during the last two years, including emergency shelter and street outreach. However, locally, we look at all exits over the last five years from housing programs. By narrowing in on housing-focused programs with a broader lens within those programs, we can better understand what's working and what's not when it comes to helping people stay housed long-term. It gives us clearer insight into how our housing programs are performing and where we need to strengthen support.

When someone is connected to housing and services, our goal is to create stable, safe housing and a new start. A high number of returns to homelessness may suggest something was not addressed either while the person was housed within a project, or something may have happened post-exit that resulted in their return to homelessness.

By consistently reviewing this data, we are holding our system accountable by going beyond getting people housed but ensuring they stay housed and stable long-term.

Percent of Returns to Homelessness from Housing Programs from 2021 to 2025.



Important Things to Consider

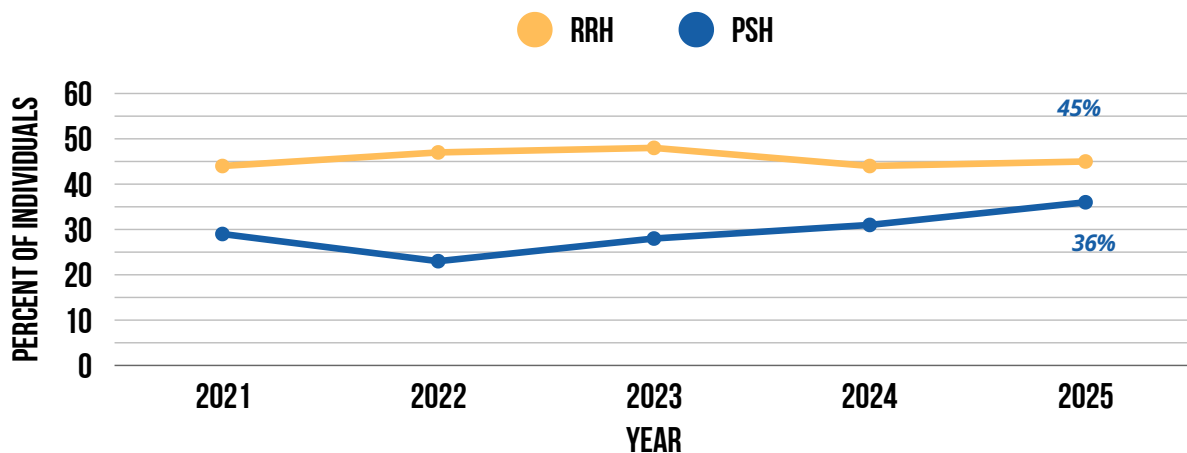
- Nationally, a 15% return rate is considered a well performing program.
- As each year is considered, keep in mind that the stated rate of return is looking five years back from that year. The 2021 return rate is for people who exited programs from 2016 to 2021.
- Returns to homelessness highlights the importance of long-term housing stability and the challenges households face maintaining housing in an increasingly expensive market with stagnant wages.
- The Rapid Exit program started in 2019. Returns to homelessness from the program have decreased 43% since 2021, as our community has better identified eligible households for the program and are meeting needs of clients in the program.
- Returns decreasing in Rapid Exit and Rapid Rehousing programs is a good indicator that these programs are working effectively to increase clients' housing stability
- There was a 13% increase in returns for PSH which may indicate a need for more supportive services or other means of stabilizing clients in this program type.

Increase of Income

An increase in income is another important way we measure success in our homeless response system. For people experiencing homelessness, income is more than just a paycheck; it's an opportunity for a different life. Stable income means the ability to pay rent, buy groceries, manage transportation, and plan for the future. Without enough income, even the most affordable housing can become unstable. When we see positive increases in income, it's a sign that our programs are not just providing housing but helping people build the foundations they need for lasting independence and success.

This measure focuses specifically on adults in Rapid Re-Housing (RRH) and Permanent Supportive Housing (PSH) programs. It tracks both increases in earned income from employment and gains in non-employment cash income, such as Social Security or disability benefits. The measure is expressed as the percentage of individuals whose income was maintained or increased while in a PSH or RRH program. It's important to note that this measure is only concerned with an increase in income; it does not differentiate the sizes of the income increase. When someone has increased their income for this measure, that could be a life-changing amount or a small change of a few dollars a month.

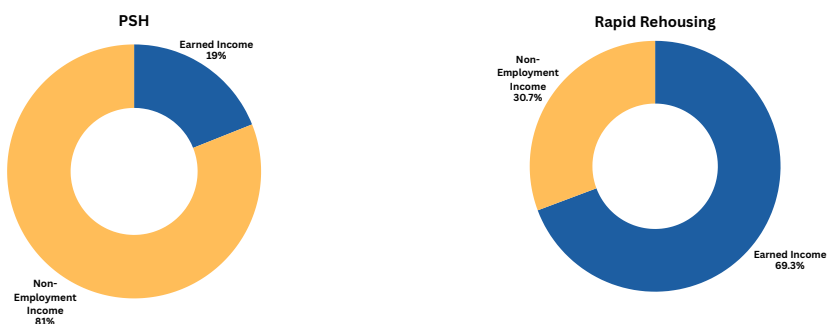
Percent of Individuals in PSH and RRH with Income from 2021 to 2025.



Important Things to Consider

- Incomplete income data remains a challenge and limits our ability to analyze the data.
- For PSH, although there was a significant drop from 2021 to 2022, since 2022 there has been a 56% increase in the percent of clients who maintained or increased their income.
- For Rapid Rehousing, the percentage of clients who increased or maintained their income remained relatively level at 46%.
- For Households in Rapid Rehousing, 69% have earned income, while 81% of Households in PSH have non-employment income.

Types of Income for Households in RRH & PSH in 2025

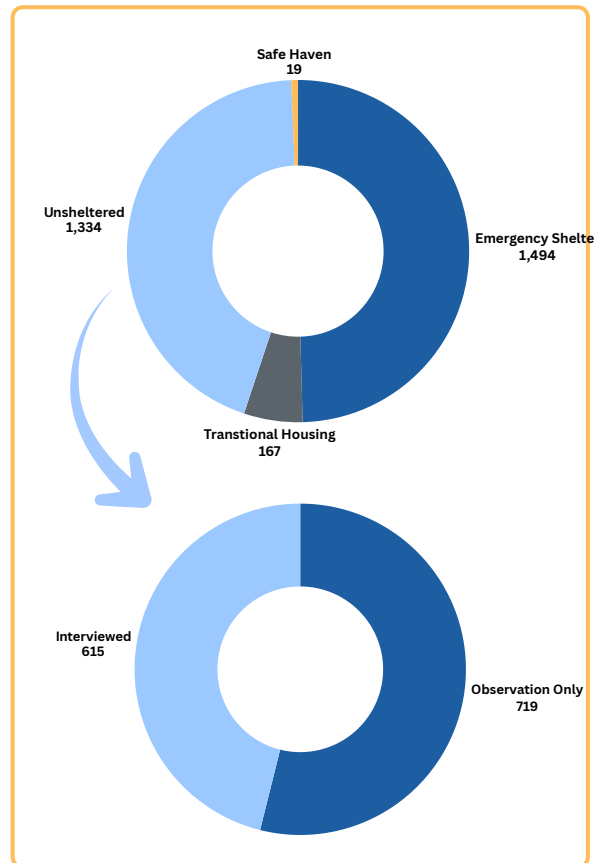


Point-in-Time Count

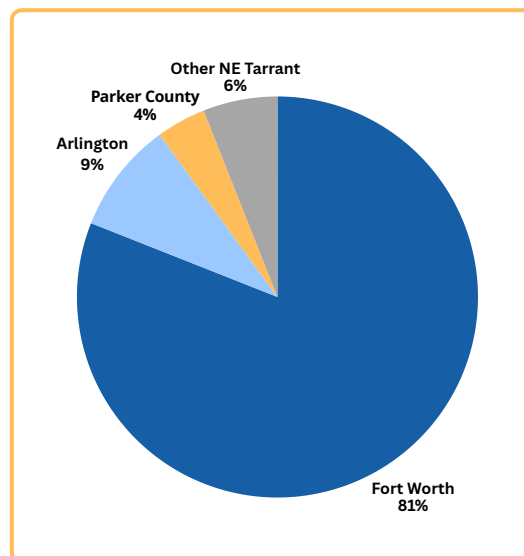
The Point-In-Time (PIT) Count is an unduplicated one-night census of the sheltered and unsheltered homeless populations. The 2026 PIT Count took place on the night of January 22, 2026. Although we rely more on other information presented in this report to make data-informed decisions for our community, the PIT Count provides good historical context because it has been counted the same way for more than 20 years. Additionally, Texas CoCs hold the PIT Count on the same night each year which allows us to make comparisons to other communities and reduces duplication across the state.

The Point-in-Time Count is a concerted community effort to count all of the people experiencing homelessness in our community on one night so people may be surveyed who don't normally access our system.

2026 Total: 3,014



Unsheltered Locations



Last Permanent Residence

ON THE NIGHT OF THE POINT IN TIME COUNT, INDIVIDUALS WERE ASKED THE LOCATION OF THEIR LAST PERMANENT RESIDENCE PRIOR TO HOMELESSNESS:

Last Permanent Residence

- 89% Tarrant County
- 2% Out of State
- 2% Dallas
- 7% Unknown

Trends

OVERALL INCREASE: 14%



UNSHeltered INCREASE: 17%



SHELTERED IN FORT WORTH: 88%

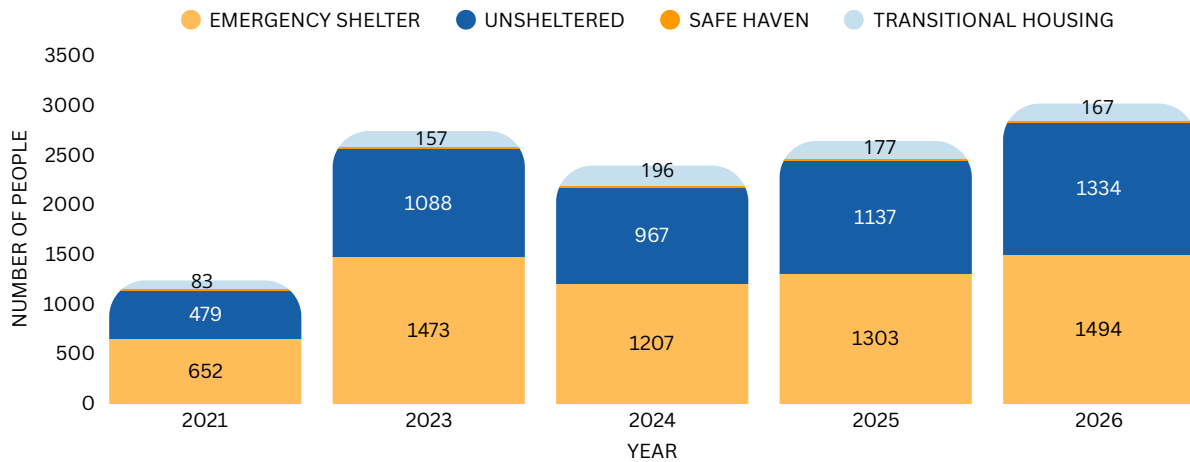
SHELTERED IN ARLINGTON: 12%

Reasons

Top Reasons People Experience Homelessness in 2026

- Job Loss
- Was asked to leave by family/friend
- Divorce/Separation/Break-up
- Evicted/Foreclosure
- Lack of income/money

Point In Time Count: CoC Totals (Tarrant and Parker)



NOTE: A POINT IN TIME COUNT WAS NOT CONDUCTED IN 2022 DUE TO COVID.

YEAR	2021	2023	2024	2025	2026
COUNT	1,234	2,723	2,390	2,637	3,014
ANNUAL CHANGE	-42%	+121%	-12%	+10%	+14%

Where Are People Sleeping?

Understanding where people choose to sleep is critical in understanding how our system is functioning to meet the needs of people experiencing homelessness. 56% of people experiencing homelessness on Count night accessed emergency shelter, while 44% were staying in places not meant for human habitation.

Safe Haven

Safe Havens are small facilities that provide permanent housing for persons with severe and persistent mental illness.

Transitional housing

Transitional Housing (TH) programs provide time-limited rental assistance (less than 2 years) and supportive services geared towards self-sufficiency.

Unsheltered

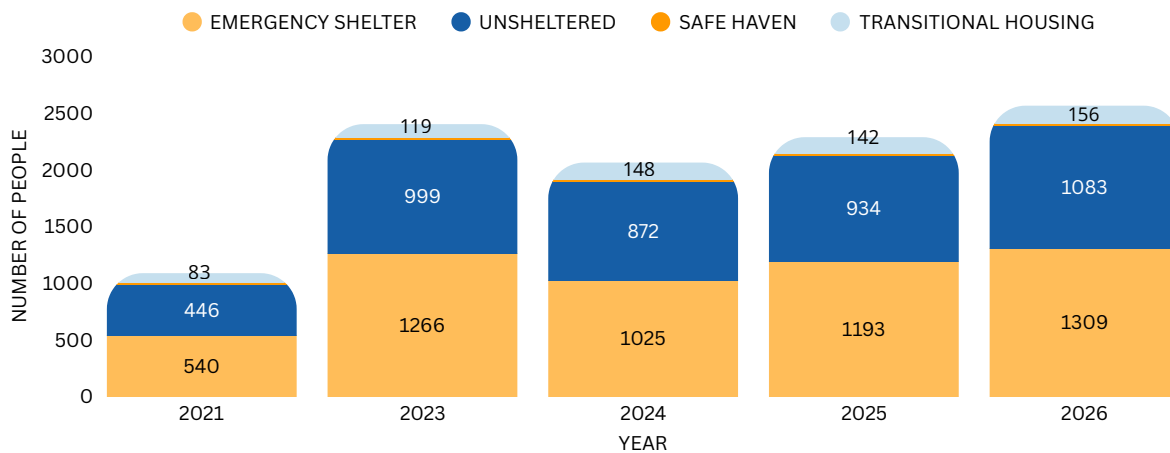
Individuals sleeping in places not meant for human habitation, including cars, vacant lots and buildings, under bridges, or in the woods.

Emergency Shelter

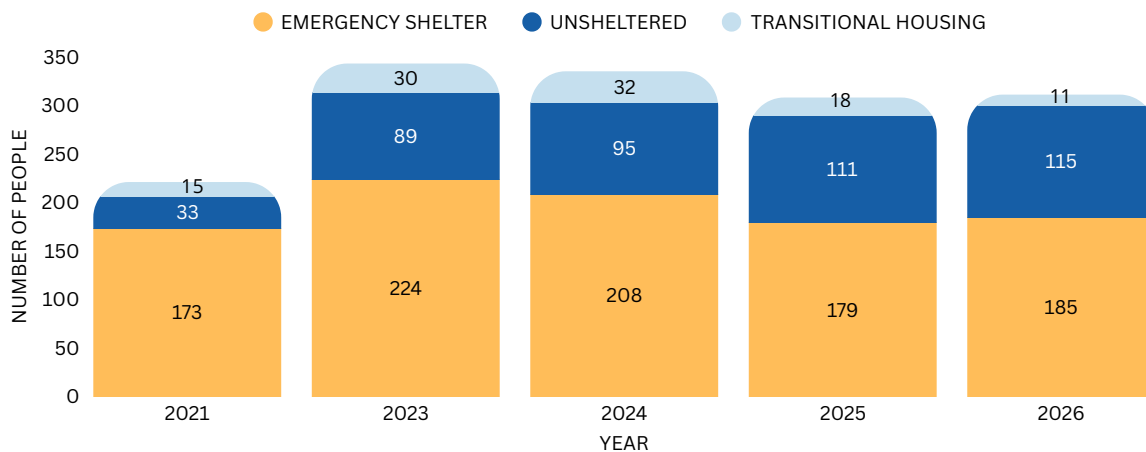
Emergency shelters (ES) are intended for transitional or temporary shelter and crisis relief.

Although this report focuses on the entire CoC, the Point In Time Count looks different in different parts of Tarrant County, specifically in Fort Worth and Arlington where services are concentrated. Fort Worth had more people experiencing homelessness on the night of the Count and also has more shelter beds and more outreach teams. Arlington has a much lower bed count and can serve less people on the night of the Count and throughout the year.

Point In Time Count: Fort Worth



Point In Time Count: Arlington



Important Things to Consider

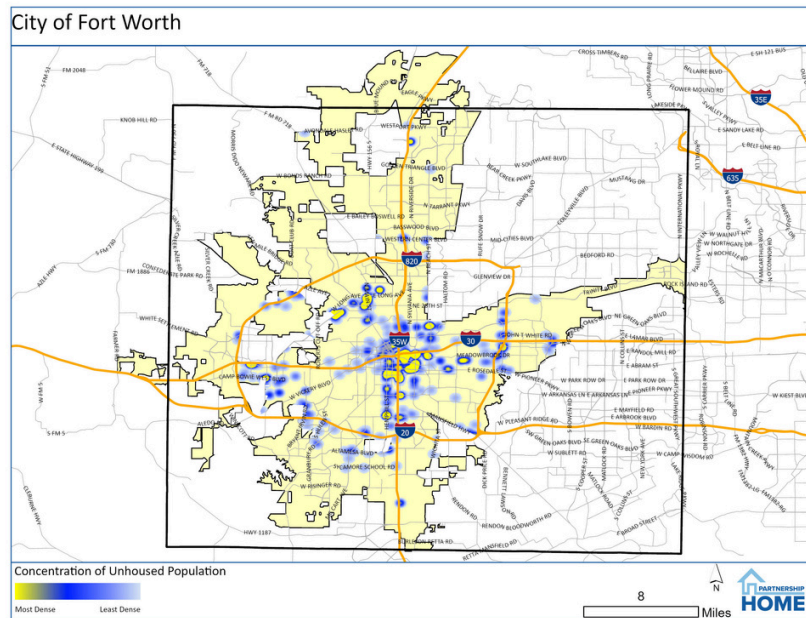
- Fort Worth has 88% of sheltered clients and 81% of the unsheltered population
- Arlington has 12% of sheltered clients and 9% of the unsheltered population
- 6% of unsheltered clients are in Tarrant County outside of Fort Worth and Arlington
- 4% of unsheltered clients are in Parker County.

Geographic Distribution

The geographic distribution of homelessness across the region reveals a clear concentration in Fort Worth, with comparatively lower density and more dispersed patterns in Arlington. This distribution aligns closely with the location of homeless services, suggesting that proximity to resources plays a significant role in where individuals choose to live and seek support.

