



# PRO HOUSING

Pathways to Removing Obstacles



**ACTION PLAN (Draft)**

**April 2025**



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## EXECUTIVE SUMMARY

### Action Plan Summary

Fort Worth, identified as a priority geography service area, is one of the fastest growing cities in the United States, and it shows no signs of slowing down. Many new residents are moving here for the job market, which is projected to grow even faster than population. Every new family that moves to the city is looking for one very basic thing first: some place to live. That means a house or an apartment, a neighborhood, and a community. Fort Worth has a lot to offer - beautiful ranch-style homes, big yards, tight-knit communities, great food, a diverse culture, and lots of family activities.

But finding a home also means making difficult choices. Families must balance what they would like with what they can afford: the size of their home, its condition, where it is located, how good the schools are, and how far they will have to travel for work and other daily needs. For many, the only option is to spend too much. A median income family in Fort Worth cannot afford a median-priced home in the city today.

This situation presents a challenge and an opportunity for Fort Worth's most vulnerable communities. As new residents move to Fort Worth, the only places many can afford are lower income neighborhoods that struggle with issues like crime, distressed home conditions, deteriorating roads and sidewalks, community health concerns, educational attainment, and more. New residents moving to the city can help Fort Worth marshal resources and address some of these long-standing issues, but it can also raise prices for residents who cannot afford their homes already. In some neighborhoods, an influx of higher income residents looking for homes is already leading to displacement of lower income families.

Every Fort Worth resident deserves to live in a high-quality neighborhood that they can afford, and neighborhood improvements should not fuel the displacement of anyone who wishes they could stay in their home. Achieving this goal will call for action from the City of Fort Worth and all of its partners, including county governments, the school district, neighboring cities, and communities across the city. In an effort to address the limited availability of affordable housing in Fort Worth, the City developed a Neighborhood Conservation Plan and Housing Affordability Strategy to provide a coordinated road map to tackle both neighborhood conditions and the City's affordable housing crisis. The Neighborhood Conservation Plan focuses on ensuring that all neighborhoods meet basic standards of livability, safety, and opportunity. The Housing Affordability Strategy seeks to ensure that Fort Worth has enough housing for all residents to continue to live in Fort Worth without an overwhelming burden on their own resources – or the City's.

Many of the strategies identified will be better able to be materialized with the Pathways to Reducing Obstacles to Affordable Housing (PRO-Housing) Program grant. The proposed plans for the \$5,000,000 award include the following:

- Administration - \$200,000
- Multifamily Housing Development Capital - \$2,500,000
- Pattern Book of Housing - \$960,000
- Station Area Plan & Code - Northside Stockyards - \$572,000

- Retrofitting Suburban Malls - \$768,000

**TOTAL: \$5,000,000**

## RESOURCES AND BUDGET

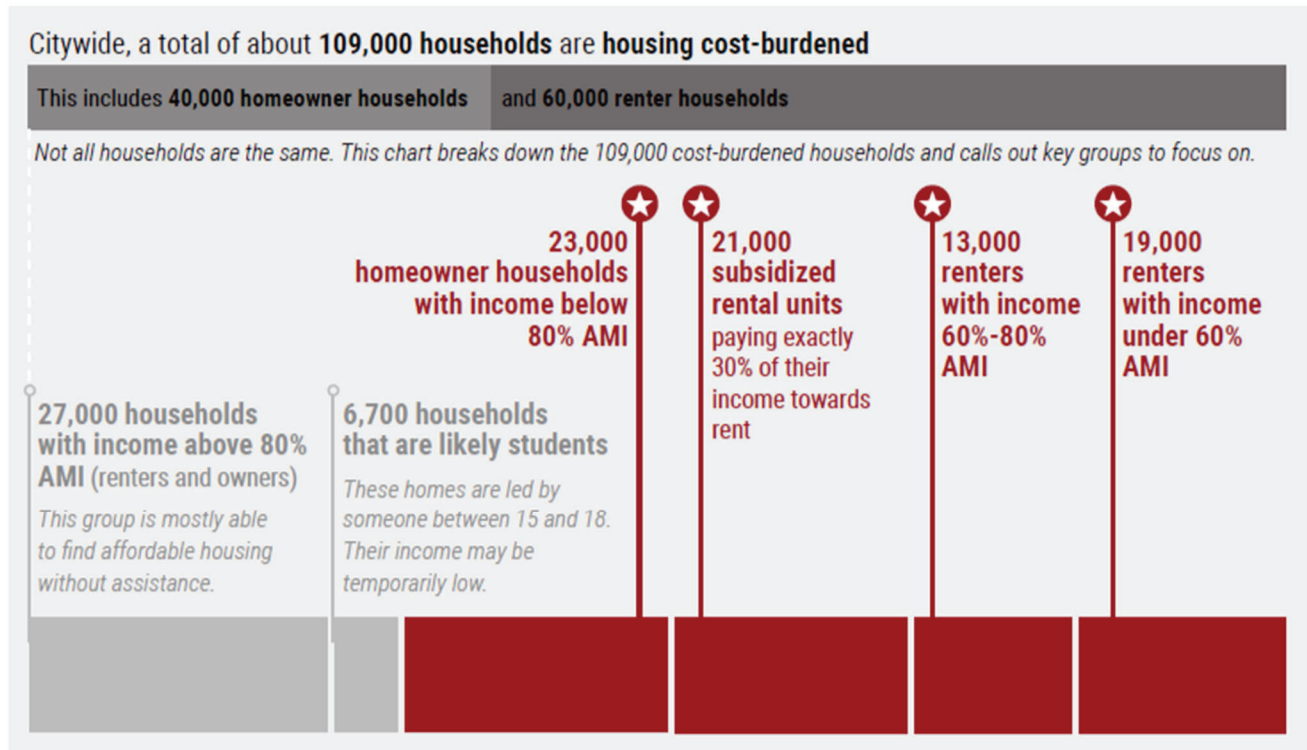
PRO HOUSING GRANT PROGRAM BUDGET			
CATEGORY	ESTIMATED COST	SUBTOTAL	TOTAL
<b>ADMINISTRATION</b>			
Staff Salaries	150,592.00		
Fringe Benefits	49,408.00		
<b>Total Administration</b>		<b>200,000.00</b>	
<b>CONSULTANTS</b>			
Pattern Book of Housing	960,000.00		
Station Area Plan & Code - Northside Stockyards	572,000.00		
Retrofitting Suburban Malls	768,000.00		
<b>Total Consultants</b>		<b>2,300,000.00</b>	
<b>OTHER DIRECT COSTS</b>			
Multifamily Housing Development Capital (Evans/Rosedale Project)	2,500,000.00		
<b>Total Other Direct Costs</b>		<b>2,500,000.00</b>	
<b>TOTAL PROGRAM BUDGET</b>			<b>5,000,000.00</b>

## NEED – Acute Demand for Affordability in Fort Worth

The City of Fort Worth commissioned the development of a Housing Affordability Strategy in 2022 and formally adopted the strategy on October 17, 2023. The data and text in this section of the Action Plan are from the City’s Housing Affordability Strategy developed by Interface Studio, LLC, City of Fort Worth Neighborhood Services Department, and the City Council’s Neighborhood Quality and Revitalization Committee.

