



Recommendations for 2023-2027 Consolidated Plan Goals and 2023-2024 Funding Allocations for HUD Grants: CDBG, HOME, ESG, HOPWA

City of Fort Worth Public Hearing, July 12, 2023

Sharon Burkley, Community Development Planning Manager
Neighborhood Services Department





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

HISTORY

- Established in 1965
- Created as a part of President Lyndon B. Johnson's War on Poverty
- Consolidated a number of other older federal agencies

MISSION

- Address America's housing needs
- Improve and develop communities
- Enforce fair housing laws

PURPOSE

- Provide housing and community development assistance
- Make sure everyone has access to "fair and equal" housing



<https://www.hud.gov/>

3



HUD Grants Overview

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

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



4

FORT WORTH

What is the Consolidated Plan?

Consolidated Plan – combines four HUD grants

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

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

FORT WORTH

City of Fort Worth – receives these grants and:

- Engages with community
- Develops annual budget and programs
- Identifies and prioritizes community needs and details how they will be addressed through comprehensive analysis and strategic plan
- Monitors compliance
- Reports performance back to HUD

5

FORT WORTH

Consolidated Plan for HUD Grants

- Set strategic priorities and goals for the next 5 years of HUD grant funding
 - Foundation for future one-year Action Plans
 - Consistency with other City Council priorities and initiatives
 - Nine recommended broad priority needs and goals
 - Funding recommendations must align with priorities and goals

FORT WORTH **IN PARTNERSHIP FOR 50 YEARS**

CONSOLIDATED PLAN

<https://www.fortworthtexas.gov/departments/neighborhoods/services/Conplan>

6




FORT WORTH

COMMUNITY DEVELOPMENT COUNCIL

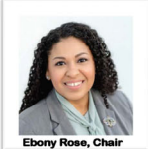
Council District	City Council Member	Community Development Council Member	District Contact Information	
1	Mayor Mattie Parker	Ebony Rose	817-392-6118	Mattie.Parker@fortworthtexas.gov
2	Carlos Flores	Deborah Gallardo	817-392-8802	District2@fortworthtexas.gov
3	Michael Crain	Eva Williams	817-392-8803	District3@fortworthtexas.gov
4	Charles Lauersdorf	VACANT	817-392-8804	District4@fortworthtexas.gov
5	Gyna Bivens	VACANT	817-392-8805	District5@fortworthtexas.gov
6	Jared Williams	Kelicia Stevenson	817-392-8806	District6@fortworthtexas.gov
7	Macy Hill	VACANT	817-392-8807	District7@fortworthtexas.gov
8	Chris Nettles	Aquanette Crockett	817-392-8808	District8@fortworthtexas.gov
9	Elizabeth Beck	Daniel Villegas	817-392-8809	District9@fortworthtexas.gov
10	Alan Blaylock	VACANT	817-392-8810	District10@fortworthtexas.gov
11	Jeanette Martinez	VACANT	817-392-8811	District11@fortworthtexas.gov

Visit the City of Fort Worth website for more information
<https://www.fortworthtexas.gov/government/boards/list-boards-commissions#section-17>


*Chair




COMMUNITY DEVELOPMENT COUNCIL 2023



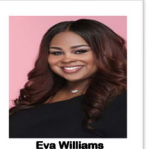
Ebony Rose, Chair
Place 1



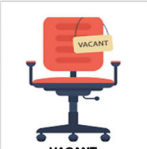
Daniel Villegas, Vice-Chair
Place 9



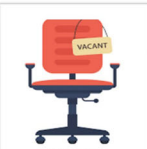
Deborah Gallardo
Place 2



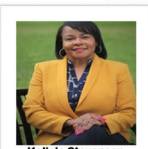
Eva Williams
Place 3



VACANT
Place 4




VACANT
Place 5



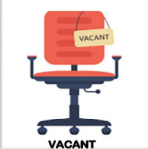
Kelicia Stevenson
Place 6



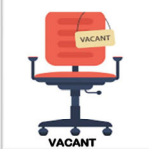
VACANT
Place 7




Aquanette Crockett
Place 8



VACANT
Place 10



VACANT
Place 11



Proposed ConPlan Priorities and Goals


PRIORITY NEED	GOAL
Promote Affordable Housing for Renters and Owners	Increase neighborhood stability through homeownership assistance, Fair Housing efforts, and supportive services for renters and owners
Housing Preservation and Rehabilitation	Preserve and expand the supply of quality affordable housing throughout the City
Neighborhood Improvement and Revitalization	Enhance neighborhood development and revitalization throughout the City
Economic Empowerment and Financial Resilience	Support programs and services providing employment training and career readiness programs that promote self-sufficiency and household stability
Children and Youth Services	Support programs and services to prepare children and youth for success through educational, mentoring, training and related programs
Aging In Place	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
Accessibility Improvements	Improve accessibility in public facilities and housing, including architectural barrier removal
Homelessness Prevention and Special Needs Support	Provide housing and support services for persons experiencing and at-risk of experiencing homelessness; support efforts to achieve permanent housing
Healthy Living and Wellness	Support programs and services to improve the mental and physical health of low- to moderate income Fort Worth families