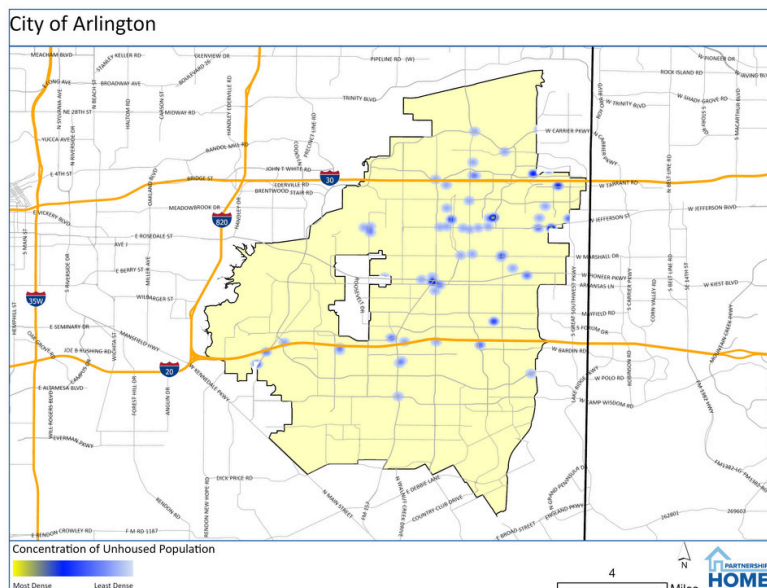
Fort Worth

In Fort Worth, visible clustering around service corridors indicates that individuals are not randomly distributed, but rather concentrated in areas where shelter, outreach, and support services are accessible. This reinforces the role of service hubs as anchors within our system.



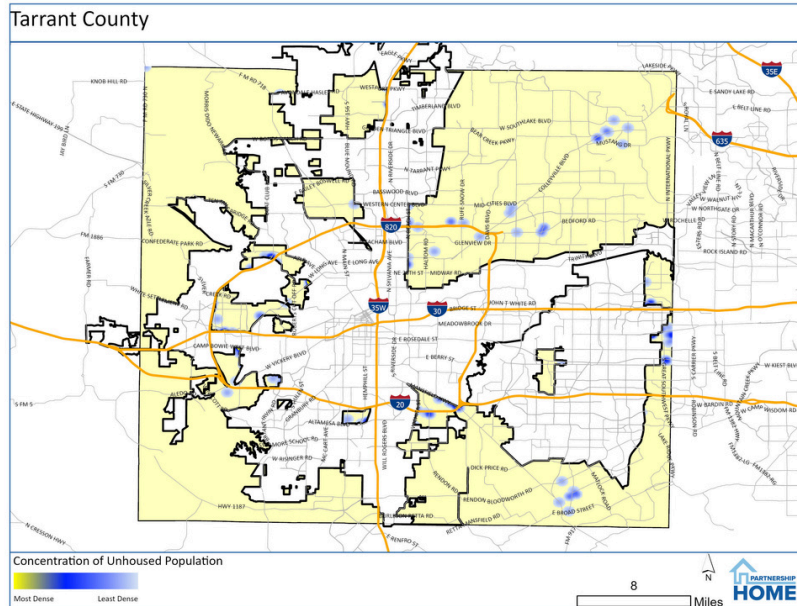
Arlington

Arlington's distribution, while present, appears more diffuse. This may reflect a combination of fewer services, transportation barriers, and potential unmet need that is less visible due to limited outreach coverage or service infrastructure.



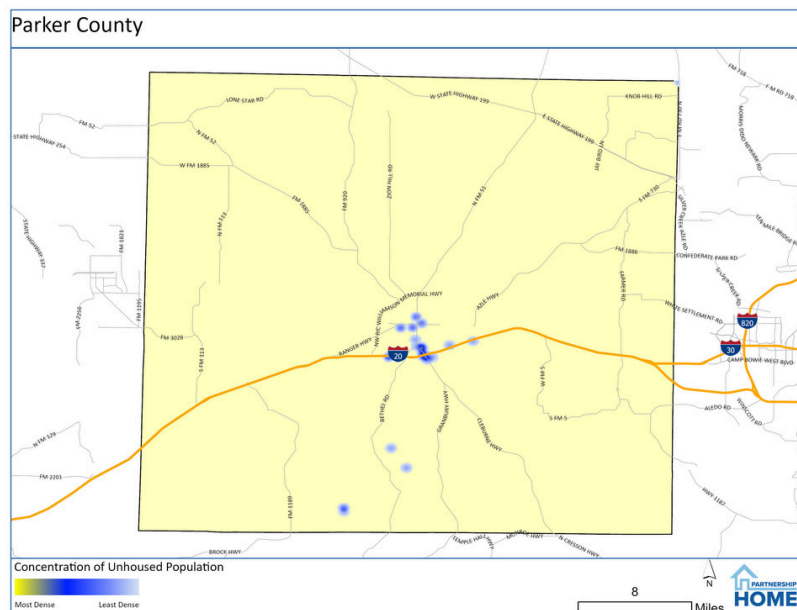
Tarrant County

Within Tarrant County and outside of Fort Worth and Arlington, unsheltered individuals are distributed across a broader geographic area, with visible clusters near major transportation corridors and urban centers. This pattern reflects both population density and the concentration of homeless services within the county, particularly in and around Fort Worth.



Parker County

Parker County exhibits a smaller number of clusters that are more tightly grouped and primarily located along major roadways. The limited distribution suggests a lower overall volume of unsheltered homelessness, but may also reflect reduced service availability, fewer outreach resources, and potential barriers to identification and engagement.



Capacity & Utilization: Housing Inventory Count

In addition to the PIT Count, the Housing Inventory Count (HIC) is completed on the same night each year. HIC is an annual snapshot of the community's housing capacity, capturing the total number of beds and units available on a single night for individuals and families experiencing homelessness, as well as permanent housing beds and units designated for those who have previously experienced homelessness. This information helps our community understand the availability of resources across the homeless response system and identify gaps between housing capacity and need.

In 2026, our community reported a total of 6,864 beds across emergency shelter, transitional housing, rapid rehousing, permanent supportive housing, and other permanent housing. This represents a slight increase of 50 beds compared to 2025. It is important to keep in mind that beds are different from units. In our community we talk about housing in units, not beds (for individual people) because we feel it gives a more accurate picture of how much housing we need for the response system. However, HUD collects this data as beds and it is reported here as such.

Project Type	2025 Total Beds	2026 Total Beds	Increase/ Decrease
Emergency Shelter	1622	1613	-9
Transitional Housing	264	187	-77
Safe Haven (PNS)	20	20	--
Rapid Rehousing	1036	1049	13
Permanent Supportive Housing	2346	2253	-93
Other Permanent Housing	1526	1742	216

Important Things to Consider

- In 2026, our community reported a total of 6,864 beds across all program types, with 76.4% of those beds dedicated to housing.
- Emergency Shelter utilization was high at 94%, highlighting the ongoing demand for shelter and the pressure on our crisis response system.
- Permanent Supportive Housing (PSH) saw a decrease in total beds, which is important to note given the important role it plays in supporting some of the most vulnerable people in our community. At the same time, Other Permanent Housing increased, showing growth in alternative long-term housing options.
- Together, these trends highlight a system that continues to prioritize permanent housing solutions, while also facing sustained demand for emergency shelter and ongoing challenges in expanding deeply supportive housing resources

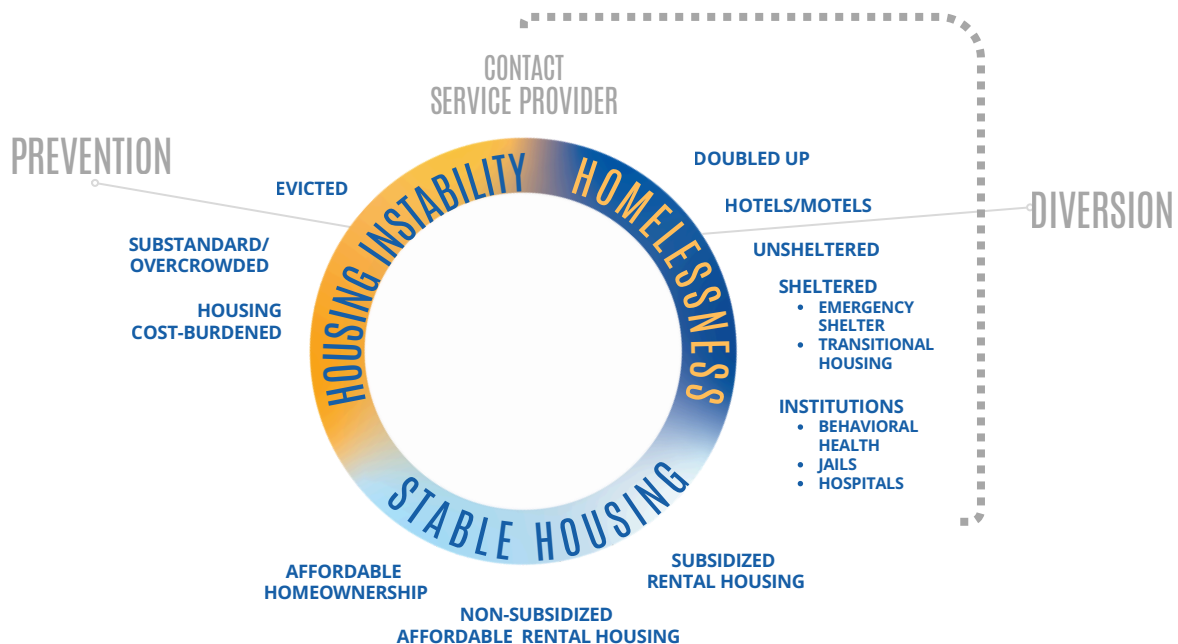
Homelessness: A Part of the Broader Housing Landscape

While the homelessness response system plays a critical role in helping people regain stability, it cannot be viewed in isolation from the broader housing environment. The number of people entering homelessness, the length of time people remain homeless, and the ability of programs to successfully exit households to permanent housing are all heavily influenced by the availability and affordability of housing in the community.

As rents increase, affordable units disappear, wages fail to keep pace with housing costs, and eviction pressures rise, more households experience housing instability and become increasingly vulnerable to homelessness.

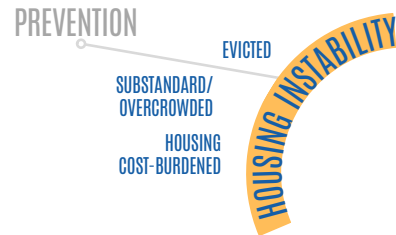
For this reason, homelessness data alone cannot full tell the story of housing instability in Tarrant and Parker Counties. To understand the challenges our community faces and what will be required to create long-term solutions, we must also examine the broader housing landscape including housing instability and affordable housing availability.

The following sections explore the housing market conditions, affordability challenges, and indicators of housing and instability that shape the experiences of households across our community and directly impact the burden on the homelessness response system.



HOUSING INSTABILITY

Housing instability can look like a lot of different things for people in our community. We often debate back and forth who is homeless versus who is precariously housed, but for the sake of this report, people living in motels, doubling up with family or friends, and couch surfing are considered to be experiencing housing instability along with people who are cost-burdened, living in overcrowded housing, and those facing eviction. They may be unsure of where they are sleeping the next night, but have not yet experienced living on the street or in a shelter. Ideally, our community would have a safety net to catch this group before they fall into homelessness, but with fewer and fewer resources, that goal becomes much more difficult. Being unstably housed also destabilizes other parts of people's lives, such as job attendance, school performance, and loss of community connections.



Who Counts: How is Housing Instability Measured?

Housing instability is measured using a combination of financial, physical, and situational indicators, including rent/mortgage delinquency, frequent moves (2+ in a year), cost burden, and fear of eviction.

Financial

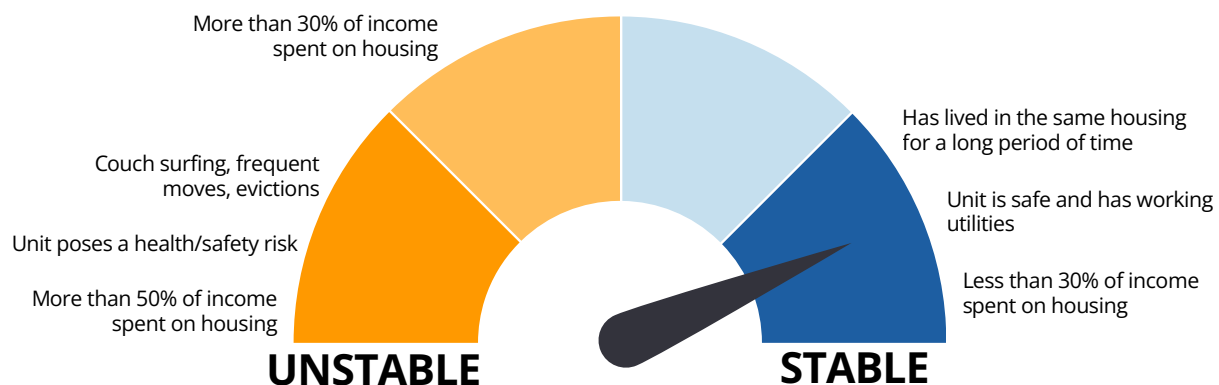
A household is considered to be housing cost-burdened if they are paying more than 30% of its gross income on housing-related costs. Households are considered severely housing-cost burdened if they pay more than 50% of their gross income on housing-related costs.

Physical

A household is considered physically unstable if rental units pose a health, life, or safety risk to occupants. Common causes included overcrowding, substandard living conditions, and lack of functional utilities.

Situational

A household is considered situationally unstable if they are couch surfing, moving frequently, or experiencing frequent evictions and periods of homelessness.



Other Measures: Income and Rent

Area Median Income (AMI) and Fair Market Rent (FMR) are important factors in understanding housing affordability in a community and across the United States. These figures are updated annually to accurately reflect information for a specific area. AMI is the household income for the median or middle household in a specific geographic area. AMI percentages are often used to set income limits for housing program eligibility and other social services and vary based on household size. This report and the work of Partnership Home focus on three primary income levels: extremely low income (earning less than 30% AMI), very low income (earning less than 50% AMI), and low income (earning less than 80% AMI). The 2025 Area Median Income for the Fort Worth-Arlington Metro Area, as defined by HUD, is \$106,700 for a household of four.

2025 Income Limit Categories	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5 Person Household	6 Person Household
Extremely Low Income 30%	\$22,400	\$25,600	\$28,800	\$32,150	\$37,650	\$43,150
Very Low Income 50%	\$37,350	\$42,700	\$48,050	\$53,350	\$57,650	\$61,900
Low Income 80%	\$59,750	\$68,300	\$76,850	\$85,350	\$92,200	\$99,050
Median Income				\$106,700		

Fair Market Rent (FMR) is a HUD calculation representing the estimated gross cost of renting a safe, decent, and sanitary unit (utilities included) in a specific area. The fair market rent (FMR) is updated annually and is the 40th percentile of gross rents for typical, non-substandard rental units occupied by recent movers in a local housing market.

The Fort Worth-Arlington Metro Area uses Small Area FMR, and rent is defined by zip code. For this report, we will consider the zip codes with the highest populations in both Arlington (76010) and Fort Worth (76179). Because we primarily use AMI for a household of four, we will use FMR for a two-bedroom rental unit in the area. Keep in mind that this also means that the majority of rental units in that area rent for more than the amounts listed below.

2025 Fair Market Rent	Efficiency	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Arlington 76010	\$1,300	\$1,340	\$1,570	\$2,070	\$2,560
Fort Worth 76179	\$1,870	\$1,930	\$2,060	\$2,980	\$3,690

As the cost-of-living increases in our area, wages are not increasing at the same pace. High-wage earners may be able to find a more affordable housing unit if their income decreases, but households earning less than 50% AMI are squeezed out as there are no more affordable units available.

Housing Cost Burden

A household is classified as cost-burdened when it spends more than 30% of its monthly gross income on housing-related expenses. If a household allocates more than 50% of its monthly gross income to these costs, it is considered severely cost-burdened. Lower-income households that are cost-burdened are especially vulnerable, as they may struggle to afford other essential needs such as food, utilities, medication, healthcare, or childcare. Both homeowners and renters can experience a cost burden.

Food service workers, cashiers and child care workers, school teachers, paramedics and other essential workers are generally considered low to very low income making 80% or less of area median income. They provide essential services that our community needs to operate and yet their salaries often fail to cover the rising cost of housing in our community.

The national cost spread between the cost of homeownership and renting totaled \$1,182 per month. There is a gap of 30,800 for-sale units and 6,550 rental units in the Fort Worth Metropolitan Area for the estimated need between 2025 and 2028. The average home price has risen 90% since 2010. An additional challenge is sheer growth of Fort Worth, which grew 16% between 2017 and 2025, faster than the state average of 12.5%.

