

Mayor and Council Communication

DATE: 02/10/26

M&C FILE NUMBER: M&C 26-0098

LOG NAME: 1925COMO PRESERVE A HOME (PAH) ALLOCATION FUNDING

SUBJECT

(CD 6) Authorize a Change in Use and Substantial Amendment to the Program Year 2021–2022 Annual Action Plan to Reallocate \$400,000.00 in Community Development Block Grant Funds from the Habitat for Humanity Como Townhomes Project to the Preserve-A-Home Program – Como

RECOMMENDATION:

It is recommended that the City Council:

1. Authorize a substantial amendment to the Program Year 2021–2022 Annual Action Plan;
2. Approve a change in use of existing Community Development Block Grant funds in the amount of \$400,000.00 from the Como Townhomes Project to the Preserve-A-Home Program – Como;
3. Authorize to enter into a contract with Fort Worth Area Habitat for Humanity, Inc. for the implementation of the Preserve-A-Home Program – Como; and
4. Authorize the City Manager or designee to amend the contract if necessary to achieve project goals provided that the amendment is within the scope of the project and in compliance with City policies and applicable laws and regulations governing the use of federal grant funds.

DISCUSSION:

On September 26, 2023, \$400,000.00 in Community Development Block Grant (CDBG) funds were approved by Mayor & Council Communication (M&C 23-0800) as part of a substantial amendment to the Program Year 2021–2022 Annual Action Plan. At that time, the funds were reallocated from the Preserve-A-Home (PAH) Program to support infrastructure costs for the Habitat for Humanity Como Townhomes Project due to a limited number of PAH applicants in the Como Neighborhood. Due to subsequent infrastructure delays, the Como Townhomes Project would not meet the required grant expenditure deadline, although the Como Townhomes Project will continue to move forward. Following further evaluation of neighborhood needs, project readiness, and expenditure commitments, staff determined that redirecting these funds back to a housing rehabilitation program would more effectively address current housing preservation priorities in the Como Neighborhood.

The PAH Program – Como is a housing rehabilitation program that provides critical home repairs, accessibility improvements, and health and safety-related renovations, including lead-based paint hazard reduction activities in compliance with U.S. Department of Housing and Urban Development (HUD) regulations, for income-eligible homeowners in the Como Neighborhood, Council District 6. The program will be administered by Trinity Habitat for Humanity, which has confirmed it now has an established pipeline of income-qualified prospective homeowners in the neighborhood. The reallocated funds will be used to serve these identified households, with a proposed client goal of 15. Trinity Habitat for Humanity has indicated it can expend the funds within an estimated 12 to 18 months, notwithstanding the HUD grant expenditure deadline of September 1, 2028.

A 30-day public comment period was held from November 16, 2025, to December 16, 2025. No comments were received.

The CDBG Program is a federal entitlement program administered by HUD to support housing and community development activities benefiting low-and moderate-income persons.

This action reallocates \$400,000.00 in existing CDBG funds within the Program Year 2021–2022 Annual Action Plan. No additional City funds are required, and there is no impact to the City's General Fund.

This project is located in COUNCIL DISTRICT 6.

FISCAL INFORMATION / CERTIFICATION:

The Director of Finance certifies that upon approval of the above recommendations, 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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