The data findings for this City of 956,709 residents and 317,872 households are striking:

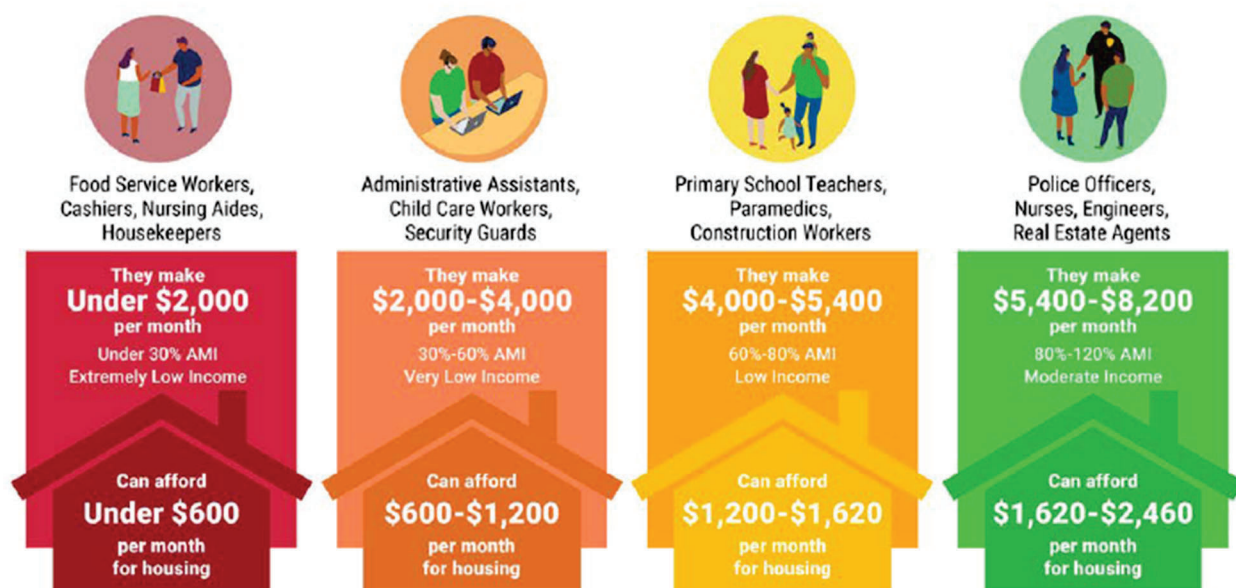
For over 1/3 of City of Fort Worth households, spending too much on housing is the only option.



According to the U.S. Census, about 32,000 low-income households in Fort Worth pay more for rent than they can afford, a situation that is referred to as being “housing cost-burdened.”

Another 23,000 low-income homeowners are also housing cost-burdened, meaning their mortgage and other housing costs total over 30 percent of their home.

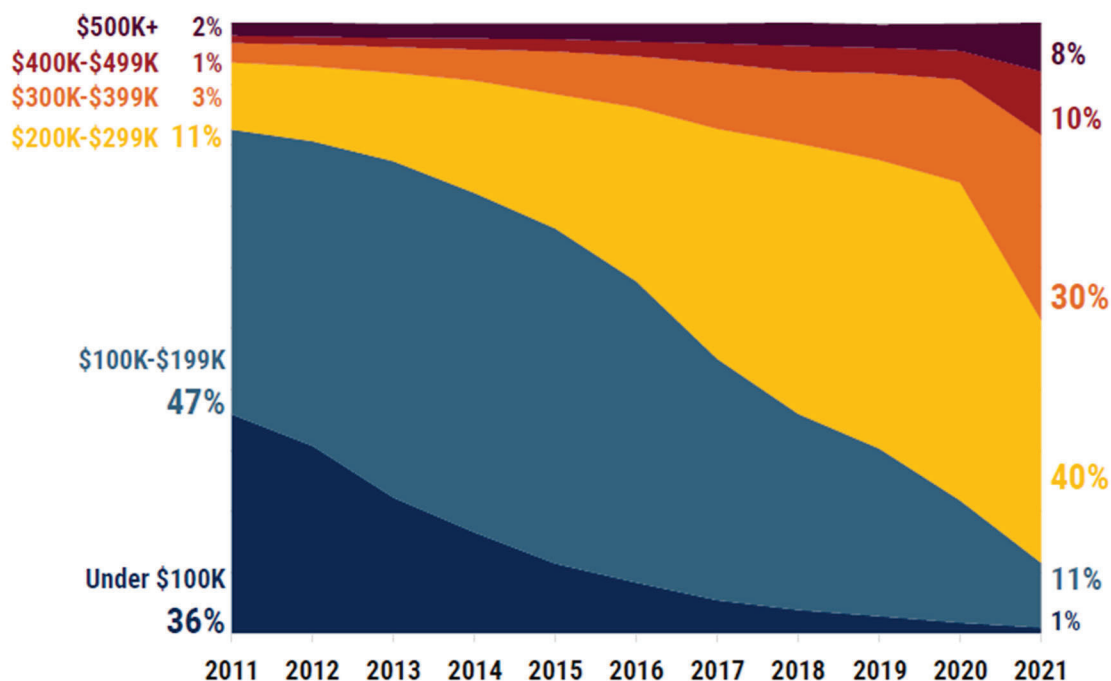
Clearly, **there is a gap between the number of affordable units that are available within the City of Fort Worth and the number that are needed to provide everyone with a home they can afford.** It is possible for residents of any income to pay too much for housing; some families find that they bought more house than they need, and some renters set their sights on apartments that stretch their budget just a little too far. For higher-income households, paying too much for a home can be an unfortunate choice in a housing market with many options, but for lower income Fort Worth residents, spending too much for housing is the only option.



To afford a median priced, single-family home in Fort Worth, a family must spend \$296,000 (*U.S. Bureau of the Census, 2021 American Community Survey*) while the maximum price that a median income household can afford is \$246,000. A decade ago, this was not the case: in 2010, more than 8 in 10 homes in the City sold for less than \$200,000. Today, nearly the opposite is true: 9 in 10 homes on the market now cost more than \$200,000.

**Figure 9. The Home Sale Market—Prices from 2011 to 2021**

Source: Ninigret Partners analysis with data from Texas A&M Real Estate Research Center, "Fort Worth Local Market Area Housing Activity Trends" (2022)



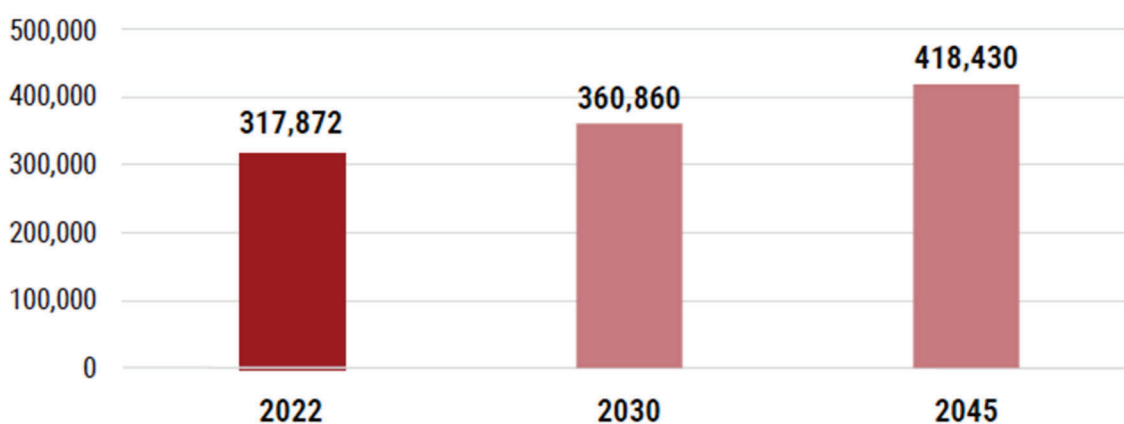
## REASONS FOR THE AFFORDABILITY CRISIS IN FORT WORTH

### Fort Worth Is Growing Fast

Fort Worth is the fastest growing city among the United States' 30 largest, according to 2021 estimates. The North Central Texas Council of Governments (NCTCOG) projects that by 2030 Fort Worth will be home to over one million residents; the city will add 43,000 new households between 2022 and 2030. By 2045, the City will be home to 1.2 million residents – about 418,000 total households.