Affordable Rent for Households Below AMI of \$106,700

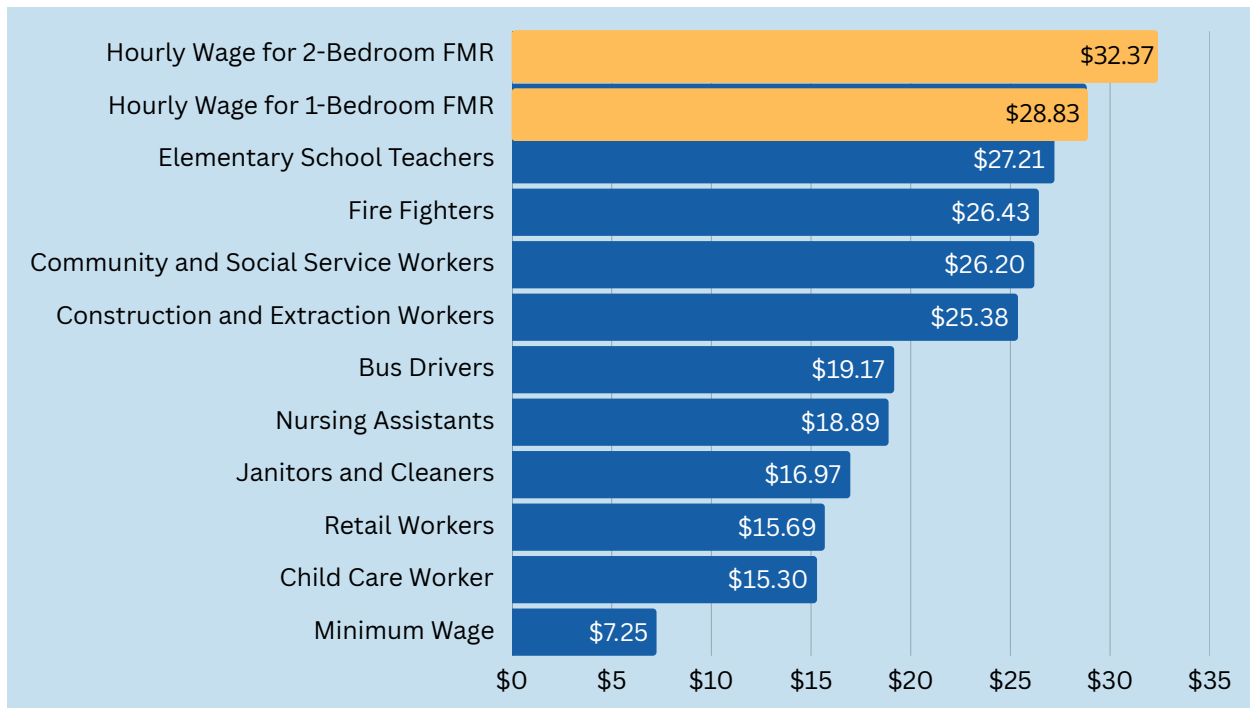
Income Limit	Single Individual One-Bedroom Unit		Household of Four Two-Bedroom Unit	
	Affordable Rent	FMR*	Affordable Rent	FMR
Extremely Low Income	\$560	Arlington: \$1,320 Fort Worth: \$1,770	\$804	Arlington: \$1,540 Fort Worth: \$2,070
Very Low Income	\$934		\$1,334	
Low Income	\$1,494		\$2,134	
Median Income	\$1,494		\$2,668	

Affordable Home Price for Households Below Area Median Income:

Income Limit	Affordable Home Price (4 Person Household)	Median Home Price
Extremely Low Income	\$80,375	Arlington: \$350,000 Fort Worth: \$339,633
Very Low Income	\$133,375	
Low Income	\$213,375	
Median Income	\$266,750	

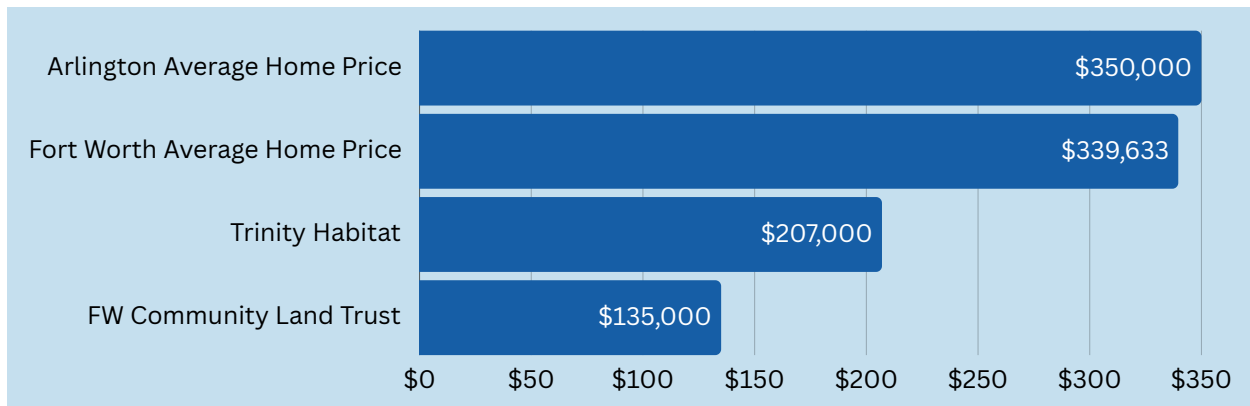
Who Needs Affordable Housing?

The words affordable housing have long left a bad taste in people's mouths, with neighborhoods not wanting to welcome "those people" into their neighborhoods. As illustrated in the charts above, affordable means different things to different households. If your household earns more than \$106,700, Fort Worth and Arlington are affordable markets for you to rent and live in. You might be able to purchase a house, but it will likely be a tough road getting there with extremely limited inventory in your price range. Who exactly are we talking about when we talk about affordable rental housing? It's likely not who you might think.



Cost Burden for Home Owners

Who can afford to purchase a home? For many professions, homeownership was attainable, however this American dream is now far out of sight for many.



STABLE AFFORDABLE HOUSING

Housing is so much more than a roof over someone's head, and the physical place we grow up in has an incredible impact on outcomes throughout our lifetime. When communities have adequate, safe, decent, and affordable housing, neighborhoods thrive, schools improve, attendance at jobs improve, nearly every aspect of a person's life is impacted by where they live. When we talk about housing, it is not rental/mortgage assistance OR building physical units- it is a BOTH/AND.

Our community must build more units to keep up with population growth AND provide rental and mortgage assistance for those whose earnings have not kept up with the significant increase in the cost of living here. Despite rental and homeownership being out of reach for many households in our area, there are successful programs and efforts that are working to assist in ensuring that everyone in our community has a place to call home.



Subsidized Rental Assistance

Rental assistance for households not earning enough to afford rent in our area can be provided in several ways, depending on need. We pride ourselves on not creating one solution for everyone who needs assistance, but instead creating a tailored approach based on what households need. The following rental assistance programs are available in our community. Keep in mind that although they are available and perform well, they are severely underfunded considering the need in our community. All types of rental assistance are paid directly to the landlord/property owner.

Short-Term Rental Assistance

Definition: Temporary rental assistance to either prevent homelessness or provide a solution to assist homeless households to quickly exit homelessness by providing assistance for one to six months.

Eviction prevention provides financial assistance to renters who are less than 3 months behind on rent to help them maintain their housing.

Rapid exit is financial assistance for entry fees for households with stable earned income that provides limited support and resources. These are interventions that can help people avoid the homeless response system or get out of it quickly.

Medium-Term Rental Assistance

Definition: Temporary rental assistance to assist homeless households quickly exit homelessness by providing rental assistance and supportive services, usually case management, for six months to two years.

Long-Term Rental Assistance

Definition: Long-term rental assistance to assist extremely-low- and very- low- income households maintain stable housing and avoid becoming homeless or returning to homelessness by providing rental assistance that is not time-limited. Long-term rental assistance for those exiting homelessness includes case management and other supportive services.

CONCLUSION

Homelessness is a problem that we must face as a community. While local providers and community partners continue to make meaningful progress in helping households exit homelessness and regain stability, the factors driving housing instability continue to grow. Rising housing costs, limited affordable housing inventory, economic instability, access to healthcare and other barriers to long term stability all contribute to increasing vulnerability across Tarrant and Parker Counties.

The homelessness response system was designed to respond when households experience crisis. It cannot solve homelessness without sufficient affordable housing and community investment. Collaboration and strong partnerships between local governments, nonprofit organizations, housing providers, and community members help our neighbors regain stability and avoid homelessness.

To create lasting change, our community must invest across the full housing continuum from prevention and diversion to emergency shelter and affordable housing development. The decisions our community makes today shape whether more households fall into crisis or are able to remain safely housed and connected to opportunity.

At Partnership Home, we believe that our community can come together to create a community where everyone has a place to call home.

About Partnership Home

Shared Community Vision

A vibrant community where everyone has a place to call home and the resources to live their best life.

Mission

To transform the community through leadership, partnership, and innovation.

Partnership Home Board Members

Marti Lawrence, Chair

Thomas West, Vice-Chair

Lyn Scott, Treasurer

Victoria Farrar-Myers, Past Chair

Dan Haase

Kenneth Johnson

Debby Kratky

Nicholas Thompson

Melissa Wilks

APPENDICES

Appendix A - History, Scope, and Geography

The McKinney-Vento Act was signed into law by President Reagan in 1987 and was the first national legislation to address homelessness. The HEARTH Act of 2009 consolidated HUD programs into a single Continuum of Care program and mandated that communities quantify need and measure effectiveness. The Point in Time Count is one way that communities have measured this. Reports on the extent and characteristics of the homeless population in Tarrant County have been conducted since 1994.

The 2007 count was the first to utilize the Homeless Management Information System (HMIS) and include a robust “street count” in Arlington. Parker County has been included in the PIT count since 2014. Subsequent PIT counts have utilized both HMIS to enumerate people sleeping inside shelters and volunteers to canvass areas within Tarrant and Parker Counties to count people who were sleeping unsheltered. The 2022 PIT Count was not conducted due to increased COVID-19 cases in the community.

Counts and surveys have been completed in:

1994	2006	2014	2019	2025
1997	2007	2015	2020	2026
2000	2009	2016	2021	
2002	2011	2017	2023	
2004	2013	2018	2024	

Appendix B - Key Terms

Area Median Income (AMI)

The household income for the median (middle) household in a specific geographic area. Used to set income limits for housing program eligibility. The 2025 AMI for the Fort Worth-Arlington Metro Area is \$106,700 for a household of four.

Bed Utilization

An indicator of whether shelter beds are occupied on a given night or over a period of time. System-wide Emergency Shelter utilization was 94% on the 2026 PIT Count night.

Chronically Homeless

HUD defines this as an individual with a disabling condition who has lived in a place not meant for human habitation, safe haven, or emergency shelter for at least 12 months consecutively, or on at least 4 separate occasions in the past 3 years totaling at least 12 months.

Continuum of Care (CoC)

The collective networks, institutions, and organizations that provide housing and services to people experiencing homelessness in a designated geography. Locally: the Fort Worth/Arlington/Tarrant County CoC (HUD designation TX-601), serving Tarrant and Parker Counties. Partnership Home serves as Lead Agency, HMIS Administrator, and Collaborative Applicant.

Coordinated Entry System

HUD-developed process to ensure all people experiencing a housing crisis have fair and equal access to be assessed, referred, and connected to housing assistance based on their strengths and needs.

Fair Market Rent (FMR)

HUD's calculation representing the estimated gross cost of renting a safe, decent, and sanitary unit (utilities included) in a specific area, set at the 40th percentile of gross rents for non-substandard units occupied by recent movers.

HMIS (Homeless Management Information System)

A shared database where local service providers enter information about individuals and families served, including demographics, services received, housing placements, income, and outcomes. Partnership Home's HMIS software is Open Path.

HUD (U.S. Department of Housing and Urban Development)

The federal agency responsible for national housing policy, community development programs, and fair housing laws.

Permanent Supportive Housing (PSH)

Long-term, time-unlimited rental assistance paired with supportive services (including case management) for people with disabilities and long histories of homelessness.

Point-in-Time (PIT) Count

An unduplicated one-night estimate of sheltered and unsheltered homeless populations, conducted annually during the last ten days of January. The 2026 PIT Count was conducted January 22, 2026.

Rapid Re-Housing (RRH)

Medium-term rental assistance (typically 6–24 months) paired with supportive services to help homeless households quickly exit homelessness and achieve stable housing.

Transitional Housing (TH)

Time-limited housing (typically up to 24 months) with supportive services designed to help individuals and families develop skills needed to achieve stable housing.

Unaccompanied Youth

Individuals under age 24 not in the physical custody of a parent or guardian, including those in inadequate housing such as shelters, cars, or on the streets.

Appendix C - Definitions of Homelessness

The Federal government has four definitions of homelessness under the HEARTH Act.

Category 1	Category 2	Category 3	Category 4
Literally Homeless	Imminent risk of homelessness	Homeless under the federal status	Fleeing/Attempting to flee domestic violence
Living in a place not meant for human habitation	Losing primary nighttime residence, including a motel, hotel, or a doubled up situation, within 14 days and lack of resources or support networks to remain in housing.	Families with children or unaccompanied youth who are stably housed and likely to continue in that state	Fleeing or attempting to flee domestic violence, dating violence, sexual assault, stalking, or other dangerous or life threatening situations related to violence; have no other residence and lack of resources or support networks to obtain other permanent housing.



CHAPTER 5

HOUSING

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

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

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



319,650

Total Housing Stock



**UP 9.8%
SINCE 2010**

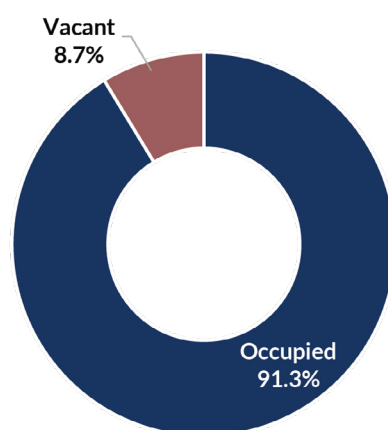
Source: U.S. Census Bureau, American Community Survey, 5-Year Estimates, 2014-2018.

EXISTING CONDITIONS

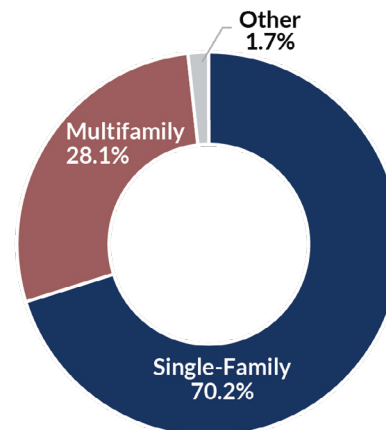


57.2% Owner Occupied

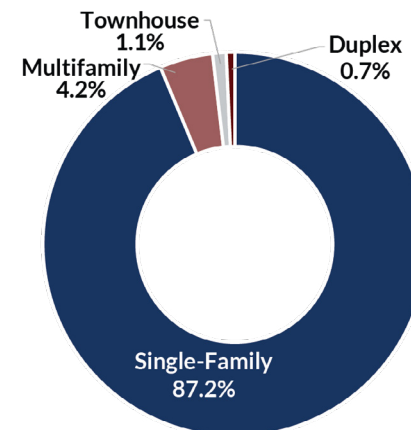
42.8% Renter Occupied



Housing Occupancy



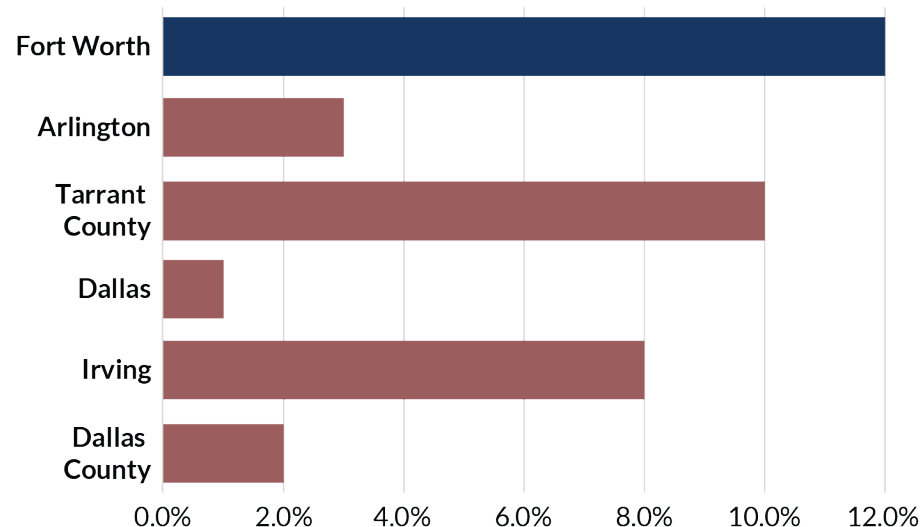
Housing Units



Residential Permits Issued in 2019

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

SINGLE-FAMILY HOUSING GROWTH RATE: 2010-2019

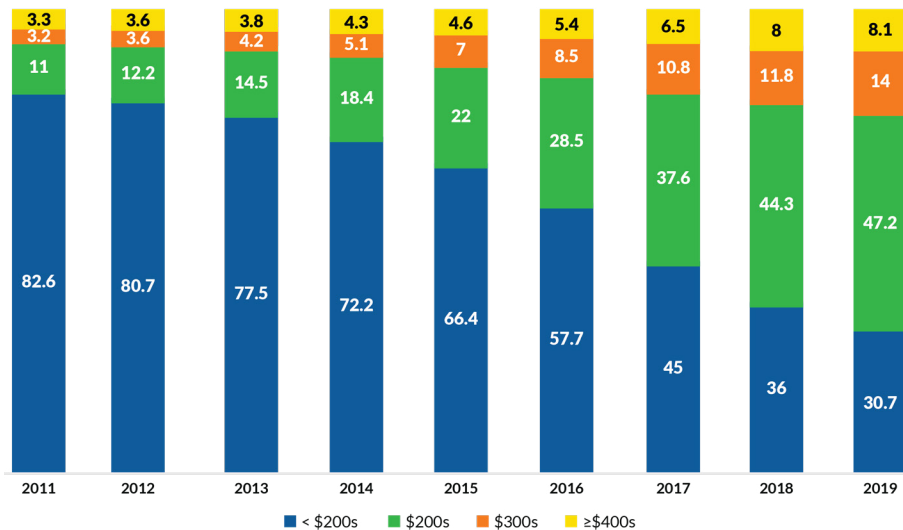


Source: North Central Texas Council of Governments (NCTCOG), 2019.