10


FORT WORTH

Proposed ConPlan Priorities and Goals


Children and Youth Services




Affordable Housing




Homelessness Prevention and Special Needs Support




Housing Preservation and Rehabilitation




Aging In Place




Accessibility Improvements




Neighborhood Improvement and Revitalization



Economic Empowerment and Financial Resilience



Healthy Living and Wellness



11

FORT WORTH

2023-2024 Grant Allocations

Funding Source	2023-2024
Community Development Block Grant (CDBG)	\$6,994,785
HOME Investment Partnerships Program (HOME)	\$3,271,119
Emergency Solutions Grant (ESG)	\$610,543
Housing Opportunities for Persons with AIDS (HOPWA)	\$2,576,174
TOTAL FUNDS	\$13,452,621

Grant Period: October 1, 2023 – September 30, 2024

12



2023-2024 CDBG Proposed Budget Summary

Activity	Funding Recommended
Public Services (15% Cap)	\$ 1,049,218
Housing Programs:	
- REACH /Project Ramp	\$ 165,000
- Priority Repair Program	\$ 2,500,000
- Cowtown Brush-up (Trinity Habitat subrecipient contract)	\$ 455,000
- Rehab/Construction Management (Program Delivery)	\$ 610,000
- Homebuyer Assistance/Housing Services (Program Delivery)	\$ 180,000
General Administration (20% Cap)	\$ 1,398,957
Major Project(s):	
- Rental Rehabilitation (Multifamily)	\$ 636,610
GRAND TOTAL	\$ 6,994,785

13



CDBG Public Service Recommendations

Organization	Program	Program Type	Funding Recommended
Housing Channel	Housing Counseling & Education	Affordable Housing	\$ 111,000
Guardianship Services	Money Smart+	Aging in Place	\$ 100,000
Meals On Wheels	Nutrition Program	Aging in Place	\$ 75,000
Cancer Care Services	Cancer Care Services	Special Needs	\$ 50,000
The Women's Center of Tarrant County	Employment Solutions	Employment Services	\$ 75,000
Easter Seals North Texas, Inc.	Employment Services	Employment Services	\$ 60,000
The Ladder Alliance	Tarrant County Workforce Development	Employment Services	\$ 80,000
NPower	Tech Fundamentals Workforce Training Program	Employment Services	\$ 25,000

14



CDBG Public Service Recommendations

Organization	Program	Program Type	Funding Recommended
Girls Inc. of Tarrant County	Girls Inc.	Children/Youth Services	\$ 100,000
Boys & Girls Clubs of Greater Tarrant County	Youth Development at Eastside Branch	Children/Youth Services	\$ 70,000
Camp Fire First Texas	Teens In Action	Children/Youth Services	\$ 50,000
United Community Centers, Inc.	Holistic Educational Literacy Program	Children/Youth Services	\$ 125,000
AB Christian Learning Center	Out of School Time Program	Children/Youth Services	\$ 78,218
Maroon 9 Community Enrichment Organization	Maroon 9 Teen Enrichment Program	Children/Youth Services	\$ 25,000
Junior Achievement of the Chisholm Trail, Inc.	City of Fort Worth Cradle to Career Initiative	Children/Youth Services	\$ 25,000

15



CDBG Housing Rehabilitation: *Project Ramp* - \$165,000



<https://www.reachcils.org/>

•REACH (Rehabilitation, Education and Advocacy for Citizens with Handicaps)

•Architectural barrier removal program

•Accessibility (ramps, grab bars, etc.) for persons with disabilities in households under 80% AMI

•\$50,650 for one person, \$57,850 for two people



16



CDBG Housing: *Priority Repair Program \$2,500,000*

- \$2.5 million for eligible repairs
 - Up to \$25,000 per property, once per two year period
 - Eligible repairs include:
 - Major Systems Repairs Only: Roofs, Plumbing, Water Lines, Gas Lines, Water Heaters, Electrical, HVAC, Rotted bathroom floors, Foundations on pier/beam homes
 - Ineligible repairs include:
 - Repairs to systems installed or repaired without proper city permits; systems covered by homeowner policies or previously paid for by insurance company; any repairs that constitutes non-compliance to HUD ER regulations
- Maximum home value: 80% of area median home price per Greater Fort Worth Association of Realtors (GFWAR)
- Eligible homeowners must have incomes at or below 60% AMI
 - Majority of clients are elderly, disabled, and/or minority female heads of household
 - \$37,980 for a single person, \$43,440 for two people



