

# Mayor and Council Communication

DATE: 01/23/24

M&C FILE NUMBER: M&C 24-0029

LOG NAME: 19TARRANT COUNTY AFFORDABLE HOUSING FUNDING

## **SUBJECT**

(CD 8) Authorize Acceptance of \$4,000,000.00 from Tarrant County, Previously Allocated to its Emergency Rental Assistance Program, for the Purpose of Developing Two Affordable Housing Projects - Columbia Renaissance Phase III and WestCare Texas, Inc./Casa Mia - and Authorize Execution of an Interlocal Agreement, and/or Subrecipient Agreement with Tarrant County to Administer the Funds

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## **RECOMMENDATION:**

It is recommended that the City Council:

1. Authorize acceptance of \$4,000,000.00 from Tarrant County, previously allocated to its Emergency Rental Assistance Program, for the Purpose of Developing Two Affordable Housing Projects - Columbia Renaissance Phase III and WestCare Texas, Inc./Casa Mia; and
  2. Authorize the execution of an Interlocal Agreement, and/or a Subrecipient Agreement, with Tarrant County To Administer the Funds.
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## **DISCUSSION:**

The purpose of this Mayor and Council Communication (M&C) is to accept funds totaling \$4,000,000.00 from Tarrant County, previously allocated as Emergency Rental Assistance (ERA2) Program funds, for the purpose of developing two affordable housing projects - Columbia Renaissance Phase III and WestCare Texas, Inc./Casa Mia - to receive authorization to enter into an interlocal agreement, and/or a subrecipient agreement, with Tarrant County to administer the funds.

In May 2023, Tarrant County released a Request for Proposals (RFP) for American Rescue Plan Act (ARPA) funds. The goal of the RFP was to receive proposals aimed at increasing the number of affordable housing units for homelessness, permanent supportive housing, supportive housing, and deeply affordable housing. Per request from Tarrant County, the City of Fort Worth accepted an allocation of ARPA funds from Tarrant County (M&C 23-0742) on September 12, 2023. With this action, Tarrant County also proposed to reallocate ERA2 funds totaling \$4,000,000.00 to the City through the United States Department of the Treasury for the same purpose. City Council approved the action and funds were appropriated as requested. However, the Treasury Department notified both the City of Fort Worth and Tarrant County that the ERA2 funds were not available to reallocate to the City because the funds had already been disbursed to Tarrant County. The only option would be for Tarrant County to subaward the ERA2 funds to the City. With this M&C, the request is to accept the ERA2 funds as a subrecipient of Tarrant County and execute an Interlocal Agreement to administer the funds for the two affordable housing projects listed below.

### **Columbia Renaissance Phase III (2757 Moorsby St.) - \$3,500,000.00**

Columbia Renaissance Phase III will complete the three (3) phase development of high quality mixed-income housing for families and seniors at Renaissance Square in SE Fort Worth. Phase III includes 100 units of family housing, with 25 units dedicated to homeless or emerging homeless households. The community will include a mix of incomes with units set aside for residents with less than 30% of Area Median Family Income (AMI), 50% AMI, 60% AMI, and 80% AMI. The development will bring an array of amenities, which presently plan to include community/club room, craft/accessory room, business center, laundry facilities, and landscaped courtyards. In addition to the ERA2 funding proposed, Columbia Renaissance Phase III has an ARPA commitment totaling \$1,500,000.00 and a HOME funding commitment from the City of Fort Worth for \$4,000,000.00 over three years. The disbursement is planned to be \$1,000,000.00 in year one (approved by M&C 23-0631 on August 8, 2023), and future commitments in Year 2 and Year 3 of \$1,500,000.00 each year, which will be included on future requests to the City Council. These will be forgivable loans to the project. Total public funding for Columbia Renaissance Phase III will be \$9,000,000.00.

### **WestCare Texas, Inc./Casa Mia (4201 Mitchell Blvd.) - \$500,000.00**

WestCare Texas seeks funding to renovate the classrooms in two buildings of the former St. Timothy's facility (4201 Mitchell Blvd.) to provide 12 typical studio apartments that will provide recovery residence for low-income pregnant or recently pregnant women and their infants in recovery from substance use disorder. The adapted use of an existing facility will complement the community by providing a much needed service. Each studio apartment will be approximately 273 square feet. A new addition will provide restrooms for each room. The renovation includes new doors, windows, egress windows, toilets, tub/shower combinations, vanities, and partition walls. Nutritious meals will be provided for participants, so kitchen facilities would be considered an unnecessary expense. The facility will meet all local and state health and safety codes as well as receive a certificate of occupancy.

A Form 1295 is not required because: This contract will be with a governmental entity, state agency or public institution of higher education: Tarrant County

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## **FISCAL INFORMATION / CERTIFICATION:**

The Director of Finance certifies that upon approval of the above recommendations and adoption of the attached appropriation ordinance, funds

will be available in the current operating budget, as appropriated, in the Grants Operating Federal Fund. The Neighborhood Services Department (and Financial Management Services) will be responsible for the collection and deposit of funds due to the City. Prior to an expenditure being incurred, the Neighborhood Services Department has the responsibility to validate the availability of funds. This is a reimbursement grant.

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