AVERAGE PRICE - PERCENT DISTRIBUTION GREATER FORT WORTH

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

[CLICK HERE FOR MORE INFORMATION](#)



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

MEDIAN SINGLE-FAMILY HOME PRICE PER SQUARE-FOOT

\$58.93

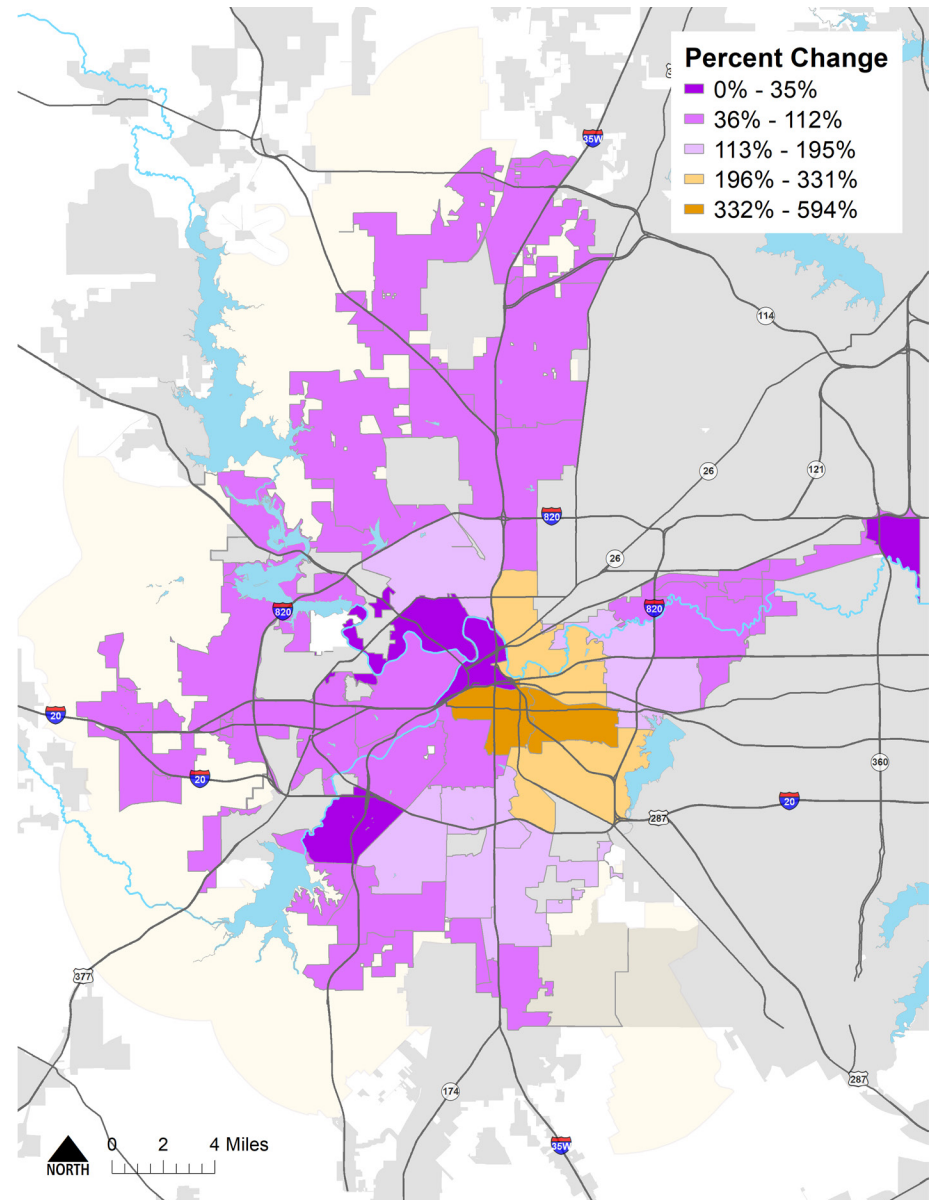
Per square-foot in 2011

\$119.37

Per square-foot in 2019

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

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



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

MULTIFAMILY METRICS

94,894

Inventory Units

627

Existing Buildings

945

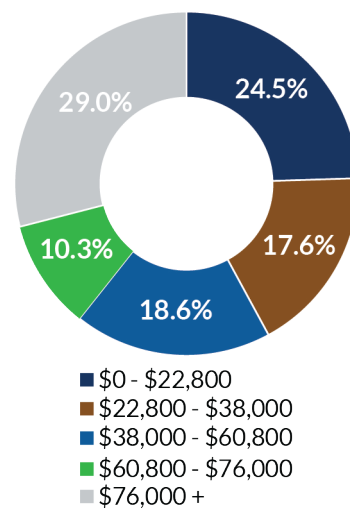
Average Square Feet

\$1,072

Market Rent

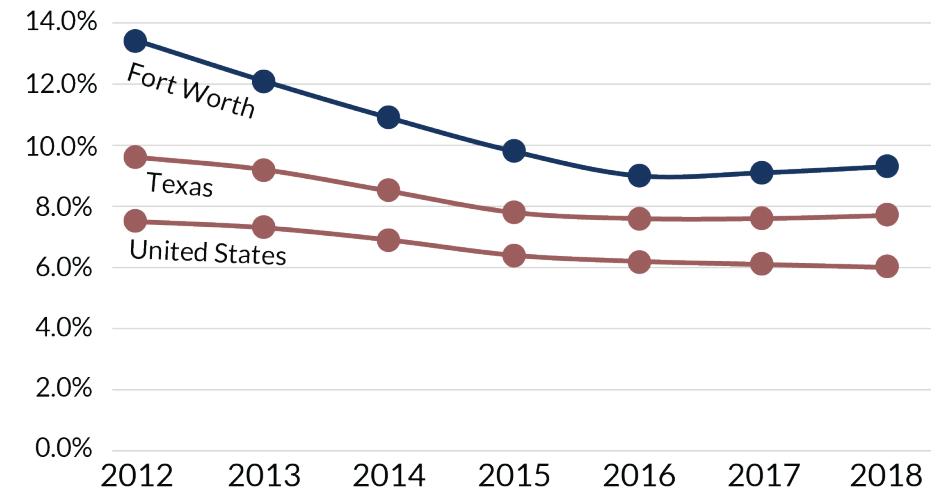
Source: CoStar Group, Fort Worth, 2019.

RENTER INCOMES



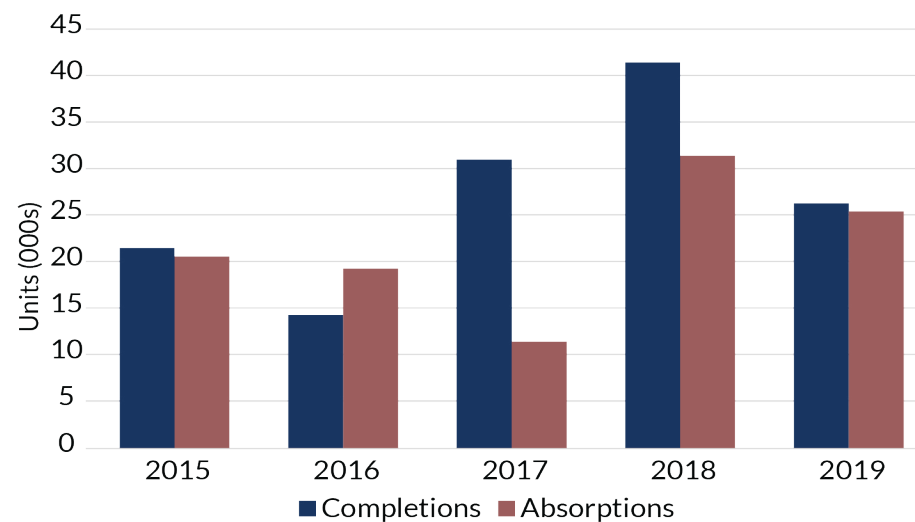
Source: HUD, Comprehensive Housing Affordability Strategy, 2012-2016.

RENTAL HOUSING VACANCY RATE TREND



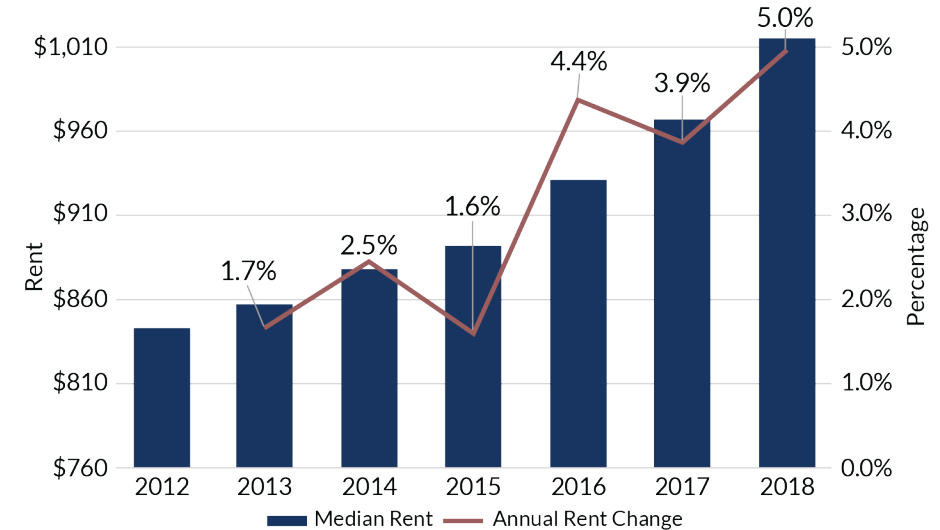
Source: U.S. Census Bureau, American Community Survey, 5-Year Estimates, 2014-2018.

MULTIFAMILY PROJECT COMPLETIONS AND ABSORPTIONS



Source: CoStar Group, Fort Worth, 2019.

RENTAL TRENDS



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

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

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

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

WHO NEEDS AFFORDABLE HOUSING?

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

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

SELECTED HOUSING AFFORDABILITY TERMS

AFFORDABLE HOUSING

Generally, a single-family home or apartment occupied by a household that pays 30 percent or less of its gross income toward its mortgage or rent. The term is also widely used to refer to housing that is subsidized or rent-regulated and that is occupied by a household that is "low-income".

ATTAINABLE HOUSING

A relatively new term that is defined as non-subsidized, for-sale housing that is affordable to households with incomes between 80 and 120 percent of the Area Median Income (AMI).

HOUSING AFFORDABILITY

Refers to the ability, or the lack thereof, of a household to meet its housing expenses with a reasonable and sustainable share of its income, generally spending no more than 30 percent of gross income on housing costs, without regard to the household's income or whether the household lives in subsidized, rent-regulated, or market-rate housing.

WORKFORCE HOUSING

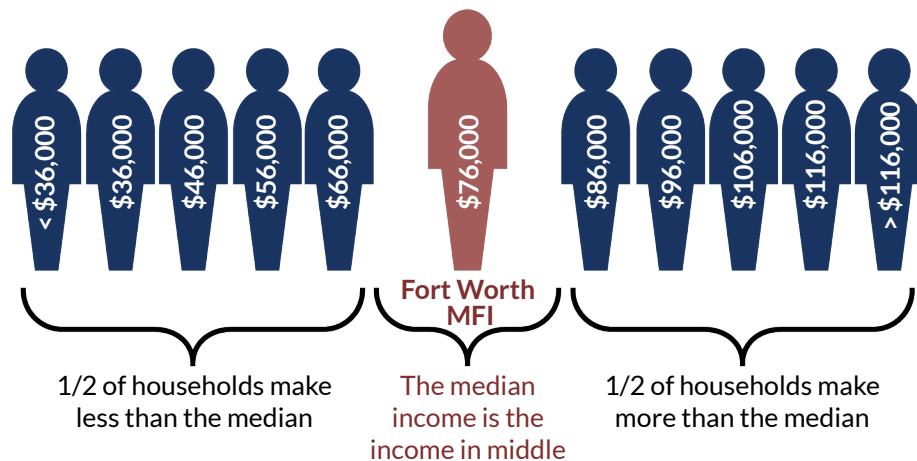
Generally, housing that is "affordable" to households earning between 60 and 120 percent of AMI, and historically associated with housing in close proximity to a specific industry.

Source: Urban Land Institute, Terwilliger Center for Housing.

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

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

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



MEDIAN FAMILY INCOME (MFI) AND HOUSING AFFORDABILITY

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

*Based on 30 percent of monthly income.

Source: HUD, Income Limits, 2019.

MEDIAN FAMILY INCOME COMPARISON

\$83,100

DALLAS-FORT WORTH METRO

\$76,300

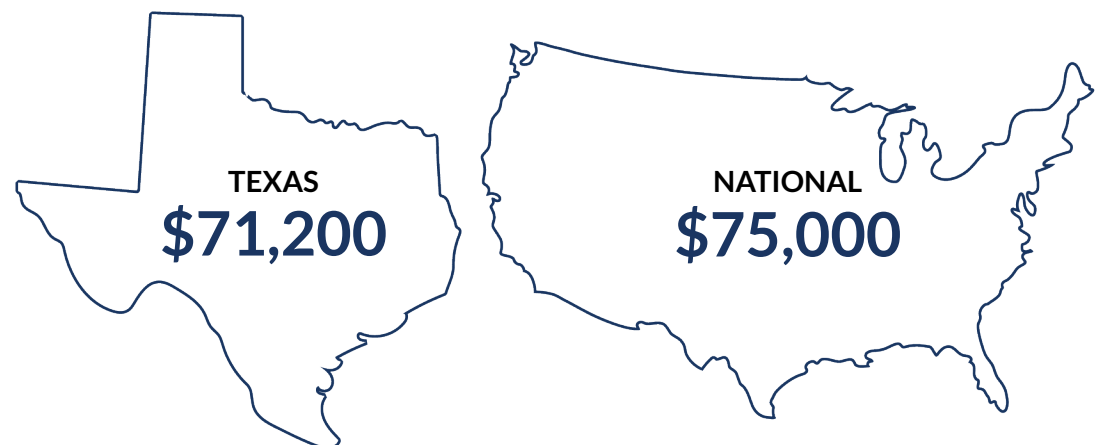
HOUSTON - THE WOODLANDS-SUGARLAND

\$95,900

AUSTIN - ROUND ROCK

\$71,000

SAN ANTONIO - NEW BRAUNFELS



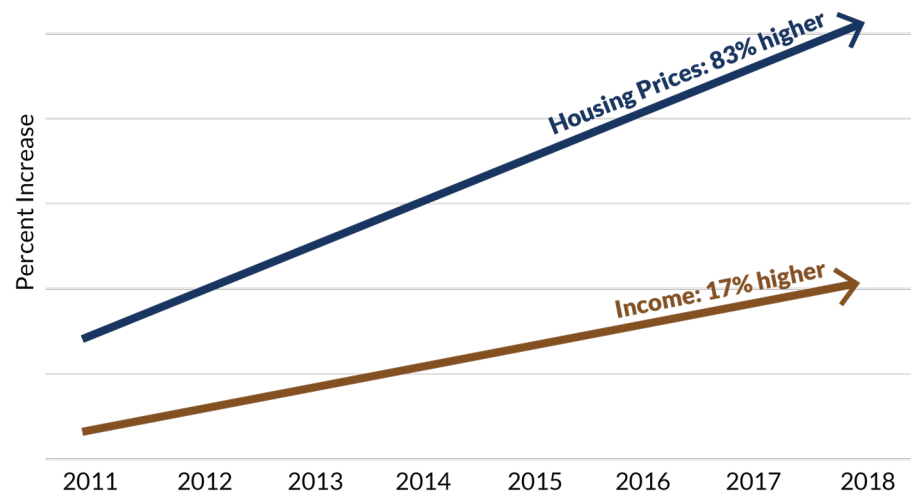
Source: HUD, Income Limits, 2019.

HOUSING PRICE INFLATION AND INCOME INCREMENT

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

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

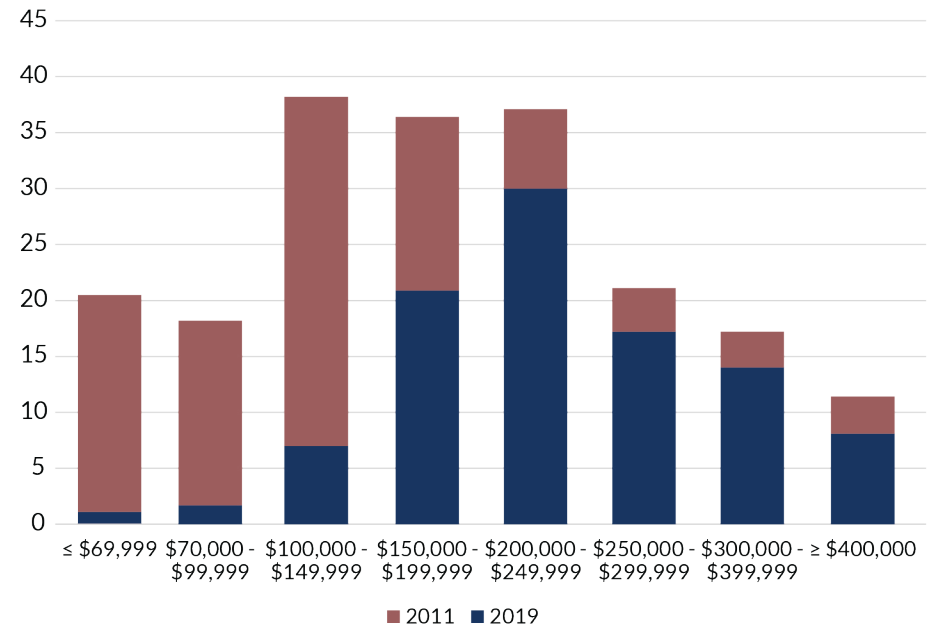
Between 2011 and 2018, new housing costs rose 66% higher than household income.



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

HOME PRICE BY SALES

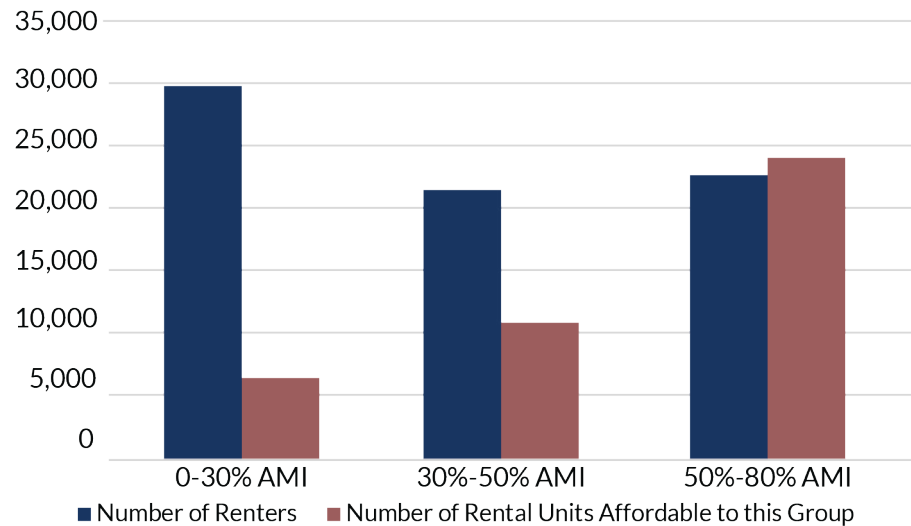
Between 2011 and 2019, homes under \$150,000 went from 67.1 percent of the market to 9.8 percent of the market. The rapid pace of cost increases underscores the urgency of dealing with the overall issue of affordable housing. In order to encourage first-time homebuyers to locate in Fort Worth, actions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



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

RENTAL HOUSING AFFORDABILITY GAP IN FORT WORTH

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



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

HOUSING DISPARITIES

INDICATOR	EXTENT OF DISPARITY
RESIDENTIAL SEGREGATION	The degree of residential segregation for all minority populations in Fort Worth, as measured by the federal dissimilarity index, decreased between 1990 and 2010, from 53 to 45, but it has risen to 49 since 2010.
HOUSEHOLDS PAYING > 30% OF INCOME FOR HOUSING	While 33% of all Fort Worth households pay over 30% of their gross income for housing, 45% of African-American households pay over 30% of their gross income on housing.
HOUSING IN SUBSTANDARD OR OVERCROWDED HOUSING	An estimated 13,000 Fort Worth households live in overcrowded conditions or substandard housing, i.e. without a complete kitchen or plumbing in their dwelling unit. Of these households, 7,600 or 59% are Hispanic.