<https://www.fortworthtexas.gov/departments/neighborhoods/services/priorityrepair>

17



CDBG Housing: *Cowtown Brush-Up \$455,000*



<https://trinityhabitat.org/services/home-repairs/>

- Volunteer-driven home-painting program for very low income homeowners
- Partnership with Trinity Habitat for Humanity since 2011 providing volunteers; agency has had primary program control since 2017
 - Habitat supplies volunteers, paint, and supplies
 - Retains general contractor to prepare and prime the homes
- Two events per year (Spring - April/Fall - October)
 - Target marketing in older neighborhoods
 - 2023 Events – April 1/October 7
- Available for homeowners earning at or below 50% AMI
 - \$31,650 for one person, \$36,200 for two people

18



HOME Investment Partnerships Program

Activity	Amount
Grant Administration: <i>(Limited to 10%)</i>	\$ 327,111.90
Homebuyer Assistance Program	\$ 408,339.25
CHDO Operating: Housing Channel (Renaissance Townhomes)	\$ 45,000.00
CHDO Project: Housing Channel (Renaissance Townhomes)	\$ 490,667.85
Major Projects:	
- Fort Worth Housing Solutions Stop Six/Cavile Choice Neighborhood Grant (Babers Manor)	\$ 1,000,000.00
- Columbia Renaissance (Phase III)	\$ 1,000,000.00
Total 2023-24 HOME Funds	\$ 3,271,119.00

19



Homebuyer Assistance Program - \$408,339.25

- Up to \$20,000 for low and moderate income first-time homebuyers
- Down Payment and Closing Costs
- Must receive 8 hours of homebuyer education
- Must remain in home for 5 years up to \$14,999; 10 years for \$15,000 or more (or funds are recaptured)
- Referred by Participating Lenders
- Maximum sales price - \$239,000 (existing); \$252,000 (new construction)
- Available for prospective homebuyers earning at or below 80% AMI
 - \$50,650 for one person, \$57,850 for two people



20



**RENAISSANCE HEIGHTS
PLANNED RESIDENTIAL DEVELOPMENT**

**CHDO Project –
Housing Channel
Renaissance IV
\$490,667.85**

<https://www.housingchannel.org/>



27 ACRES – 248 HOMES
125 SINGLE FAMILY ATTACHED TOWNHOMES
106 SINGLE FAMILY DETACHED HOMES
17 COTTAGES



**Stop Six Choice Neighborhood Initiative – Babers Manor
(Fort Worth Housing Solutions) \$1,000,000**



Babers Manor

Ramey Avenue between S. Hughes Ave and S. Edgewood Terrace.

- Named for distinguished and faithful community leader, Mr. Clarence Donald Babers.
- 80-unit, mixed-income, family community.
- Combination of townhome and flat units.
- Competitive 9% tax credit aids financing, guarantees affordable rents.
- Target construction schedule:
 - Construction start – March 2024
 - Substantial completion – October 2025
- Project Architect Request for Proposals issued on October 4, 2022. Expect to make a selection in early November.
- General Contractor Request for Qualifications will be issued in early 2023.

<https://stopsixcni.org/>

FORT WORTH

Columbia Renaissance Phase III (Columbia Residential) - \$1,000,000

PHASE 3: RENAISSANCE
SITE PLAN

Existing Detention Pond Future Detention Pond

3 LVL MF 1 3 LVL MF 2 3 LVL MF 3 3 LVL MF 4

Leasing/Amenity Pool Playground

Pavilion Property line Gated Entry

Gated Entry Gated Entry Gated Entry

Garden Townhomes 1, 2, 3-bdrm units 100 total units across 30-80% AMI PBRA, LIHTC 26 PSH Units

<https://residential.columbia.edu/>

23

FORT WORTH

ESG Public Service Recommendations

Organization	Program	Funding Recommended
Lighthouse for the Homeless	True Worth Place, Day Shelter*	\$ 158,400
The Salvation Army	Homelessness Prevention	\$ 130,220
Presbyterian Night Shelter	Emergency Shelter Services*	\$ 130,220
SafeHaven of Tarrant County	SafeSolutions for Fort Worth*	\$ 63,816
Center for Transforming Lives	Rapid Re-Housing	\$ 75,901
	<i>Public Services Subtotal</i>	\$ 564,752
	Administrative Costs**	\$ 45,791
		\$ 610,543

