

**To the Mayor and Members of the City Council****June 3, 2025**

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SUBJECT: PRIORITY REPAIR PROGRAM POLICY UPDATES

The purpose of this report is to provide an overview of the proposed updates to the City's Priority Repair Program (PRP) Policy in advance of City Council action on an M&C scheduled for June 10. PRP provides home repairs to very low- and low-income single-family homeowners using funding from both the Community Development Block Grant (CDBG) and PayGo transfers from the General Fund, allocated through the annual budget process.

The program has been operating for more than 16 years and has served over 3,800 households in Fort Worth in the last 12 years alone. Over the last three years, applications for this assistance have increased dramatically. PRP is attempting to serve over 300 households each year, depending upon funding availability and program policies.

In an effort to create a more streamlined and efficient policies and procedures manual, as well as to expedite delivery of assistance, City staff recommend modifications to the existing PRP policy. In addition, based upon a review of home repair programs in other cities, staff's review of existing City resources and programs, and the unmet repair needs across the City, staff proposes additional, more significant, amendments to the PRP Policies and Procedures, as follows:

- Add General Fund PayGo funding as a source to pay for repairs for homes of participants in the PRP.
- Clarify that, in an effort to expedite repair time, homes funded through PayGo will not be subject to unnecessary federal requirements associated with CDBG funds, such as regulations under 24 CFR Part 570 (Community Development Block Grants) and 24 CFR Part 58 (Environmental Review Procedures).
- Clarify the Repair Eligibility section in the policy to include specific conditions and types of repairs eligible under the program, focusing on health and safety concerns.
- Establish repair limits to a maximum lifetime cap of \$100,000 per property.
- Add requirements for properties built prior to 1978 to comply with the Lead Safe Housing Rule.
- Allow for homes with inactive utility accounts to qualify if there is a documented plan for reinstating utilities.
- Establish that, regardless of funding source, homes located in floodplain areas are not eligible for the program.
- Adjust prioritization criteria for emergency repairs to receive 10 additional priority points.
- Add that the policy in effect at the time repair work begins will be the prevailing policy for the repair work being performed.
- Add guidelines to integrate Specialized Group in the PRP policy with the intent to allow flexibility in adapting household eligibility criteria for specialized populations—such as disabled individuals, the elderly, and veterans—without requiring the development of separate policies or additional approval processes.
- Permanently remove the lien requirements after performing research to determine if homes were being flipped. The results of this research are as follows:



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- Out of the 356 units completed in 2023-2024, seven properties have a different owner, two of which are in an estate. None of the seven properties would have triggered a lien as none of the repairs were over \$20,000.
- Out of the 125 units completed in 2024-2025, two properties have a different owner. Neither of the two properties would have triggered a lien as the repairs were not over \$20,000.

For any questions, please contact Kacey Bess, Neighborhood Services Director.

Jesus "Jay" Chapa
City Manager