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

SELECTED HOUSING CHALLENGES TERMS

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

HOUSING COST BURDEN IN FORT WORTH

	No Burden < 30%	Moderate Burden >30% - <50%	Severe Burden > 50%
Owner Occupied	79.2%	12.8%	8.1%
Renter Occupied	54.6%	23.0%	22.4%

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

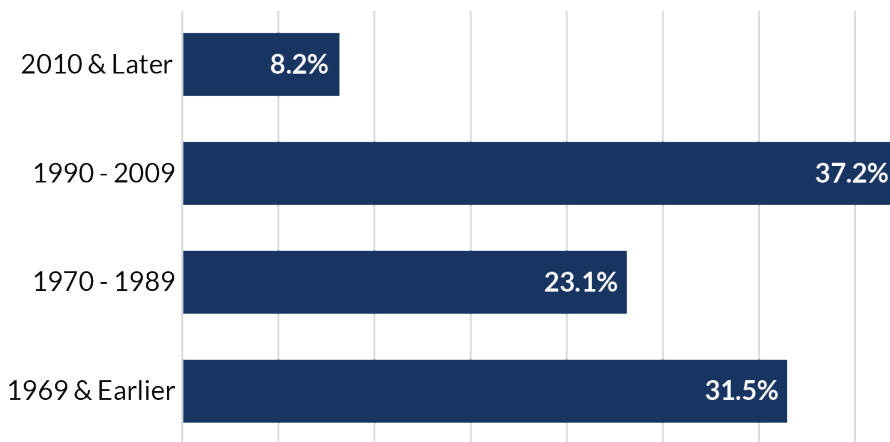
AGE OF HOUSING STOCK

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

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

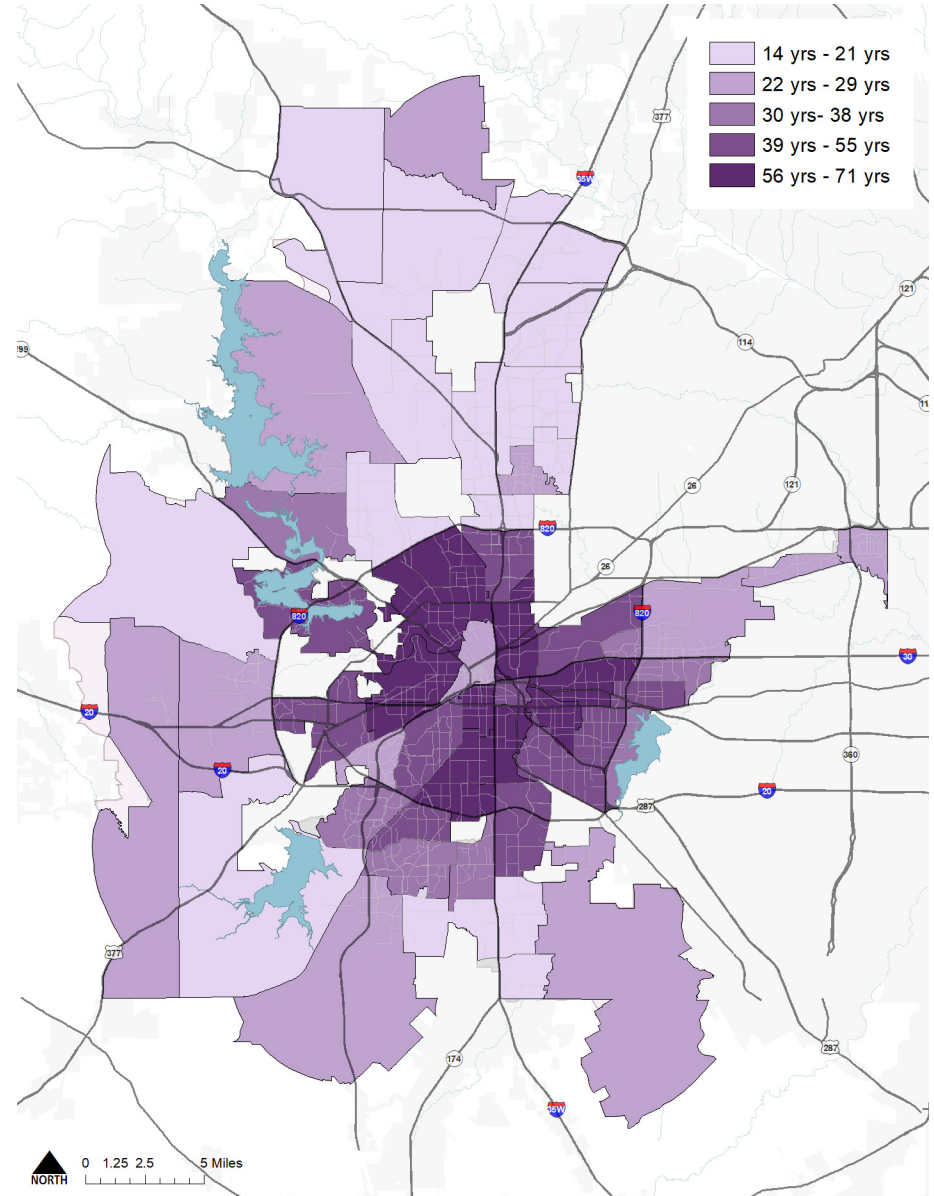
Concentrating people with lower incomes in neighborhoods with aging homes and infrastructure adds to the challenges faced by people who need affordable housing. These neighborhoods may have lower quality of life because of aging or inadequate infrastructure and the potential for disinvestment by neighboring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

HOUSING STOCK AGE



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

MEDIAN HOUSING AGE BY NEIGHBORHOOD PROFILE AREAS (NPA)



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

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

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

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

Example of townhomes.



Zach Scott Street, Austin, Texas, 2017.

FOCUS AREAS	
MIXED-INCOME /MIXED-USE DEVELOPMENT	Promoting vibrant mixed-income and mixed-use neighborhoods in downtown, urban villages, and NEZ locations.
MISSING MIDDLE	Promotes a range of housing choices to meet market demand for smaller scale housing within neighborhood areas.
ASSISTED HOUSING	Public housing that is subsidized by federal and state programs and managed by Fort Worth Housing Solutions.
HOMELESSNESS	Persons that are unsheltered or living in emergency shelters, or transitional housing.
FAIR HOUSING	The City of Fort Worth's Fair Housing Ordinance aims to ensure equitable treatment of its citizens in securing housing.
NEIGHBORHOOD REVITALIZATION	Promoting vibrant neighborhoods through the City's NEZ and Neighborhood Improvement Strategy programs.

MIXED-INCOME AND MIXED-USE HOUSING

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

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

[CLICK HERE FOR MORE INFORMATION](#)

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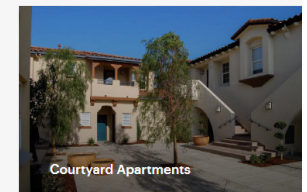
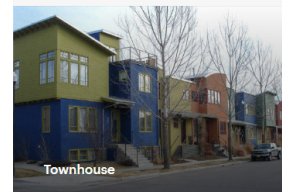
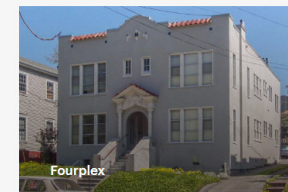
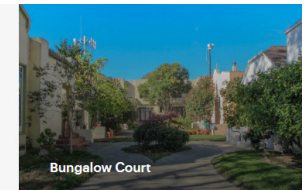
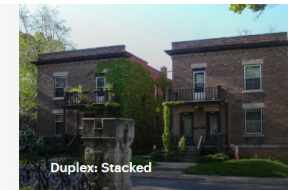
The West Seventh development near Downtown provides a walkable environment to live, work, and play.

West 7th Street, Fort Worth.

MISSING MIDDLE HOUSING

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

[CLICK HERE FOR MORE INFORMATION](#)



Source: Opticos Design, Inc.

ASSISTED HOUSING

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

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

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

FORT WORTH HOUSING SOLUTIONS PORTFOLIO

7,055

Total Units

6,417

Affordable Units

638

Market Rate Units

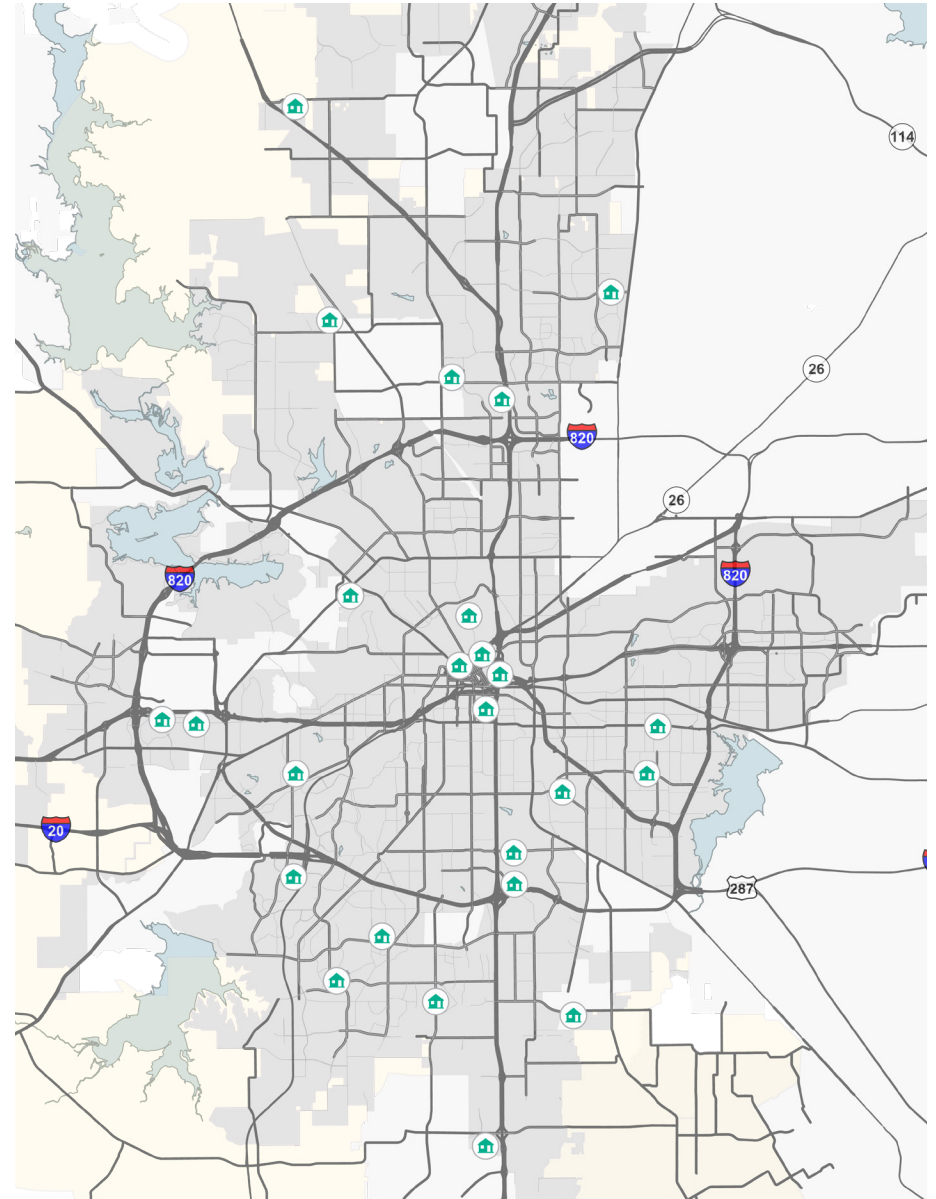
4

Mixed-Income Properties Under Construction

Source: Fort Worth Housing Solutions, 2020.

[CLICK HERE FOR MORE INFORMATION](#)

FORT WORTH HOUSING SOLUTIONS PROPERTIES



Source: Fort Worth Housing Solutions, 2020.

DECONCENTRATION OF PUBLIC HOUSING (AND POVERTY)

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

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

BUTLER PUBLIC HOUSING



Butler Place Apartments - Public Housing

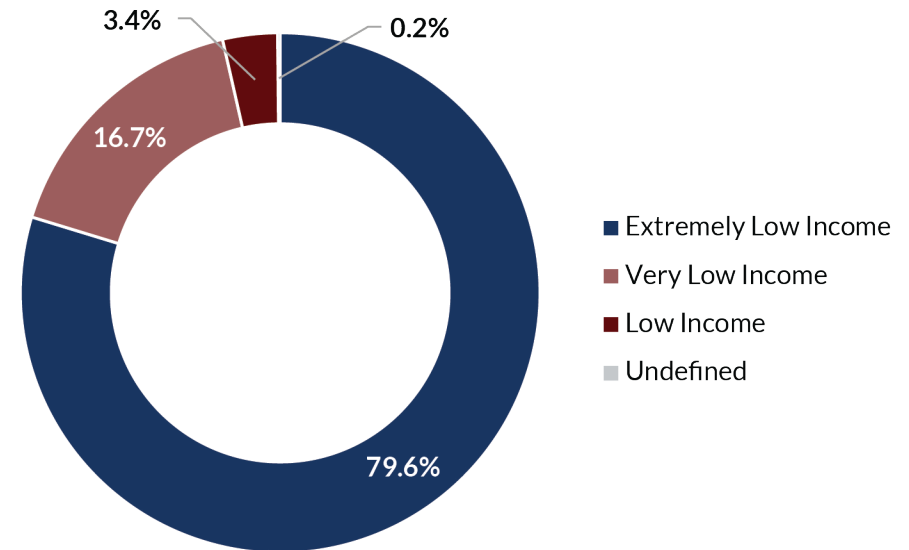
Source: Fort Worth Housing Solutions, 2020.

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



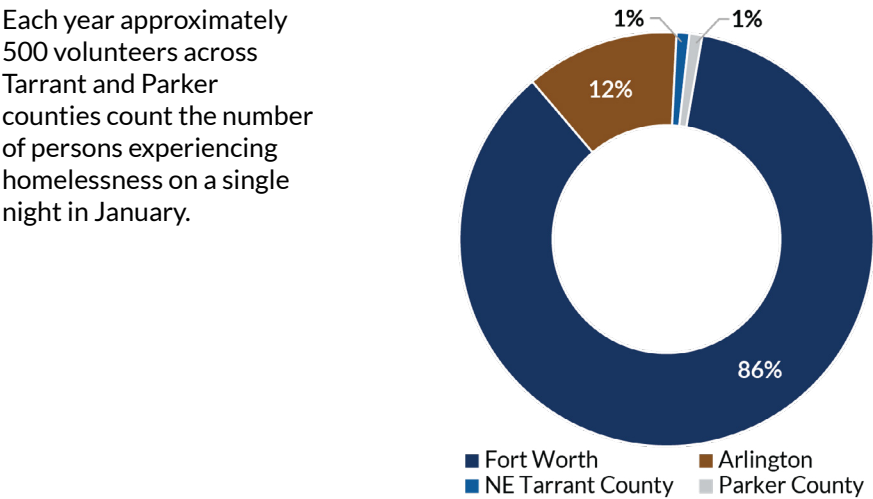
Standard at Boswell Marketplace

FORT WORTH HOUSING CHOICE VOUCHER WAITING LIST, 2019



Source: Fort Worth Housing Solutions, 2020.

HOMELESS POPULATION BY LOCATION



HOW MANY PEOPLE ARE HOMELESS IN YOUR COMMUNITY?



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

WHO EXPERIENCES HOMELESSNESS?



Source: Tarrant County Homeless Coalition, 2019.

HOMELESS DEFINITIONS

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

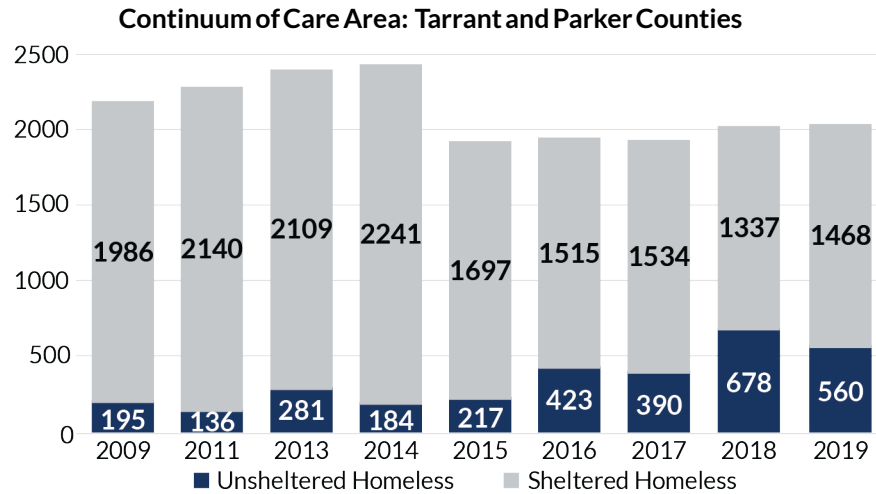
Source: Code of Federal Regulations Parts 91, 582, and 583.

[CLICK HERE FOR MORE INFORMATION](#)

HOMELESS POPULATION 2009 - 2019

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

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

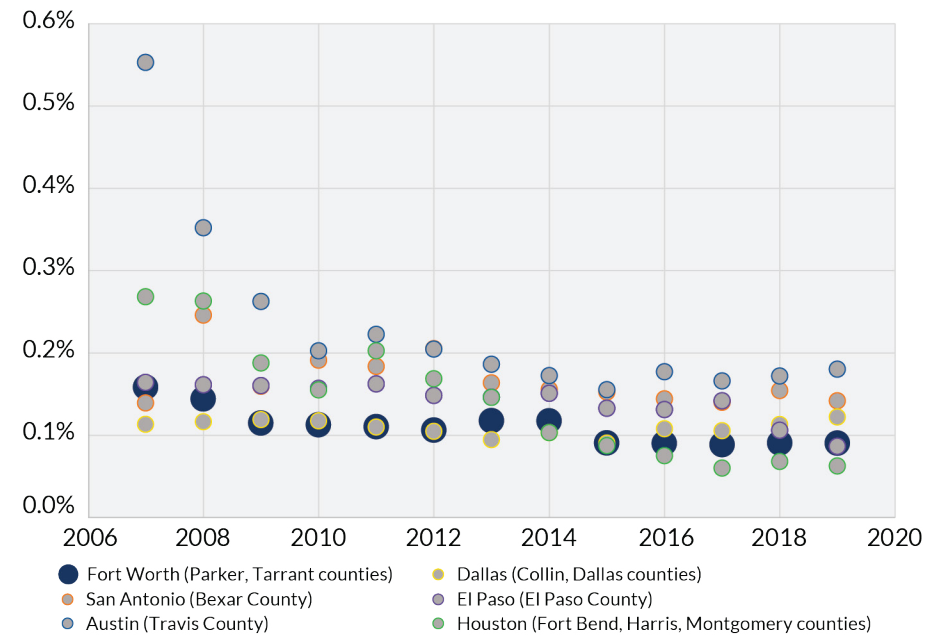


Source: Tarrant County Homeless Coalition, 2019.



True Worth Place, Fort Worth, 2018.

HOMELESS POPULATION COMPARISON



Source: Tarrant County Homeless Coalition, 2019.