**Figure 6. Change in Total Households, 2022-2045**

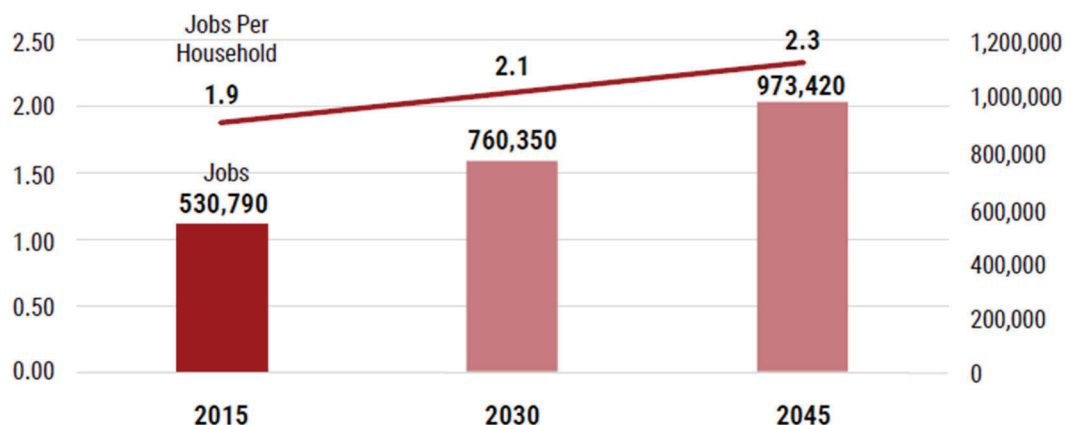
Source: North Central Texas Council of Governments



Meanwhile, job growth is projected to outpace household growth, indicating increasing demand for new employees to move to Fort Worth. The number of jobs per household will grow from 1.9 in 2015 to 2.3 jobs per household in 2045. Job growth is essential to ensuring economic stability and growth. However, too much job growth without commensurate housing growth creates an imbalance that further drives up household prices. Further, current City policies subsidize new jobs at incomes that make them eligible for housing assistance. New households coming to Fort Worth for their jobs may struggle to afford housing on the open market.

**Figure 7. Total Jobs and Jobs Per Household—Fort Worth Projections 2015-2045**

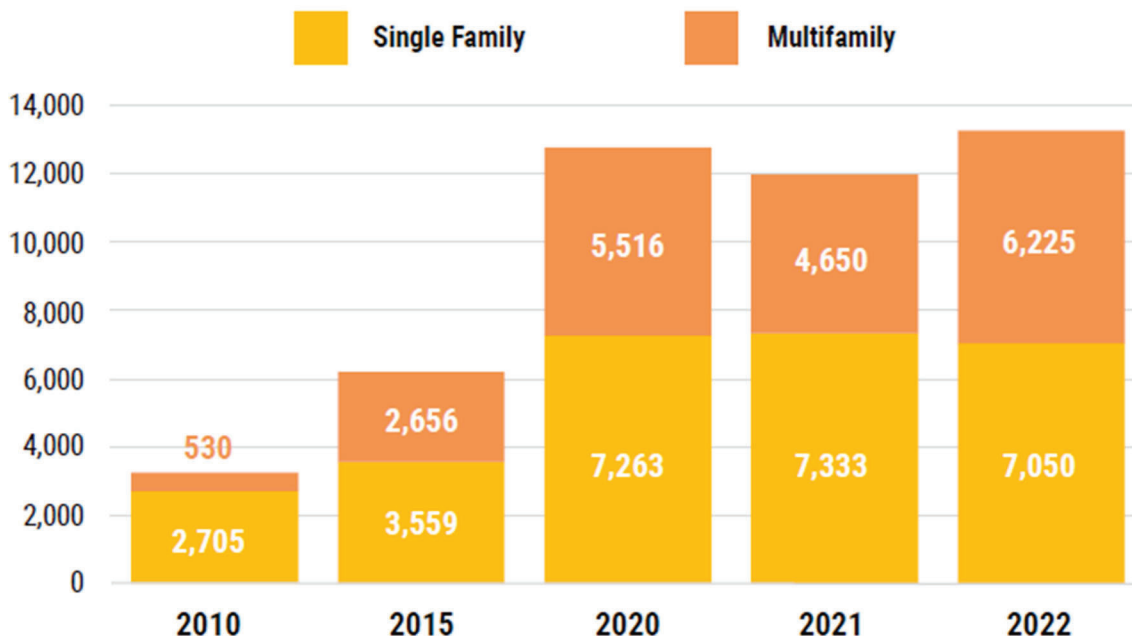
Source: Ninigret Partners analysis with data from North Central Texas Council of Governments



Despite this current and projected growth, the increase in housing construction has begun to slow in recent years. The total number of housing units permitted each year has remained constant since 2020 after many years of consistent growth. While the number of new multifamily units permitted per year increased by about 1,500 between 2021 and 2022, there were about 4% fewer permits for new single-family homes during that same period.