*ESG regulations limit "Shelter Services" to 60% of total grant award - \$366,326.00
 ** Administrative Costs are capped at 7.5% of total grant award - \$45,791.00

24



HOPWA Public Service Recommendations

Organization.00	Program	Funding Recommended
Tarrant County Samaritan Housing, Inc.	Supportive Services	\$ 708,200
	Facility-Based Operations	\$ 251,023
	Tenant-Based Rental Assistance (TBRA)	\$ 293,909
	Administration	\$ 46,859
Tarrant County Samaritan Housing Subtotals		\$ 1,300,000
AIDS Outreach Center	Supportive Services	\$ 75,346
	Short Term, Rent, Mortgage, Utility (STRMU) Assistance	\$ 127,031
	Tenant-Based Rental Assistance (TBRA)	\$ 198,200
	Administration	\$ 29,273
AIDS Outreach Center Subtotals		\$ 429,850

25



HOPWA Public Service Recommendations

Organization	Program	Funding Recommended
City of Fort Worth	Tenant-Based Rental Assistance (TBRA) Transition	\$ 624,400
	Supportive Services	\$ 119,639
	Permanent Housing Placement	\$ 25,000
	Administration	\$ 77,285
<i>City of Fort Worth Subtotals</i>		\$ 846,324
TOTAL		\$ 2,576,174

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

26



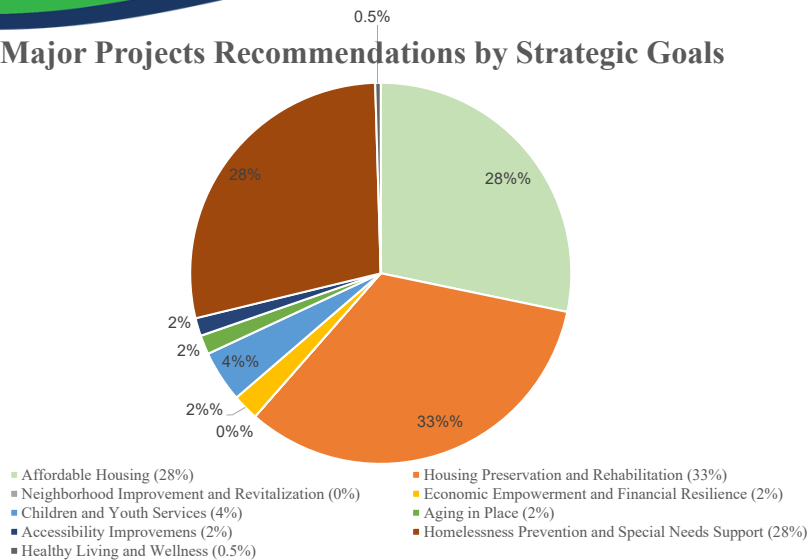
Timeline

Milestone	Date
Staff funding recommendations presented to Community Development Council (CDC)	May 10
Draft Action Plan posted on website, distributed to City libraries/community centers	June 30
Public comment period begins	June 30
District 11 Public Meeting	July 10
Action Plan public hearing held by staff	July 12
Public comment period ends	July 31
ConPlan/Action Plan presented to City Council Work Session	August 1
Public hearing held by City Council; Council consideration and approval	August 8
Action Plan due to HUD	August 15
Program year 2023-24 begins	October 1

27



Major Projects Recommendations by Strategic Goals





ConPlan/Action Plan Locations

Draft Consolidated Plan can be reviewed upon request at the following locations:

Location	Hours
Neighborhood Services Department City Hall Annex, 3 rd Floor Fort Worth, Texas 76102 (817) 392-7540	Monday – Friday 8am-5pm
East Regional Library 6301 Bridge Street Fort Worth, Texas 76112	Sun: Closed/Mon: 12pm-8pm/Tue: 10am-6pm/Wed: 12pm-8pm/ Thu: 10am-6pm/Fri: Closed/Sat: 10am-6pm
Southwest Regional Library 4001 Library Lane Fort Worth, Texas 76109	Sun: Closed/Mon: 12pm-8pm/Tue: 10am-6pm/Wed: 10am-6pm Thu: 12pm-8pm/Fri: Closed/Sat: 10am-6pm

Questions/Comments?

Sharon A. Burkley
Community Development Planning Manager
(817) 392-5785

Sharon.Burkley@fortworthtexas.gov
<https://www.fortworthtexas.gov/neighborhoods>