DIRECTIONS HOME PROGRAM AND FUNDING

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

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

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

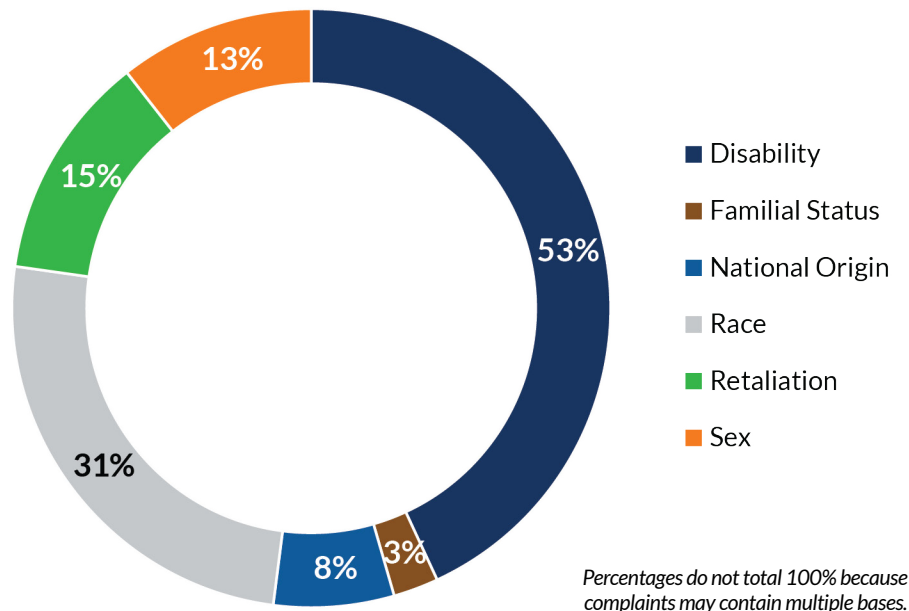
Source: City of Fort Worth, City Manager's Office, Directions Home Program, 2020.

NEIGHBORHOOD EMPOWERMENT ZONE AREAS

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

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

PERCENTAGE OF 2019 COMPLAINTS (TOTAL 104)



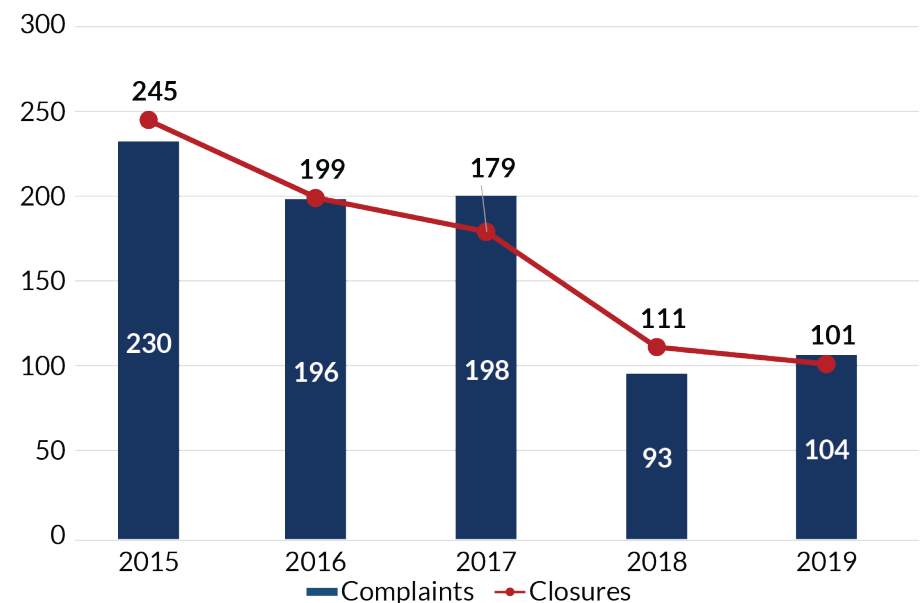
Source: City of Fort Worth, Diversity and Inclusion Department, 2019.

CITY’S FAIR HOUSING ORDINANCE (AMENDED)

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

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

NUMBER OF COMPLAINTS AND CASE CLOSURES



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

NEIGHBORHOOD EMPOWERMENT ZONE AREAS

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

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

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

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

TAX ABATEMENTS AWARDED IN 2018 (AGGREGATE)

83

Number of Projects

\$428,460

Tax Abatements

\$54,774,172

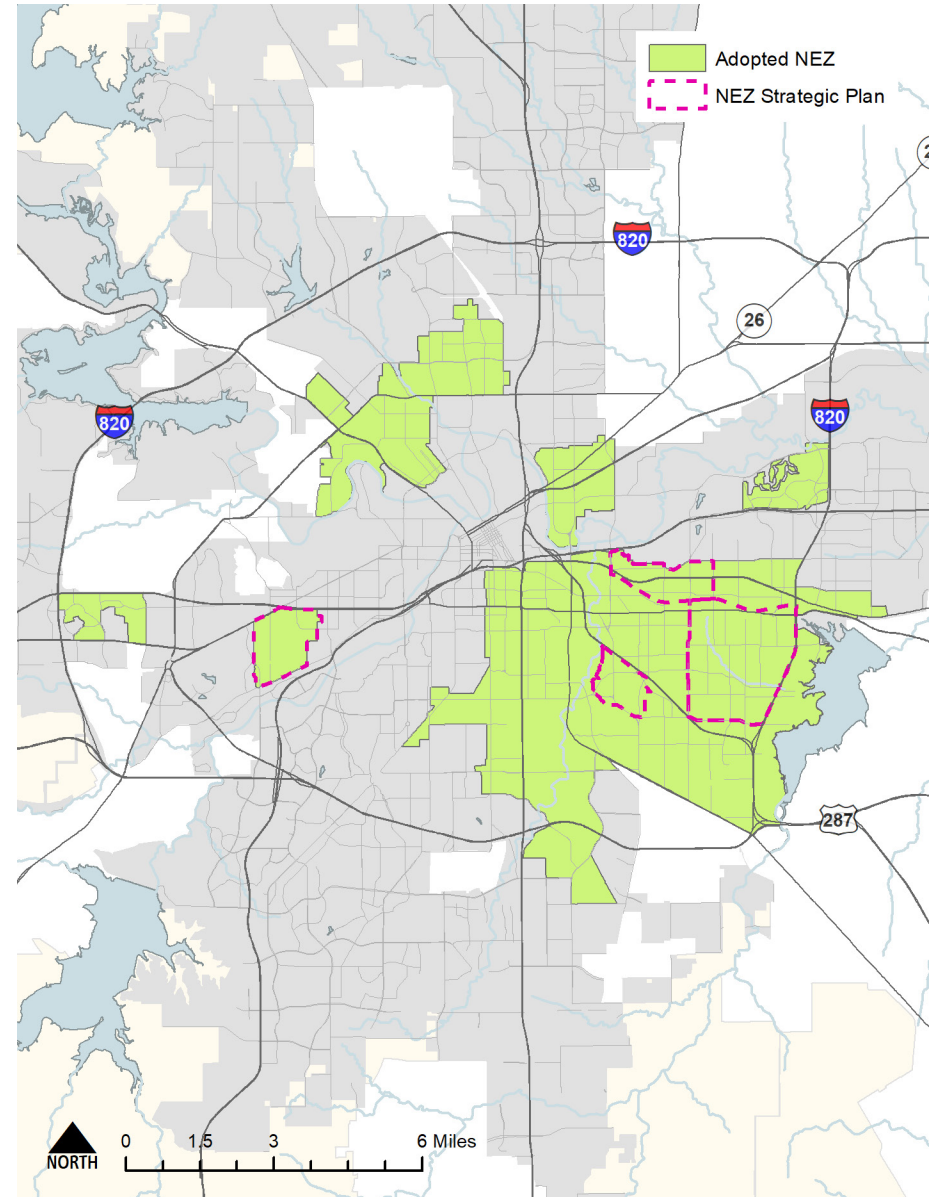
Private Investment Leveraged

\$1: \$127

Public/Private Ratio

[CLICK HERE FOR MORE INFORMATION](#)

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



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

NEIGHBORHOOD IMPROVEMENT STRATEGY

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

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

SHORT-TERM GOALS	LONG-TERM GOALS
• Improve public safety. • Invest in improvements to the area's physical characteristics. • Increase community engagement.	• Promote economic revitalization. • Provide supportive services to reduce poverty and create paths to self-sufficiency.

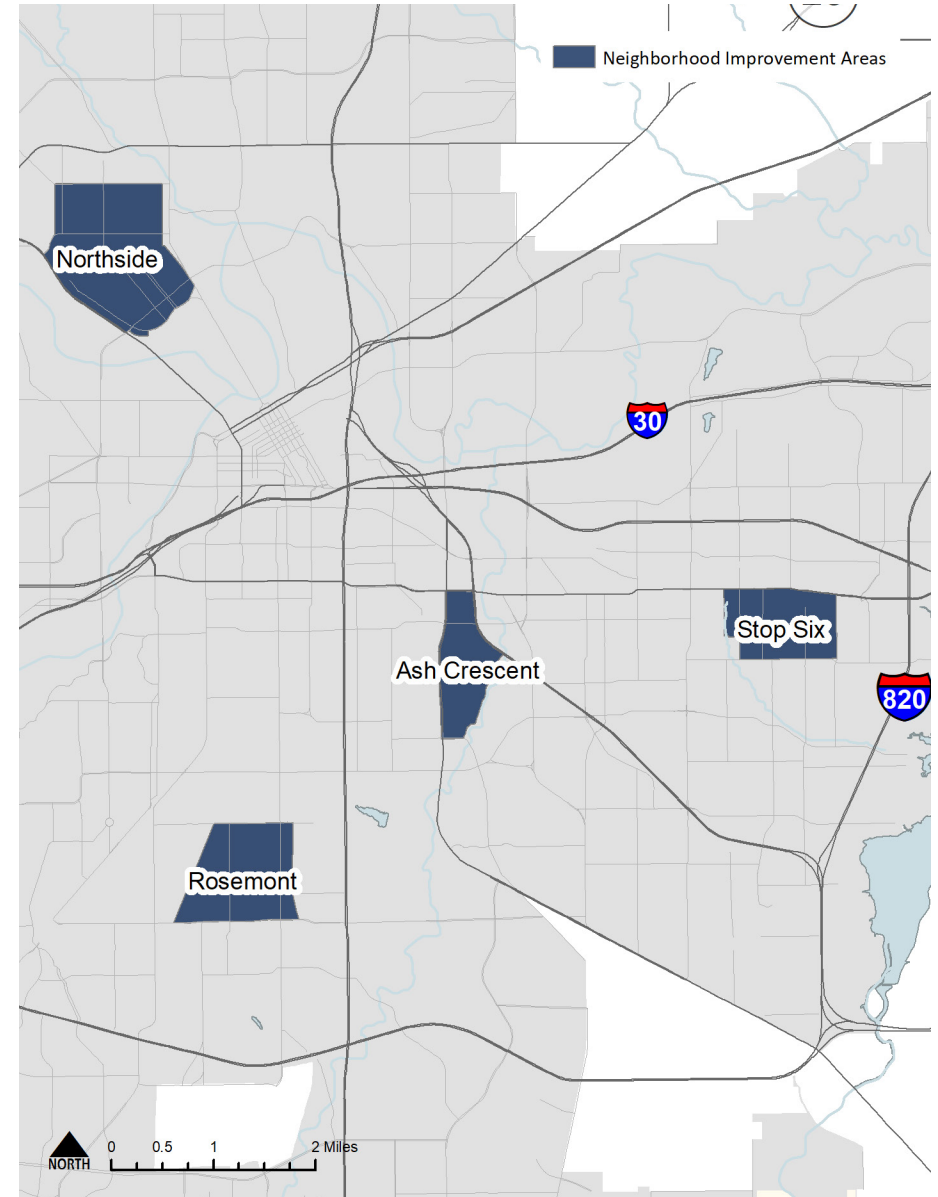
Currently, four neighborhoods have been selected for the pilot program.

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

[CLICK HERE FOR MORE INFORMATION](#)

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

NEIGHBORHOOD IMPROVEMENT AREAS



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

FORT WORTH HOUSING SUPPORT PROGRAMS

HOMEBUYER ASSISTANCE

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

PRIORITY REPAIR

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

WEATHERIZATION ASSISTANCE

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

LEAD-SAFE

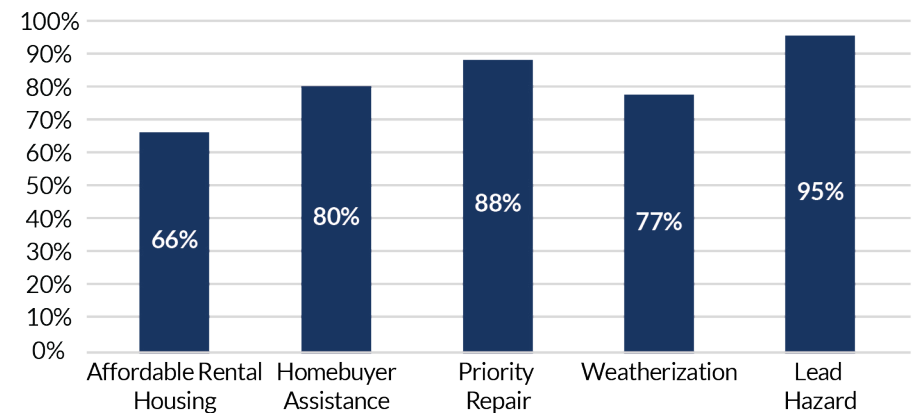
The program helps income-eligible residents protect children (under age six) from lead when they live or spend extended periods of time in a home (built prior to 1978) with lead. Services include free lead-based paint home inspections, lead-based paint hazard reduction services, and community education.

[CLICK HERE FOR MORE INFORMATION](#)

IMPACT OF HOUSING PROGRAMS

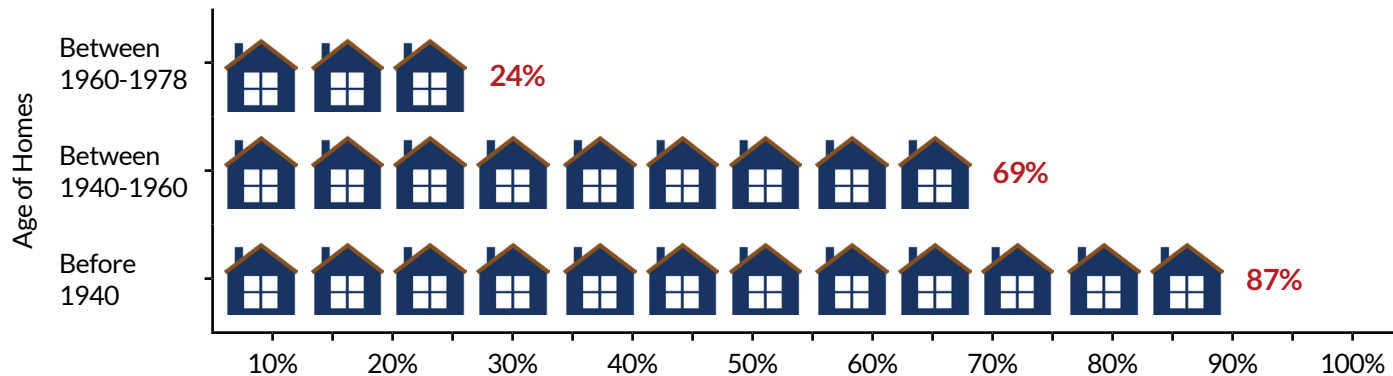
- **REDUCE BLIGHT**
- **STABILIZE NEIGHBORHOODS**
- **IMPROVE QUALITY OF LIFE FOR RESIDENTS**
Especially in low-income minority neighborhoods that have the greatest housing needs.

MINORITY PARTICIPATION IN HOUSING PROGRAMS



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

PERCENTAGE OF HOMES LIKELY TO CONTAIN LEAD



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

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

CONSOLIDATED PLAN AND ACTION PLAN

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

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

HOUSING RELATED FUNDING

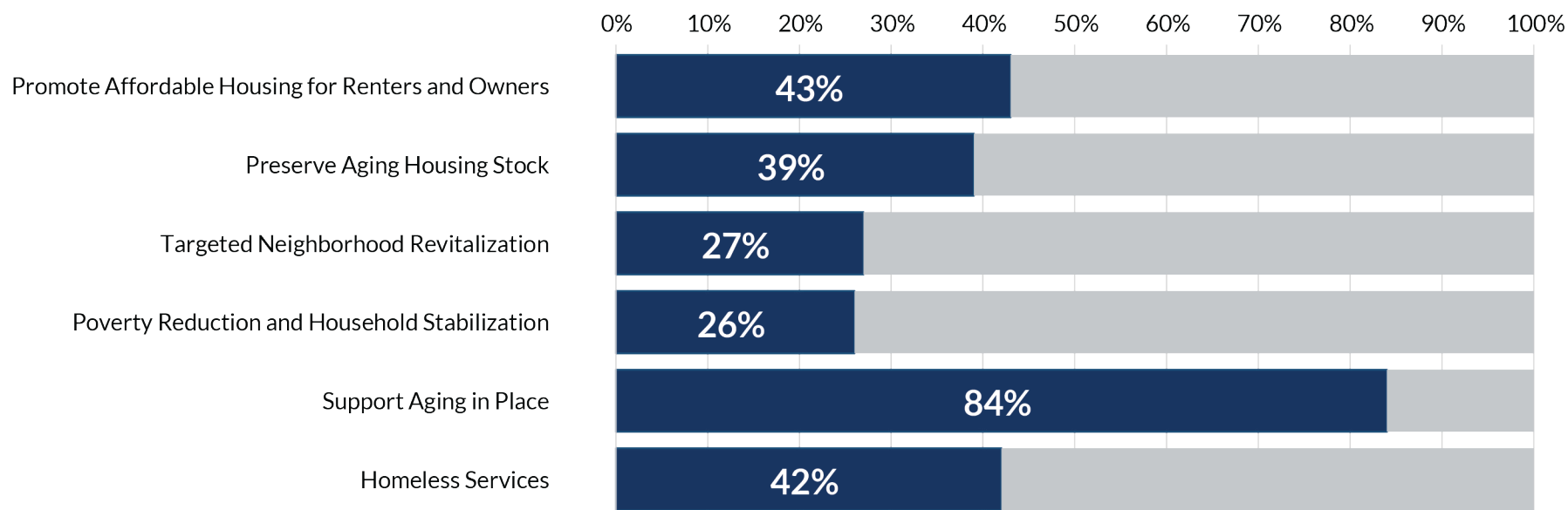
Community Development Block Grant (CDBG) funds are used to develop viable urban communities by providing decent housing, a suitable living environment, and expanded economic opportunities for low- and moderate-income residents.

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

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

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

2018–2023 CONSOLIDATED PLAN – PROGRESS OF HOUSING RELATED GOALS



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

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

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

- Support construction of 88 affordable housing units in FY20.

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

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

3 INCREASE HOMEOWNERSHIP IN FORT WORTH

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

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

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

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

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

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

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

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

POLICIES

Housing Development (Affordable and Market Rate Housing)

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

Housing Preservation

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

Increase Homeownership

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

Housing Needs of Low-Income Households and Vulnerable Residents

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

Fair Housing

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

Downtown and Central City Housing Development

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

POLICIES (CONT)

of designated urban villages and revitalization of surrounding neighborhoods.