### Figure 8. New Housing Projects—Fort Worth Building Permits Over Time

Source: City of Fort Worth Development Services Department, 2020

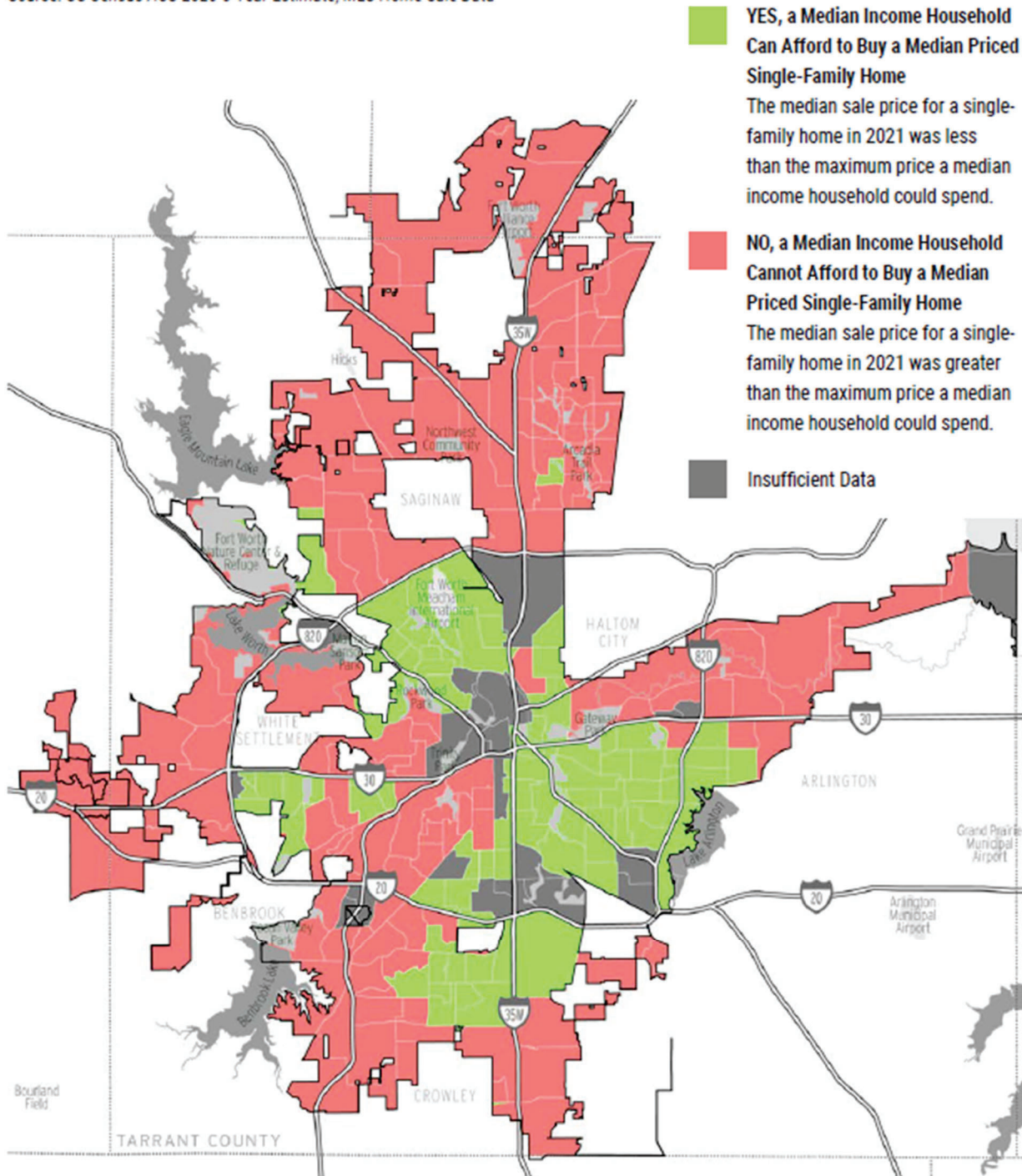


### The Cost of Owning and Renting a Home is Rising Out of Reach

As noted earlier, a median income family can no longer afford the median priced home in Fort Worth. The affordability of a home differs by location within the City and there are some areas of the City where a median income family can afford a home – particularly in areas where most low-income families live (in southeast and near northwest neighborhoods).

**Figure 10. Can A Median Income Household Afford to Buy A Single-Family Home?**

Source: US Census ACS 2020 5-Year Estimate; MLS Home Sale Data



For renters, the cost of renting in Fort Worth increased by 22.8% since March 2020, just outpacing the 22.4% increase in neighboring Dallas (Apartment List’s June 2023 Rent Report). This is placing an extreme burden on low- and middle-income households across the city trying to find safe, affordable housing.

## Some Communities Are Already Seeing Displacement in Progress

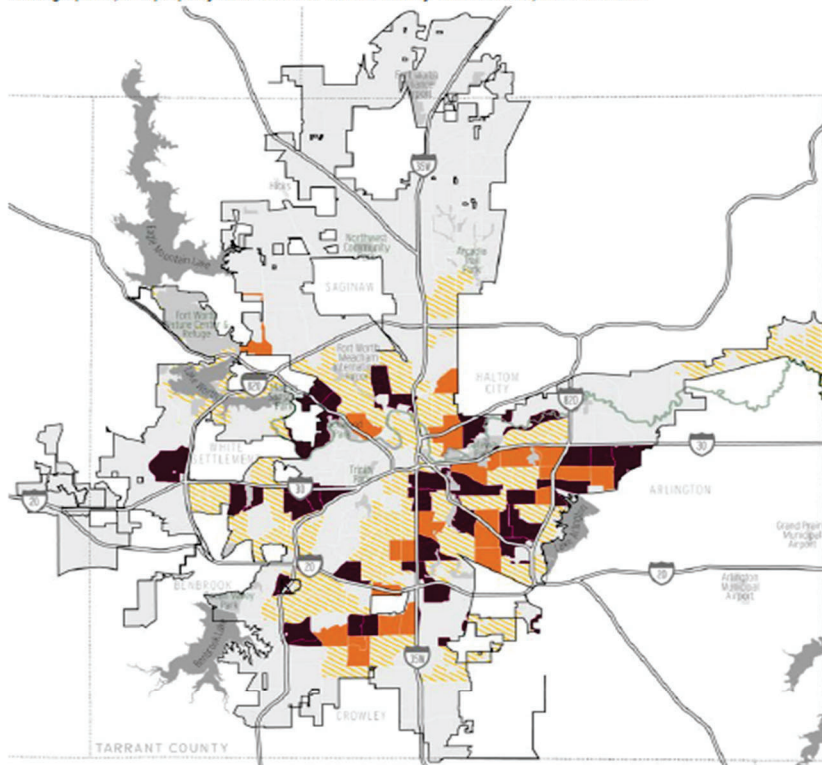
The areas of the City where a median income household can afford to buy a home are also home to a disproportionate number of Fort Worth's low-income households, and many of those households are at risk of displacement.

The Housing Affordability Strategy showed that 29% of Fort Worth households with incomes below \$75,000 (the approximate Area Median Income) live in areas where displacement may be in progress of a high risk.

Based upon this information, the City created a Displacement Risk Measure showing where homeowners may be at risk of or already experiencing displacement.

**Figure 12. Displacement Risk Measure—Composite Measure of Areas Where Homeowners May Be At Risk Of or Experiencing Displacement**

*Source: Interface Studio analysis with data from ACS 2016, 2019, and 2021 5-year estimates in 2010 Census Tracts, from NHGIS and ESRI Demographics, and property data from the Tarrant County Tax Assessor, 2016 and 2021*



**Displacement May Be In Progress**

Among eligible areas, these have seen a rapid decrease in households below the Area Median Income (AMI) and a rapid increase in adults with a Bachelor's Degree or more, from 2016 to 2021; some areas may also meet the "displacement risk criteria below.

**Displacement Risk is High**

Among eligible areas, these are "aging homeowner" neighborhoods where assessed home values rose faster than median household incomes from 2016 to 2021.

**Additional Areas of Concern**

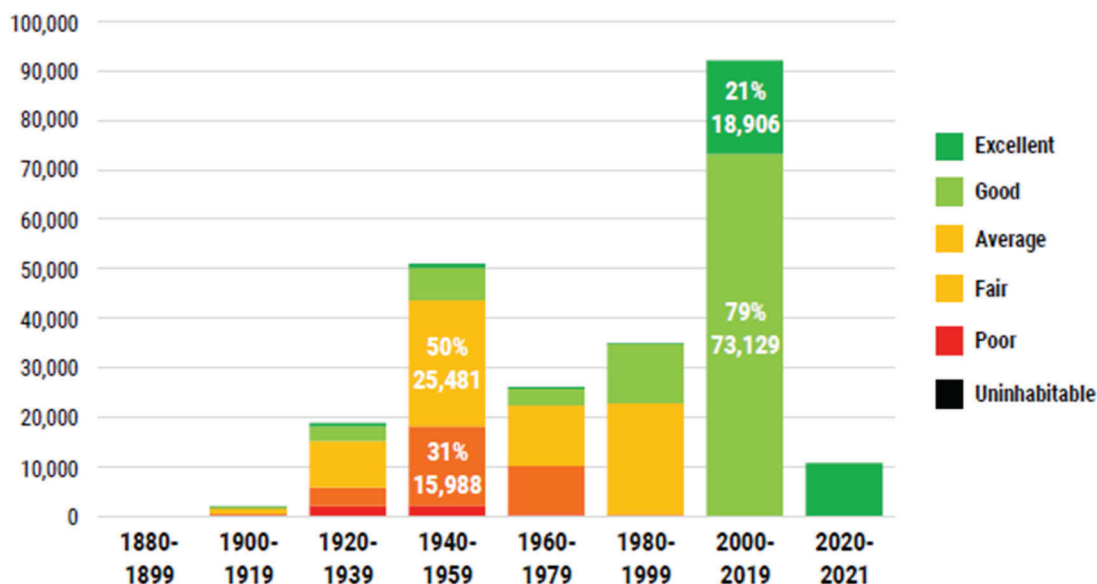
Areas that only meet the measure's eligibility criteria; more than half of households make under \$75,000 annually, the approximate Area Median Income in 2021.

## Housing Conditions in Low Income Areas Are Below Average

In very low-income areas of Fort Worth, 38% of single-family housing is below average condition and 75% of housing was built before 1960. Citywide, only 15% of single-family housing is below average condition and only 30% of housing was built before 1960.

**Figure 14. Citywide Total Housing Units by Year Built and Condition**

Source: Tarrant County Appraisal District

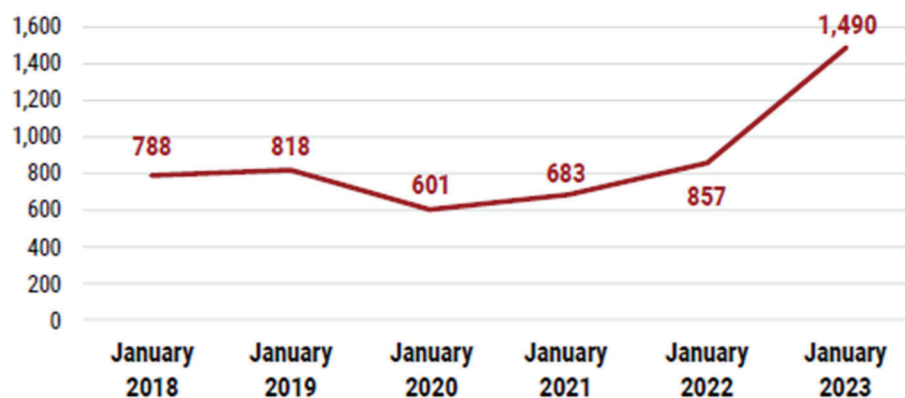


## Homelessness and Evictions are Rising, Straining City Resources

Project Home states that Tarrant County is seeing a dramatic rise in the number of homeless families and point-in-time homelessness counts have shown increasing numbers.

**Figure 15. Monthly Point-In-Time Count of Homeless Households, Tarrant County**

Source: Tarrant County Homeless Coalition

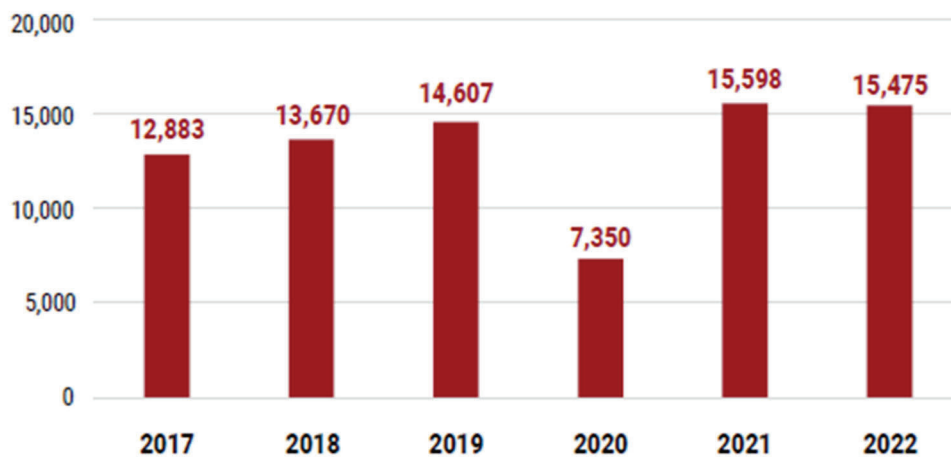


Eviction data shows that the number of eviction filings have been rising in Fort Worth over multiple years. In 2020, during the eviction moratorium, the City still saw about 7,000 eviction filings – about half the number of filings entered the previous year. Since evictions were not allowed for financial reasons during this time, these filings were for other reasons. If this holds true today, then approximately half of the filings may be related to financial issues and rental unaffordability.

**Figure 17. Fort Worth\* Eviction Filings Over Time**

*Source: Ninigret Partners calculations based on North Texas Eviction Project & Tarrant County Dispute Resolution Program*

*\*Only reflects Tarrant County portion of Fort Worth due to data availability*



## WHAT IS FORT WORTH DOING TODAY?

The City of Fort Worth currently provides a range of tools to support housing creation and preservation, including financing, land assembly, development, rental assistance, rehabilitation, homeownership assistance, legal support, and code enforcement.

**Housing Financing**

<b>Tool</b>	<b>Impact</b>
Neighborhood Empowerment Zones	Provides tax abatements, fee waivers, and the release of City liens to property owners implementing housing improvements
Tax Increment Financing	Pays for infrastructure and public realm improvements needed for housing development
Expedited Plan Review for Affordable Housing	Development Services provides facilitation, expedited plan reviews and permitting for affordable housing developments certified by Neighborhood Services Department
Federal Programs (HOME, CDBG, HOPWA, ESG)	City of Fort Worth provides the majority of their federal HUD programming dollars to the development of housing, infrastructure for housing, and housing rehabilitation. HOME and CDBG funds are often paired with federal housing tax credits to provide gap financing for affordable housing developments.
Housing Finance Corporation	The Fort Worth Housing Finance Corporation is a local government instrumentality that can provide funding and financing for affordable housing development through partnerships and contracts.

**Rental Assistance**

<b>Tool</b>	<b>Impact</b>
Housing Choice Vouchers	Fort Worth Housing Solutions, the City's Housing Authority manages the federal Housing Choice Voucher program that subsidizes rents for very low-income residents in housing units across the City
Federal Rental Assistance Program	During the pandemic and over a two-year period, the City of Fort Worth oversaw the distribution of over \$65M of federal rental assistance funds to low-income residents within the City

**Rehabilitation**

<b>Tool</b>	<b>Impact</b>
Priority Repair Program	The Neighborhood Services Department program provides \$25,000 per eligible household to cover improvements to basic systems and structural needs for low-income households (60% AMI and lower). Over 300 households are served annually. In Fiscal Year 2024, the City increased the total annual program budget from \$2M to \$4M.

**Rehabilitation**

<b>Tool</b>	<b>Impact</b>
Cowtown Brushup	The Neighborhood Services Department deploys CDBG funds to provide exterior repairs and painting of low-income households.
Lead Safe Program	The Neighborhood Services Department assists low-income homeowners with children in lead mitigation and healthy home improvements.
Weatherization Assistance Program	The Neighborhood Services Department provides home improvements in energy efficiency targeted to reduce energy bills for low-income residents
Tarrant Appraisal District Homestead Exemption	County program to protect homeowners from spikes in tax assessments
Historic Site Tax Exemption	City freezes the assessed value of designated historic properties for 10 years when 30% or more of the assessed value has been spent on improvements by the property owner.

**Homeownership**

<b>Tool</b>	<b>Impact</b>
Homebuyer Assistance Program	Neighborhood Services Department offers \$25,000 in closing cost and/or down payment assistance to first time income eligible homebuyers
HOME, CDBG	Federal funds are provided primarily to the Community Housing Development Organization to build single family infill housing in Fort Worth neighborhoods.

The City's existing efforts have made a difference in Fort Worth, but these efforts have limited reach. The primary funding sources for our housing efforts have been federal funds, such as Community Development Block Grant (CDBG), HOME Investment Partnerships Program (HOME), Emergency Solutions Grant (ESG), Housing Opportunities for Persons with AIDS (HOPWA), and Federal Choice Vouchers. The City's 2024-2025 HUD Annual Action plan aims to assist a total of 1,517 households through federal monies.