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

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

STRATEGIES

Housing Development (Affordable and Market Rate Housing)

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

Housing Preservation

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

Increase Homeownership

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

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

Housing Needs of Low-Income Households and Vulnerable Residents

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

Fair Housing

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

STRATEGIES (CONT)

Downtown and Central City Housing Development

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



**City of Fort Worth, Texas
Organizational Information**

MAYOR

Mattie Parker

CITY MANAGER

Jesus “Jay” Chapa

ASSISTANT CITY MANAGER

Dana Burghdoff

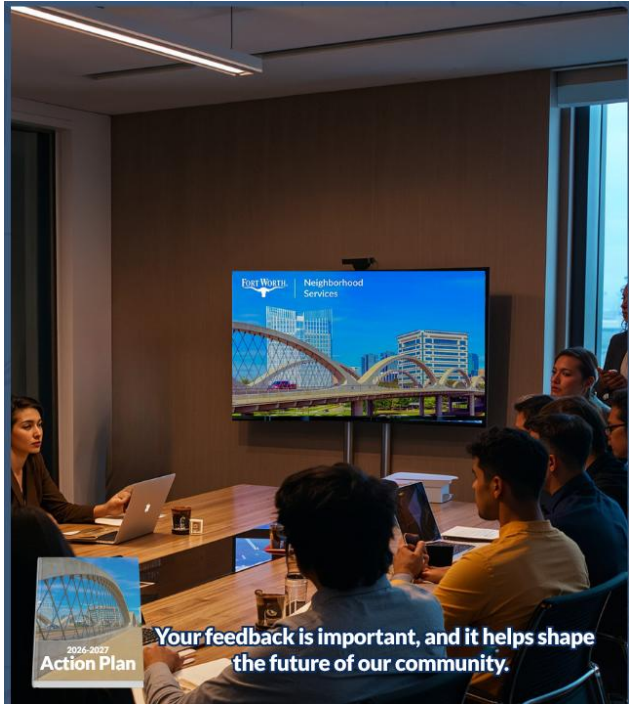
DEPARTMENT DIRECTOR

Kacey Thomas

COMMUNITY DEVELOPMENT COUNCIL

Jonathan Morrison, Chair

DISTRICT	COUNCIL MEMBER	COMMUNITY DEVELOPMENT COUNCIL MEMBER
1	Mattie Parker	Ryland Gray
2	Carlos Flores	Jacqueline Auger
3	Michael Crain	Allison Fitzgerald
4	Charles Lauersdorf	Vacant
5	Deborah Peoples	Jonathan Morrison
6	Mia Hall	Charme Robarts
7	Macy Hill	Cheraya Pena
8	Chris Nettles	Aquanette Crockett
9	Elizabeth Beck	Vacant
10	Chris Jamieson	Kemmiko Grant
11	Jeanette Martinez	Virginia Murillo



**2026-2027
Action Plan**

Share ideas on ways to improve
Fort Worth's neighborhoods and your
community

 **Public Comment Period**
June 22 to July 24, 2026

 **Public Hearing Dates**
Meetings start at 6 pm

July 13, 2026 Ella Mae Shamblee Library 1062 Evans Ave. Fort Worth, TX 76104	August 11, 2026 Fort Worth City Hall 100 Fort Worth Trail Fort Worth, TX 76102
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[READ THE 2026-2027 ACTION PLAN & LEARN MORE](#)

**Your feedback is important, and it helps shape
the future of our community.**



CITY OF FORT WORTH
NEIGHBORHOOD SERVICES DEPARTMENT

**NOTICE OF PUBLIC HEARINGS
and
REQUEST FOR PUBLIC COMMENT FROM
ALL INTERESTED CITIZENS AND ORGANIZATIONS IN FORT WORTH
REGARDING THE
2026-2027 ANNUAL ACTION PLAN
FOR USE OF FEDERAL FUNDS FROM
THE U.S. DEPARTMENT OF HOUSING & URBAN DEVELOPMENT (HUD)
UNDER THE FOLLOWING PROGRAMS:
COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PROGRAM
HOME INVESTMENT PARTNERSHIPS (HOME) PROGRAM
EMERGENCY SOLUTIONS GRANT (ESG) PROGRAM
HOUSING OPPORTUNITIES FOR PERSONS WITH AIDS (HOPWA) PROGRAM**

Public Comment Period June 22, 2026- July 24, 2026

The City of Fort Worth is providing a thirty-day public comment period regarding the submission of the proposed Annual Action Plan for the use of HUD grant funds for the 2026-2027 program year. The proposed plan meets federal requirements under the Community Development Act of 1974 and the National Affordable Housing Act of 1990, as amended. This plan will be submitted to the U.S. Department of Housing and Urban Development (HUD) on or about August 15, 2026, to meet application and regulatory requirements for the Community Development Block Grant (CDBG), the HOME Investment Partnerships Program (HOME), the Emergency Solutions Grant (ESG), and the Housing Opportunities for Persons with AIDS (HOPWA) programs.

ACTION PLAN

The 2026-2027 Action Plan for the City of Fort Worth summarizes the specific activities and proposed expenditures for the CDBG, HOME, ESG, and HOPWA Programs for the upcoming program year, which begins on October 1, 2026, and ends on September 30, 2027. The purpose of these funds is to benefit low and moderate-income individuals and areas throughout the City of Fort Worth. ESG grant funds benefit homeless people and people at risk of homelessness. HOPWA grant funds benefit individuals with HIV/AIDS within Tarrant, Parker, Wise, and Johnson Counties. CDBG and HOME funds support community development activities and affordable housing efforts. Activities and/or programs that receive funding must contribute to the attainment of goals outlined in the Five-Year (2023-2027) Consolidated Plan.

The total amount of grant funding to be allocated for the 2026-2027 Program Year is \$13,614,718.40 including \$60,000 in estimated program income from the CDBG and HOME programs. This includes \$7,153,410.00 in CDBG funds, \$2,816,040.38 in HOME funds, \$625,460.00 in ESG funds, and \$2,959,808.00 in HOPWA funds. A further detailed listing of how these funds will be allocated among

different priorities and agencies can be obtained from the City of Fort Worth Neighborhood Services Department by contacting the staff persons referenced at the end of this notice. The following is a list of proposed activities:

ESTIMATED AMOUNTS BY ACTIVITY AND/OR PROGRAM

COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)	
CDBG PUBLIC SERVICES	
100MEN	\$30,000.00
Artes De La Rosa	\$60,000.00
Boys & Girls Club of Greater Tarrant County	\$40,000.00
Building Pathways	\$73,011.50
Camp Fire First Texas	\$65,000.00
Communities In Schools of Greater Tarrant County	\$50,000.00
Guardianship Services	\$70,000.00
Housing Channel	\$70,000.00
Junior Achievement of Chisholm Trail Inc	\$45,000.00
Meals on Wheels of Tarrant County	\$160,000.00
My Health My Resources	\$110,000.00
The Women's Center of Tarrant County	\$70,000.00
United Community Centers	\$125,000.00
Vantage Alliance	\$75,000.00
Veterans Center of North Texas	\$30,000.00
Subtotal CDBG Public Service Agencies	\$ 1,073,011.50
CDBG HOUSING PROGRAMS	
City of Fort Worth – Priority Repair Program	\$2,000,000.00
Trinity Habitat for Humanity- Cowtown Brush-Up	\$500,000.00
Subtotal CDBG Housing Programs Budget	\$2,500,000.00
CDBG MAJOR PROJECTS	
City of Fort Worth –Major Improvements	\$1,189,716.50
Subtotal CDBG Major Projects	\$1,189,716.50
CDBG PROGRAM DELIVERY	
City of Fort Worth – Rehabilitation and Construction Management Program Delivery	\$810,000.00
City of Fort Worth – Homebuyer and Housing Services Program Delivery	\$150,000.00
Subtotal CDBG Program Delivery	\$960,000.00
CDBG ADMINISTRATION (20%)	
Neighborhood Services Department – CDBG Administration (20%)	\$1,430,682.00
Subtotal CDBG Administration	\$1,430,682.00
Total Community Development Block Grant Funds	\$7,153,410.00
CDBG ACTIVITIES PROPOSED FOR ESTIMATED PROGRAM INCOME	
Program Income: CFW Priority Home Repair Program	\$30,000.00
Subtotal CDBG Activities Utilizing Estimated Program Income	\$30,000.00
Grand Total CDBG Budget including Estimated Program Income	\$7,183,410.00

HOME INVESTMENT PARTNERSHIPS PROGRAM (HOME)	
Homebuyer Assistance Program – City of Fort Worth	\$160,000.00
Affordable Housing Development Program- TBD	\$1,579,724.04
Community Housing Development Organization: Development Corporation of Tarrant County (DCTC)	\$794,712.30
Subtotal HOME Investment Partnerships Program	\$2,534,436.34
HOME ADMINISTRATION (10%)	
Neighborhood Services Department - HOME Administration (10%)	\$281,604.04
Subtotal HOME Administration	\$281,604.04
Total HOME Investment Partnerships Program Funds	\$2,816,040.38
HOME ESTIMATED PROGRAM INCOME	
Program Income: Homebuyer Assistance Program	\$84,976.00
Subtotal HOME Program Income	\$84,976.00
Total HOME Budget including Estimated Program Income	\$2,901,016.38
HOUSING OPPORTUNITIES FOR PERSONS WITH AIDS (HOPWA)	
Tarrant County Samaritan Housing, Inc.: (Supportive Services, Facility-Based Housing Operations, Tenant-Based Rental Assistance (TBRA), and Administration)	\$950,000.00
AIDS Outreach Center: (Short Term Rent Mortgage and Utility Assistance – STRMU; Tenant Based Rental Assistance – TBRA; Supportive Services; and Administration)	\$400,000.00
Subtotal HOPWA Public Service Agency Funding	\$1,350,000.00
HOPWA PROGRAM – City of Fort Worth	
Neighborhood Services Department – HOPWA Administration (3%)	\$88,794.24
Neighborhood Services Department: Tenant-Based Rental Assistance (TBRA), Supportive Services, Permanent Housing Placement (PHP)	\$1,521,013.76
Subtotal HOPWA City of Fort Worth	\$1,609,808.00
Total HOPWA Budget	\$2,959,808.00
EMERGENCY SOLUTIONS GRANT (ESG)	
Lighthouse for the Homeless	\$150,000.00
Presbyterian Night Shelter	\$145,276.00
Safe Haven of Tarrant County (The Archway)	\$80,000.00
Center for Transforming Lives	\$100,000.00
The Salvation Army	\$103,274.50
Subtotal ESG Public Service Agency Funding	\$578,550.50
ESG ADMINISTRATION (7.5%)	
Neighborhood Services Department – ESG Administration (7.5%)	\$46,909.50
Subtotal ESG Administration	\$46,909.50
Total ESG Budget	\$625,460.00
GRAND TOTAL CDBG/ESG/HOPWA/HOME BUDGETS Including Estimated Program Income	\$13,669,694.38

Beginning June 22, 2026, drafts of the 2026-2027 Action Plan will be available on the City's website at <http://fortworthtexas.gov/neighborhoods/grants/>. Copies will also be available for public review at the following locations:

Neighborhood Services Department Fort Worth City Hall 100 Fort Worth Trail Fort Worth, Texas 76102	East Regional Library 6301 Bridge Street Fort Worth, Texas 76112	Southwest Regional Library 4001 Library Lane Fort Worth, Texas 76109
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The thirty-day public review and comment period for the plan will begin Monday, June 22, 2026. All comments must be received no later than 5:00 pm on Friday, July 24, 2026. To submit written comments, please write to the City of Fort Worth, Neighborhood Services Department, 100 Fort Worth Trail, Fort Worth, TX 76102, Attention: Alison Villasna, Community Development Planner. To request additional Action Plan information or to request a copy, please contact Alison Villasana at (817) 392-5958 or alison.villasana@fortworthtexas.gov. Written comments may also be faxed to (817) 392- 5958.

Neighborhood Services Department staff will conduct a public hearing on Monday, July 13, 2026, at 6:00 p.m. to be held at E.M. Shamblee Public Library, 1062 Evans Avenue, Fort Worth, Texas 76104. The Fort Worth City Council will conduct a public hearing Tuesday, August 11, 2026. This hearing is proposed to be held at 6:00 p.m. in the City Council Chambers located at 100 Fort Worth Trail, Fort Worth, Texas 76102, in conjunction with the regular Council meeting. Please contact Alison Villasana, Community Development Planner at (817) 392-5958 or via email at alison.villasana@fortworthtexas.gov for additional information.

The purpose of these hearings will be to receive public comments on the proposed funding listed above and on the Action Plan. The plan is scheduled to be adopted by City Council on August 11, 2026, and submitted to HUD on or around August 15, 2026.

2026–2027 HUD Annual Action Plan Overview

July 13, 2026



fgrrv

HUD Entitlement Grants



Community
development
activities and
services



Affordable
housing
development



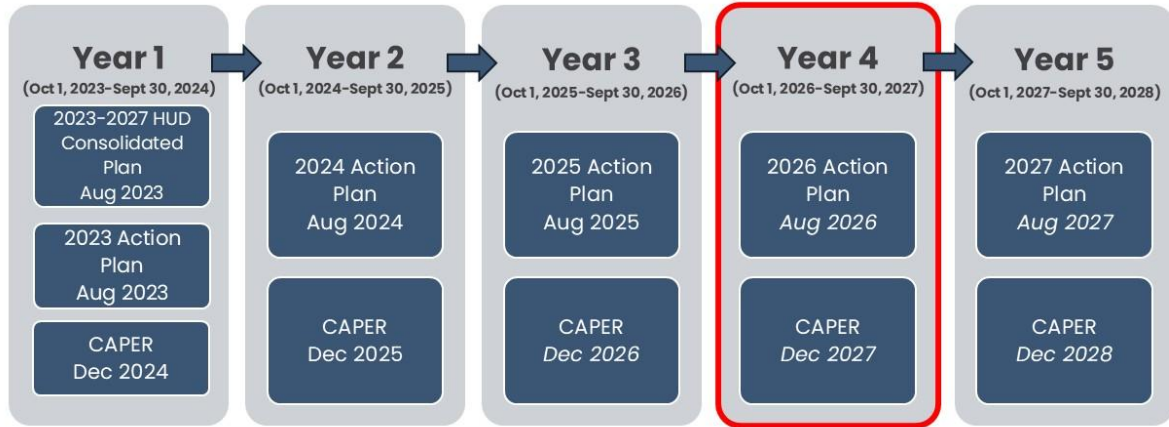
Emergency
shelters and
homelessness
prevention



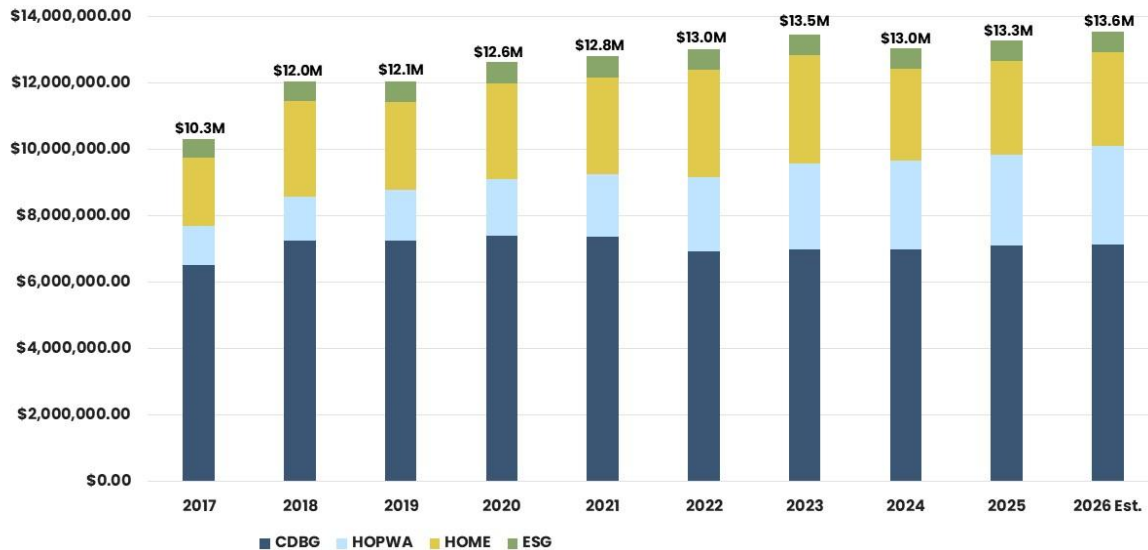
Housing
assistance
and
supportive
services for
persons living
with HIV/AIDS

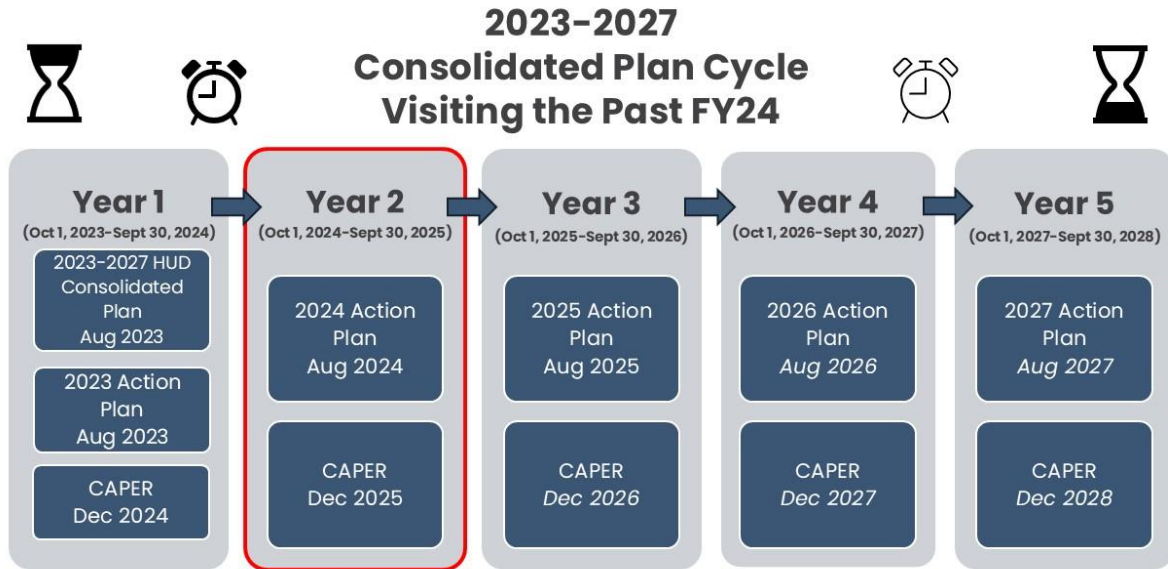


2023-2027 Consolidated Plan Cycle October 1, 2023 – September 30, 2027



HUD Entitlement Grant Funding





2023-2027 ConPlan Goals & Outcomes

Target Completion at End of FY24 (Year 2): 40%

Five Year Consolidated Plan Goal	Target	Actual Through FY24	FY25 Funded Agency Target	FY26 Funded Agency Target	Total to be Served	% Complete Forecast
Healthy Living and Wellness	19,000	293	190	2,270	2,753	14.49%
Aging-In-Place	16,925	814	164	408	1,386	8.19%
Children and Youth Services	12,500	2,486	1,095	1,022	4,759	38.07%
Accessibility Improvements	410	149	33	0	182	44.39%
Economic Empowerment and Financial Resilience	1,940	784	254	238	1,276	65.77%
Affordable Housing for Renters / Owners – PS Activities for Low/Mod Income Housing Benefit	1,200	523	204	156	883	73.5%
Homelessness Prevention and Special Needs Support – Homeless Overnight Shelter	29,280	18,283	5,540	4,935	28,758	98.22%