The City's Neighborhood Empowerment Zone (NEZ) has been the largest non-federal investment in housing, providing \$2.9M in tax abatements for NEZ projects totaling \$377.6M between 2018 and 2021. Neighborhood Empowerment Zones are located in neighborhoods where the City wants to drive housing improvements and neighborhood redevelopment, so these investments were primarily made in moderate and low-income neighborhoods.

The Neighborhood Services Department calculates that the City added approximately 2,539 affordable housing units, primarily through Federal Housing Tax Credits, to the City from 2018 and 2022 along with 547 market rate units. In that same time period, the City added 32,819 units of multifamily housing, including all the affordable units. **Affordable housing represents just 8% of the total new multifamily housing construction between 2018 and 2022.**

## **BARRIERS TO AFFORDABLE HOUSING**

### **Lack of Capital**

The City's Affordable Housing Strategy has identified **lack of capital** as the #1 barrier to the development of affordable housing in the City. To close the gap of building rental housing for the 19,000 renters with incomes under 60% Area Median Income (AMI) that are cost-burdened would cost between \$3.5B and \$5.7B of both public and private capital subsidy (assuming \$200,000 to \$300,000 per unit subsidy).

Because of that tremendous cost to both the public and private sectors, it is unlikely that the City can find ways to raise the public capital – even with federal or state resources – to fill that gap in funding. As a result, the City developed the Affordable Housing Strategic Plan to begin thinking strategically about an approach that focuses on meeting the housing needs of selected populations and focusing on both bringing in more capital but also developing more practical strategies for affordable housing development.

### **High Cost of Land**

In the fast-growing Dallas-Fort Worth (DFW) real estate market, the cost of land that is zoned and prepared for redevelopment is very high compared to the rest of Texas and the United States. These costs make it difficult to develop in the metro area and in higher-income neighborhoods where affordable housing is most needed.

### **Development Process**

Navigating local zoning, subdivision, and building/fire code regulations are often listed as problematic by affordable housing developers and infill housing developers. Zoning is often

problematic because of “Not-In-My-Backyard” sentiments of single-family neighborhoods and the distrust that neighborhood leaders have of multiple family housing and density.

### **Construction**

Preparing land and installing necessary infrastructure, such as roads, water and sewer pipes, electricity are often higher costs, particularly in neighborhoods that are most distressed and have not had infrastructure development in over 50 years. In Fort Worth, the cost of much needed stormwater infrastructure and water/sewer services in older neighborhoods has dramatically increased the cost of developing affordable housing.

### **Cost of Capital**

Even with federal housing tax credits or state bonding, affordable housing often has limited access to capital to fill gaps caused by land and construction costs. What is most needed is flexible monies with few strings and low/no interest, sometimes even no requirement to repay. Flexible funding without federal strings could reduce the cost of housing development but is very difficult to find.

### **Profit**

Most affordable housing development has been “outsourced” by tax credits to the private sector, which requires a return on investment that is not always able to be met by some affordable housing development, particularly development for individuals with incomes below 60% AMI. Developers that are non-profit or assisted by Community Land Trusts are often the answer to this profit problem as a not-for-profit housing developer may be able to accept a different amount of profit or the profit margins could be much thinner than for a private corporation.

### **Cost of Occupying a Home**

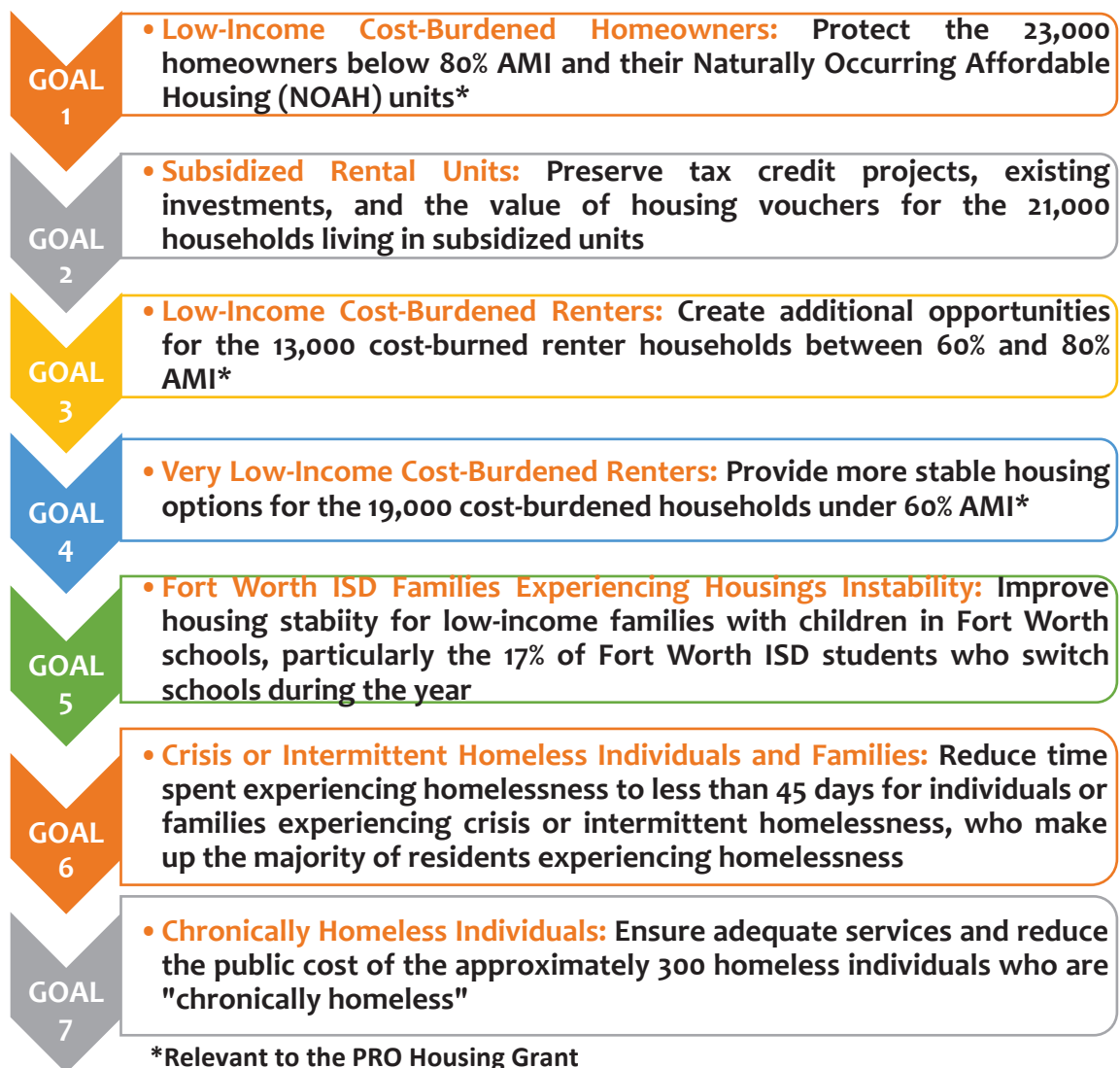
For homeowners, the cost of occupying a home is often what contributes to its unaffordability and increasing costs can drive families out of their home. Homeowner costs include taxes and insurance (property taxes dramatically rising in non-income tax states like Texas), maintenance and utilities, the cost of borrowing to purchase a unit (high interest rates are pricing many people out of the Fort Worth market), and costs of transportation (where transit is non-existent or spotty).

## SOUNDNESS OF APPROACH

The City of Fort Worth proposes four activities to directly address increasing the amount of affordable housing development in the City and directly reduce barriers to housing. Among the 100,000 Fort Worth households who pay too much for housing, some are far less likely than others to need assistance.

As such, the recently adopted Fort Worth Housing Affordability Strategy notes that the City cannot do all of our work alone. Further, housing affordability must be strategically developed through goals that narrowly target groups of Fort Worth residents who need housing assistance the most. **Three** of the City's Strategic Housing Goals are directly relevant to the PRO Housing grant and our proposed approach. All proposed activities are consistent with the City of Fort Worth 2023-2027 Consolidated Plan. Each activity meets the CDBG National Objective to benefit low- and moderate-income persons or households.

Our Housing Affordability Strategy has the following goals:



### **PRO Housing Activity 1: Pattern Book of Housing**

A housing pattern book of architectural and engineering stamped plans, pre-approved by the City's Development Services Department, for infill housing in Fort Worth neighborhoods, including single-family homes, duplexes, and missing middle housing (2-12-unit housing). The Pattern Book project includes the development of housing plans prepared by consulting architects, planners, and engineers, as well as building code analysts (consultants obtained through a competitive RFQ). The City of Fort Worth would purchase the intellectual property developed through the pattern book so that Fort Worth residents can use the plans at zero to low cost and receive expedited approvals through Development Services if the plans are used.

Depending on zoning and lot size, plans would be used by single family homeowners to redevelop their homes, add density to existing houses, or full housing redevelopment on vacant lots. Plans would also be available to for profit and non-profit housing developers for affordable infill housing development. The pattern book plans significantly reduce the cost of architectural services and building permitting for developers wishing to provide affordable housing.

The housing pattern book would have a large neighborhood engagement? component as the plan would need to be suitable for existing Fort Worth neighborhoods and have support of the existing neighborhoods that may receive new infill development. The pattern book would be placed in the Development Services Department and would be marketed by the City to homeowners and small developers, similar to a Sears catalogue of plans that could be ordered to fit Fort Worth-sized lots.

**Projected Budget: \$960,000**

### **PRO Housing Activity 2: Multifamily Housing Development Capital**

The City proposes developing a capital pool for affordable multifamily housing in High Opportunity Index areas by leveraging state and federal resources. The current proposed project is the Evans and Rosedale Urban Village Development in southeast Fort Worth. Funding would be used to support the project, which includes the purchase of thirty-six (36) lots by the developer for the purpose of constructing a mixed-use urban development. This development would include 181 total residential units (Affordable – 30-60% AMI: 35 units), commercial, retail, and public spaces.

**Projected Budget: \$2,500,000**

### **PRO Housing Activity 3: Station Area Plan and Form-Based Code for Stockyards/Northside TOD**

The Northside/Stockyards Trinity Metro & TRE Station -- located close to the Fort Worth Stockyards and the Northside Neighborhoods - needs a station area plan and a guide for the redevelopment of the areas surrounding the station.

The plan is needed because of the substantial change in land use that would be anticipated (area is largely aging industrial/vehicle impoundment lots), as well as environmental cleanup necessary to see the area transition to a true transit-oriented residential hub.

The City proposes extending the existing form-based code for the Stockyards, with a few tweaks to ensure the density and affordability of development. Further, because of the Stockyards

development as a tourist area - further popularized through the Yellowstone/1883 TV Series - there is a need to focus on the development of affordable housing for tourism and service area workers that are employed in the restaurants, retail shops, and hotels developing in the area while also connecting the station area to the Stockyards area -- and redeveloping the land between them.

**Projected Budget: \$572,000**

#### **PRO Housing Activity 4: Retrofitting Suburban Malls**

The City of Fort Worth has three older, indoor malls and one shopping center near substantial employment centers and high-income neighborhoods. Given that indoor malls have not been built in the United States since the early 2000s and are not always able to repurpose themselves through the private market or the tremendous parking fields (that are largely vacant), the City can assist in the "retrofit" of these malls to rebuild neighborhoods with new land use patterns.

This effort would include a redevelopment plan to determine how they could redevelop (e.g., location of utilities, stormwater, etc.) and implementing a form-based code with an eye toward affordable housing and mixed-use development. This would be accomplished in the following two phases:

- Phase I: Plans would include reinstalling a street grid, redevelopment options, recommendations for the installation of bus/transit facilities, and proforma to understand the costs of redevelopment. The City would partner with the existing property owners to conduct the analysis and determine the level of owner interest.
- Phase II: The City would develop recommendations and a capital plan for one site.

**Projected Budget: \$768,000**

#### **GRANTEE AND PARTNER CAPACITY**

The City of Fort Worth's Neighborhood Services Department (NSD) is Fort Worth's housing agency and will serve as the lead department for the implementation of activities to be undertaken with this grant. NSD provides financial and program support to create and preserve quality, affordable housing and community development. The department primarily serves low and moderate-income Fort Worth families. In addition to NSD, other departments that will support these activities include the following: The FWLab, Development Services, and Transportation and Public Works.

NSD receives funding for multiple programs from various sources including local general funds, federal grant funds, Housing Finance Corporation, tax credits, and state grant funds for energy assistance and weatherization, etc. Some of the programs administered by NSD include the following:

- Priority Repair Program
- Homebuyer Assistance Program
- Lead-Safe Program

- Community Action Partners
- Veterans' Assistance

Additionally, NSD successfully operates federally funded programs and manages federal funds according to the terms and conditions of the grant and has been doing so for more than 50 years. Some examples include:

- Community Development Block Grant
- HOME Investment Partnerships Program
- Emergency Rental Assistance (U.S. Department of the Treasury)
- CARES Act Funding
- HOME-ARP
- Comprehensive Energy Assistance Program
- Emergency Solutions Grant
- Housing Opportunities for Persons with AIDS
- Community Development Block Grant-Disaster Recovery
- American Rescue Plan Act

Additional information regarding the various programs administered by NSD can be found on the website: <https://www.fortworthtexas.gov/neighborhoods>

The organizational structure of NSD allows for cross functional communication across divisions. NSD is led by the Neighborhood Services Director and divided into the following divisions:

- Administration
- Community Services
- Compliance
- Housing and Neighborhood Development

NSD is the lead entity in the City of Fort Worth to address housing and community development needs, including being the recipient of United States Department of Housing and Urban Development (HUD) grant funding. In addition, NSD also received and managed rental assistance program funding from the U.S. Department of the Treasury to assist Fort Worth residents needing rental and utility assistance because of the coronavirus pandemic through the Fort Worth Emergency Rental Assistance Program (FWERAP).

Current NSD staff is sufficient to manage the PRO Housing Grant Program funds awarded. Funds for the FWERAP have been fully expended allowing additional time for staff to begin managing and implementing the PRO Housing grant program. NSD will reevaluate staffing needs annually to determine when additional hires are needed, or if any other changes are needed in order to effectively manage the program.

The City of Fort Worth received letters of support in the proposed efforts from the following partners:

- Development Corporation of Tarrant County

- Fort Worth Housing Solutions
- Housing Channel
- Rainwater Foundation
- Trinity Habitat for Humanity
- Trinity Metro

Each partner agency is willing and able to support the activities in their respective industries to assist the residents of Fort Worth with removing obstacles to affordable housing.

## STAKEHOLDER ENGAGEMENT AND PUBLIC PARTICIPATION SUMMARY

Fort Worth has tremendous support from our community stakeholders in building affordable housing in the City. On August 8, 2023, the City Council approved the 2023-2027 HUD Consolidated Plan, the five-year Strategic Plan for use of entitlement grant funds including CDBG, HOME, ESG, and HOPWA. A total of nine (9) priorities and goals were established as shown below.