Process Improvements

PSA RFP Application Review and Selection Process:

- Pre-Proposal Conference
 - Required Documents Checklist
 - Reviewers Guide
 - Financial Review Rubric
- Reviewers Guide
 - Automatic Denial Standards
 - Points Transparency
 - Points Category for Previously Funded Agencies
- Scoring Calibration
 - Implemented Margin of Error
 - 10pts or less
- Three Step Application Review Process
 - Pre-Application- Sr. Management Analyst
 - Full-Application Review- Compliance
 - Final Application Review- Review Team
- CDBG Agency Presentation
 - Community Development Council Scoring

PSA Oversight and Performance:

- Funding Dashboard
- Technical Assistance
- Timeliness Reviews
- Compliance Checkpoints
- Corrective Action Plans
- Quarterly Roundtables
- Pathways to Partnership



Neighborhood Services Department

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2026–2027 HUD Grant Allocations

Grant Period: October 1, 2026 – September 30, 2027

Grant Program	2025–2026	2026–2027	Change
Community Development Block Grant (CDBG)	\$7,116,438.00	\$7,153,410.00	\$36,972.00
Emergency Solutions Grant (ESG)	\$615,818.00	\$625,460.00	\$9,642.00
Housing Opportunities for Persons with AIDS (HOPWA)	\$2,726,668.00	\$2,959,808.00	\$233,140.00
HOME Investment Partnerships Program (HOME)	\$2,814,431.77	\$2,816,040.38	\$1,608.61
Total Grant Funding	\$13,273,355.77	\$13,554,718.38	\$281,362.61



Neighborhood Services Department

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Overall Budget: CDBG

Program	2025-2026 Allocation	2026-2027 Allocation	Change
General Administration (20%)	\$1,423,288.00	\$1,430,682.00	\$7,394.00
Rehab Project Delivery	\$810,000.00	\$810,000.00	-
HAP Program Delivery	\$150,000.00	\$150,000.00	-
Priority Repair Program	\$2,000,000.00	\$2,000,000.00	-
REACH-Housing Program	\$165,000.00	-	(\$165,000.00)
Cowtown Brush Up	\$500,000.00	\$500,000.00	-
Major Project	\$1,000,685.00	\$1,189,716.50	\$189,031.50
Public Service Agency (15%)	\$1,067,465.00	\$1,073,011.50	\$5,546.50
Total CDBG Funding	\$7,116,438.00	\$7,153,410.00	\$36,972.00



Neighborhood Services Department

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CDBG Public Service Agencies: Budget by Consolidated Plan Goal

Consolidated Plan Goal	2025-2026 Allocation	2026-2027 Allocation	Change	Amount Requested
Affordable Housing Programs	\$111,000.00	\$70,000.00	(\$41,000.00)	\$179,125.00
Aging In Place*	\$80,000.00	\$300,000.00	\$220,000.00	\$390,000.00
Children/ Youth Services*	\$399,465.00	\$415,000.00	\$15,535.00	\$940,480.00
Economic Empowerment & Financial Resilience	\$182,000.00	\$133,011.50	(\$48,988.50)	\$385,000.00
Healthy Living & Wellness*	\$120,000.00	\$160,000.00	\$40,000.00	\$585,000.00
Homelessness Prevention & Special Needs Support	\$175,000.00	-	(\$175,000.00)	\$220,000.00
Total CDBG Funding	\$1,067,465.00	\$1,073,011.50	\$5,546.50	\$2,699,605.00

* Significantly Below Target Completion



Neighborhood Services Department

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CDBG Public Service Agencies : Budget by Program

Program	2025-2026 Allocation	2026-2027 Allocation	Change	PSA RFP Score	Amount Requested
Affordable Housing Programs					
Affordable Housing	\$111,000.00	\$70,000.00	(\$41,000.00)		\$179,125.00
Housing Channel	\$111,000.00	\$70,000.00	(\$41,000.00)	82.3	\$91,125.00
Habitat for Humanity	-	-	-	82.3	\$88,000.00
Aging In Place					
Aging in Place	\$80,000.00	\$300,000.00	\$220,000.00		\$390,000.00
Meals on Wheels	-	\$160,000.00	-	96.9	\$200,000.00
Guardianship Services	\$80,000.00	\$70,000.00	(\$10,000.00)	91.5	\$100,000.00
The Women's Center	-	\$70,000.00	\$70,000.00	88.8	\$90,000.00

 Fort Worth	Neighborhood Services Department	Purple = New Agency	11
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CDBG Public Service Agencies: Budget by Program-continued

Program	2025-2026 Allocation	2026-2027 Allocation	Change	PSA RFP Score	Amount Requested
Children/Youth Services					
Children/Youth Services	\$399,465.00	\$415,000.00	\$15,535.00	-	\$940,480.00
Camp Fire First Texas	\$62,184.00	\$65,000.00	\$2,816.00	91.2	\$87,480.00
Artes De La Rosa	-	\$60,000.00	\$60,000.00	90.5	\$80,000.00
United Community Center	\$125,000.00	\$125,000.00	-	88.8	\$150,000.00
The YouthVantage Alliance (Girls Inc.)	\$90,281.00	\$75,000.00	(\$15,281.00)	87.7	\$125,000.00
Boys & Girls Club of Greater Tarrant County	\$72,000.00	\$40,000.00	(\$32,000.00)	81.5	\$73,000.00
Junior Achievement of the Chisholm Trail	\$50,000.00	\$45,000.00	(\$5,000.00)	80.8	\$100,000.00

 Fort Worth	Neighborhood Services Department	Purple = New Agency	12
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CDBG Public Service Agencies: Budget by Program-continued

Program	2025-2026 Allocation	2026-2027 Allocation	Change	RFP Score	Amount Requested
Children and Youth Services					
Children/Youth Services	\$399,465.00	\$415,000.00	\$15,535.00	-	\$940,480.00
Texas Supremacy of Music & Arts Conservatory	-	-	-	79.1	\$250,000.00
Maroon 9	-	-	-	78.4	\$75,000.00
Economic Empowerment and Financial Resilience					
Economic Empowerment and Financial Resilience	\$182,000.00	\$133,011.50	(\$48,988.50)	-	\$385,000.00
Building Pathways	-	\$73,011.50	\$73,011.50	89.1	\$150,000.00
100 MEN Enterprises	-	\$30,000.00	\$30,000.00	84.5	\$70,000.00
Veterans Center of North Texas	-	\$30,000.00	\$30,000.00	84.1	\$50,000.00
Easterseals North Texas	\$92,000.00	-	(\$92,000.00)	63.5	\$115,000.00



Neighborhood Services Department

Purple = New Agency

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CDBG Public Service Agencies: Budget by Program-continued

Program	2025-2026 Allocation	2026-2027 Allocation	Change	PSA RFP Score	Amount Requested
Healthy Living and Wellness					
Healthy Living and Wellness	\$120,000.00	\$160,000.00	\$40,000.00	-	\$585,000.00
MHMR	-	\$110,000.00	\$110,000.00	95.5	\$200,000.00
Communities In Schools of Greater Tarrant County	-	\$50,000.00	\$50,000.00	94.5	\$50,000.00
A Chance to Learn	-	-	-	78.2	\$85,000.00
Community Link Mission	-	-	-	65.5	\$250,000.00
Homelessness Prevention and Special Needs Support					
Homelessness Prevention and Special Needs Support	\$175,000.00		(\$175,000.00)		\$220,000.00
Presbyterian Night Shelter	\$175,000.00	-	(\$175,000.00)	85.4	\$220,000.00



Neighborhood Services Department

Purple = New Agency

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Overall Budget: HOME

Program	2025-2026 Allocation	2026-2027 Allocation	Change
General Administration (10%)	\$281,443.00	\$281,604.04	\$161.04
Homebuyer Assistance Program	\$1,110,824.77	\$160,000.00	(\$950,824.77)
Major Project	\$1,000,000.00	\$1,579,724.04	\$579,724.04
CHDO(15%)	\$422,164.00	\$422,406.05	\$242.05
CHDO Project	-	\$372,306.24	\$372,306.24
Total HOME Funding	\$2,814,431.77	\$2,816,040.38	\$1,608.61

Overall Budget: ESG

Program	2025-2026 Allocation	2026-2027 Allocation	Change	PSA RFP Score	Amount Requested
General Administration (7.5%)	\$46,186.35	\$46,909.50	\$723.15	-	-
Presbyterian Night Shelter	\$139,491.00	\$145,276.00	\$5,785.00	93.5	\$200,000.00
Lighthouse for the Homeless	\$150,000.00	\$150,000.00	-	89.5	\$200,000.00
SafeHaven of Tarrant County dba, The Archway	\$80,000.00	\$80,000.00	-	84.0	\$120,000.00
The Salvation Army	\$127,141.00	\$103,274.50	(\$23,866.50)	79.0	\$186,563.00
Center for Transforming Lives	\$73,000.00	\$100,000.00	\$27,000.00	78.0	\$130,000.00
Total ESG Funding	\$615,818.00	\$625,460.00	\$9,641.65	-	\$796,563.00

Overall Budget: HOPWA

Program	2025-2026 Allocation	2026-2027 Allocation	Change	PSA RFP Score	Amount Requested
General Administration (3%)	\$81,800.00	\$88,794.24	\$6,994.20	-	-
AIDS Healthcare Foundation	\$264,679.80	\$400,000.00	\$135,320.00	72.5	\$500,000.00
Tarrant County Samaritan Housing	\$1,406,188.00	\$950,000.00	(\$456,188.00)	70.4	\$1,592,395.91
City of Fort Worth-HOPWA Program	\$974,000.00	\$1,521,013.76	\$547,013.76	-	-
Total HOPWA Funding	\$2,726,667.80	\$2,959,808.00	\$233,140.20	-	\$2,092,395.91

2026-2027 Action Plan: Timeline



Date	Action
June 8, 2026	Action Plan Recommendation Presentation to CMO
June 17, 2026	Community Development Council Meeting: Action Plan Recommendations
June 22, 2026	Action Plan Public Comment Period Begins
July 13, 2026	Action Plan Recommendations and Action Plan Public Hearing #1 @ Shamblee Library
July 24, 2026	Action Plan Public Comment Period Ends
August 11, 2026	City Council Meeting: Action Plan Approval & Public Hearing #2
August 14, 2026	Action Plan Submitted to HUD
October 1, 2026	2026-2027 Grant Year Begins*

*HUD Funding Challenges



- While the grant year starts October 1, spending could be delayed.
- The FY2026 White House Discretionary Budget Request included major cuts or eliminations of these grants.
- Although funding was ultimately maintained, grant agreements weren't issued by HUD until December 2025 which delayed the City contracts with the sub agencies.
- The FY2027 budget proposal again includes major cuts, creating the potential for delayed spending again.

Fort Worth
Neighborhood Services Department

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Thank You! Questions?

**Alison Villasana**
Community Development Planner

(817) 392-5958
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Fort Worth
Neighborhood Services Department (NSD)

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2026-2027 HUD ANNUAL ACTION PLAN COMMUNITY CONTACT LIST

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ACH Child and Family Services	Wayne Carson	Chief Executive Officer	wayne.carson@achservices.org
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ACH Child and Family Services	Wayne Carson	Chief Executive Officer	wayne.carson@achservices.org
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AIDS Outreach Center, Inc.	Johnny Watkins-Mitchell	Housing Assistance Manager	johnnyw@aoc.org
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FLY Girlz Academy	Lauren King Scott		info@flygirlzacademyinc.com
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Fort Worth Families United	Jakeena Sweet		fwfuinc@gmail.com
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Fort Worth Housing Solutions	Mary-Margaret Lemons	President/CEO	mmlemons@fwhs.org
Fort Worth Housing Solutions	Mary-Margaret Lemons	President/CEO	mmlemons@fwhs.org
Fort Worth Metropolitan Black Chamber of Commerce	Michelle Green-Ford	President/CEO	
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Fortress			operations@fortressfw.org
FW League of Neighborhoods	Tony Perez	President	
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Girls Inc. of Tarrant County	Kris Canfield	Chief Development Officer	

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Hopeful Arms Foundation	Demira Devoil	CEO/Executive Director	info@hopefularmsfoundation.org
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LVT Rise	Lyn Downing		grants@lvtrise.org
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Maroon 9 Community Enrichment Organization	Sha Vonne Davis	President & Executive Director	info@maroon9.org ; sdavis@maroon9.org

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Meals on Wheels, Inc. of Tarrant County	Carla Jutson	President/CEO	carla@mealsonwheels.org
Mental Health Advocacy Partners	Celia Brannon		info@gomapartners.org
Mental Health Advocacy Partners	Raquel Portillo		info@gomapartners.org
MHMR of Tarrant County	Mike Olson	Crisis Program Manager	michael.olson@mhmrtc.org
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MHMR of Tarrant County	Susan Garnett	Chief Executive Officer	ceo@mhmrtc.org
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Naomins Home Ministries Inc	LaMonica Newman	Managing Director	lamonicanewman@me.com
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NPower	Mack Campbell	Senior Development Director	mack.campbell@npower.org
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One Safe Place	Hannah Smiley		hsmiley@onsafeplace.org
Opening Doors for Women In Need	LaCisha Crear		lacisha@opendoors4women.org
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Presbyterian Night Shelter	Toby Owen	Chief Executive Officer	towen@journeyhome.org
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R. LIFE			
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Resources Inspiring Success and Empowering			admin@weriseandinspire.org
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Services of Hope	Daniel Prescott Jr.		dbprescott@servicesofhope.org
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Sixty & Better, Inc.	Sean Erwin		serwin@sixtyandbetter.org

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Tarrant Area Food Bank	Stephen Raeside		stephen.raeside@tafb.org
Tarrant Area Food Bank	Julie Butner	President & CEO	julie.butner@tafb.org
Tarrant County Homeless Coalition	Lauren King	Executive Director	laurenking@ahomewithhope.org
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Tarrant County Samaritan Housing, Inc.	Kimberly Robinson	President/CEO	krobinson@samaritanhouse.org
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Taste Project: Fort Worx	Julie Williams		julie.williams@tasteproject.org
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Texans On Mission	Rafael Munoz		rafael.munoz@texansonmission.org
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The Glory Impact Center	Sheree Lewis		sheree@thegloryimpactcenter.com
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The Immigrant Mom, Inc.			theimmigrantm@gmail.com
The Multicultural Alliance	Cheryl Gray Kimberling	President	

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The Salvation Army	Amy Kadleck	Senior Manager of Social Service Programs	
The Salvation Army	Deborah Bullock	Executive Director	deborah.bullock@uss.salvationarmy.org
The TalkingDrumNetwork Inc	Robert Vaden	Executive Director	
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The Women's Center of Tarrant County	Laura Hilgart	President & CEO	lhilgart@womenscentertc.org
Transition Resource Action Center (TRAC)	Portia Johnson	Assistant Director- Grants/Compliance	pjohnson@citysquare.org
Trinity Metro	Richard Andreski	President/CEO	richard.andreski@ridetm.org
Trinity River Authority of Texas	J. Kevin Ward	General Manager	regioncwpg@trinityra.org
True Worth Place	Toby Owen	CEO	towen@journeyhome.org
United Community Centers	Frances Torres	Program Director	ftorres@unitedcommunitycenters.org
United Community Centers	Celia Esparza	President and CEO	cesparza@unitedcommunitycenters.org
United States Pan Asian American Chamber of Commerce - Southwest Region	Grace McDermott	President	justin@uspaacc-sw.org
United Way of Hood County	Crystal Moore	Operations	becky@unitedwayhoodcounty.com
United Way of Parker County	Le'Anne Taylor	Director	director@unitedwayofparkercounty.org
United Way of Tarrant County	Leah King	President/CEO	leah.king@unitedwaytarrant.org
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United Way	Carol Noel		carol.noel@unitedwaytarrant.org
United Way	Katherine Zufelt		katharine.zufelt@unitedwaytarrant.org
Unity In The Community	Michael Bell	President	unityinthecommunityfw@gmail.com
Volunteers of America Texas, Inc.	Stephanie Rodriguez		sjrodriguez@voatx.org
Wise Area Relief Mission	Angie Gardiner	Interim Executive Director	warm@warmtx.org
Women In Power empowering	Sabrina Conner		womeninpowerempowering@gmail.com
Workforce Solutions of Tarrant County	Judy McDonald	Exeuctive Director	

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Your Harvest House	Varina Denman		varina@yourharvesthouse.org / varina@varinadenman.c
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Youth of Royalty	Dena Ashton		dena_ashton@yahoo.com



June 22, 2026

RE: City of Fort Worth 2026-2027 Action Plan

Dear Community Partner:

The City of Fort Worth is in the process of preparing its 2026-2027 Action Plan; the draft will be available for public comment from June 22, 2026 to July 24, 2026. The U.S. Department of Housing and Urban Development (HUD) requires the City to submit an annual Action Plan in order to receive certain federal entitlement grants. In accordance with HUD guidelines, we are soliciting input from representatives of a wide variety of community organizations, including yours.

Every year the City receives four entitlement grants; the amounts to be received for October 1, 2026, through September 30, 2027, are provided below, as are estimated program income amounts:

Community Development Block Grant (CDBG): **\$7,153,410.00**

HOME Investment Partnerships Program (HOME): **\$2,816,040.38**

Emergency Solutions Grant (ESG): **\$625,460.00**

Housing Opportunities for Persons with AIDS (HOPWA): **\$2,959,808.00**

CDBG and HOME Program Income (PI): **\$60,000.00**

The draft 2026-2027 Action Plan, the fourth plan of a 5-year cycle, lists activities that the City will pursue with these entitlement grants to meet its 2023-2027 Consolidated Plan goals. The draft will be available during the comment period referenced above, and can be viewed here: <http://fortworthtexas.gov/departments/neighborhoods/services/grants/>.

Public hearings will be held on **July 13, 2026, 6:00 p.m. at Ella Mae Shamblee Library, 1062 Evans Avenue, Fort Worth, TX 76104**, and on **August 11, 2026, 6:00 p.m. at the Fort Worth City Council meeting in Council Chambers at 100 Fort Worth Trail, Fort Worth, Texas 76102**. The Action Plan is scheduled for adoption by City Council at their meeting on August 11th. Submission of these documents to HUD will take place no later than August 15, 2026.

We appreciate any comments that you would like to make regarding the 2026-2027 Action Plan. Written comments can be submitted to Tracey Walton, Interim Sr. Management Analyst, Neighborhood Services Department, City of Fort Worth, 100 Fort Worth Trail, Fort Worth, Texas, 76102, by phone at (817) 392-5697, or by email tracey.walton@fortworthtexas.gov

Neighborhood Services Department

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