PRIORITY NEED	GOALS
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
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**\*Related to affordable housing and/or housing preservation**

The development of the Consolidated Plan included input derived from Public Meetings held in each City Council District during the months of April - June 2023, to assess citizen comments and assess priority goals from Fort Worth residents. In addition, an online survey was offered to allow for public comment. Based on input from residents, public service agencies, nonprofit organizations, and industry-specific businesses, the above listed goals were identified as the priority needs of Fort Worth to be addressed. Four of the nine priority goals are related directly to affordable housing and/or housing preservation. The prevailing concern of Fort Worth residents is a need for access to affordable housing, both single family and multifamily.

On August 16, 2023, the City launched its first Housing Affordability Strategy at an event called "On Our Doorstep: Fort Worth's Housing Affordability Crisis" and invited affordable housing partners to support the approval and implementation of the strategy. There were approximately 75 attendees present including the housing authority of the City of Fort Worth, the Apartment Association of Tarrant County, housing developers, foundations, homeless service providers, local municipalities, and City staff. Comments and feedback supported implementing strategy efforts to help remove obstacles to affordable housing and interest in establishing or further enhancing City partnerships.

Ongoing engagement with the community, developers, and individuals seeking affordable housing will be critical in successfully working towards removing obstacles to affordable housing. This may include regular participation in monthly neighborhood associations to obtain feedback as well as any updates on the effectiveness of proposed strategies. Input obtained through the Community Development Council—the City's Council-appointed advisory board that works with NSD in allocating HUD funding—during its monthly meetings would be another measure taken to maintain community engagement.

Public participation will be encouraged based on the recently updated Citizen Participation Plan. In alignment with the Plan, Public Notices, Public Hearings, and outreach will be undertaken in the process of program implementation.

In preparation for submission of this Plan, the following public participation efforts were made:

- Public Comment Period      April 21 – May 20
- Public Hearing                      May 14 (Community Development Council)

## **LONG-TERM EFFECT**

The \$5M investment of funding to remove obstacles to affordable housing will have a great impact on the development of affordable housing in Fort Worth. The four proposed activities are designed to have long-term effects on the production and preservation of affordable housing in the City of Fort Worth.

Infill development will be most impacted by a Neighborhood Pattern Book as the most distressed Fort Worth neighborhoods have older homes and this activity will help improve the efficiency of affordable housing development. The neighborhoods most in need of infill have housing stock dating back to the 1930's and 1940's that is considered historic and requires the most assistance in ensuring that infill development matches the historic housing patterns. This pattern book will be in place with a similar time period to historic district regulations or design guidelines, which typically have a shelf life of 20-30 years.

Creating a pool of flexible affordable housing capital will also have a very direct impact on the production of affordable housing in Fort Worth as capital can be an impediment to affordable housing development. The impacts of a funding pool can last for 30-40 years, depending on the deed restrictions put in place. In 2021, Fort Worth Housing Finance Corporation allocated \$2.55M of capital funding permanent supportive housing which was matched with \$2.55M in funding from local foundations. This funding resulted in the projected development of 144 units of affordable permanent supportive housing that is now required to be rented at rates affordable for 0-30% AMI residents for a minimum of 20 years.

Station Area Plans and Retrofitting Suburban Malls are planning efforts that have the potential to be very impactful for the long-term of Fort Worth, but the time frames and the permanency of the impacts are all dependent on the plan findings and plan implementation, which is not yet known. These planning efforts are necessary for providing necessary plans and policy implementation in specific geographic areas and could contribute immensely to the provision of affordable housing in Fort Worth.

## **SUBSTANTIAL AND NON-SUBSTANTIAL AMENDMENTS**

Not applicable. This is the first version of this Action Plan.



## **Letters of Support**

Below are partnership letters of support from the following entities:

- Development Corporation of Tarrant County
- Fort Worth Housing Solutions
- Housing Channel
- Rainwater Foundation
- Trinity Habitat for Humanity
- Trinity Metro



October 20, 2023

Secretary Marcia L. Fudge  
U.S. Department of Housing and Urban Development  
451 7 th Street S.W.  
Washington, DC 20410

Dear Secretary Fudge:

Development Corporation of Tarrant County & The State of Texas is excited to support the City of Fort Worth on their application for HUD's PRO Housing Grant. We are enthusiastic about the City's application and we look forward to the development of more affordable housing in Fort Worth.

Over the last year, we have been engaged with the development of the City's Housing Affordability Strategy, which provides a clear blueprint for addressing the cost of housing and provides recommendations for focused action to provide housing stability for those who need it most. We are concerned with the Strategy's findings about the growing need for housing affordability. Notably, over 100,000 Fort Worth households pay too much for housing and that number grows daily as Fort Worth continues its prosperous growth.

A PRO Housing grant allows the City to directly implement the recommendations of the Housing Affordability Strategy. In particular, with a PRO Housing grant, the City can implement recommendations related to land banking, adopting a neighborhood pattern book, expanding mixed use zoning around transit-oriented sites, zoning reform, and providing additional City investment in affordable housing. These are all projects that our organization endorses and believes will help the City and private sector partners build more affordable housing.

The City cannot address housing affordability alone and, so, our organization is here to support the continued implementation of the Housing Affordability Strategy and any grant funding to further affordable housing development. If a PRO Housing grant is awarded to the City of Fort Worth, our organization stands ready to support and collaborate with the City toward our shared goal of ensuring every Fort Worth family has an affordable place to call home.

Sincerely,

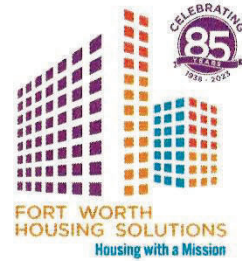


Charlie Price  
President

1509 S. University Dr., Suite B208, Fort Worth, TX 76107 [www.dctctexas.org](http://www.dctctexas.org) 817-870-9008 Office

October 24, 2023

Secretary Marcia L. Fudge  
U.S. Department of Housing and Urban Development  
451 7<sup>th</sup> Street S.W.  
Washington, DC 20410



Dear Secretary Fudge:

The Housing Authority of the City of Fort Worth, Texas d/b/a Fort Worth Housing Solutions is excited to support the City of Fort Worth on their application for HUD's PRO Housing Grant. We are enthusiastic about the City's application, and we look forward to the development of more affordable housing in Fort Worth since it is part of our mission also.

The City of Fort Worth has always welcomed participation by FWHS in the development of the City's Housing Affordability Strategy, which addresses the cost of housing and provides recommendations for focused action to provide housing stability for those who need it most. We are concerned with the Strategy's findings about the growing need for housing affordability. Notably, over 100,000 Fort Worth households pay too much for housing and that number grows daily as Fort Worth continues its prosperous growth.

A PRO Housing grant would allow the City to implement the recommendations of the Housing Affordability Strategy. The City would be able to implement recommendations related to land banking, adopt a neighborhood pattern book, expand mixed-use zoning around transit-oriented sites, support zoning reform, and provide additional City investment in affordable housing. These are all projects that support our own goal to encourage private sector partners to help FWHS build more affordable housing for the citizens of Fort Worth.

The City cannot address housing affordability alone and, so, our organization is here to support the continued implementation of the Housing Affordability Strategy and any grant funding to further affordable housing development. If a PRO Housing grant is awarded to the City of Fort Worth, FWHS stands ready to support and collaborate with the City toward our shared goal of ensuring every Fort Worth family has an affordable place to call home.

Sincerely,



Mary-Margaret Lemons  
President

Fort Worth Housing Solutions | 1407 Texas Street, Fort Worth, TX 76102-3478 | 817.333.3400 | [www.fwhs.org](http://www.fwhs.org)



2900 Airport Freeway  
Fort Worth, TX 76111  
(817) 924-5091 | (817) 924-7619 (f)

October 31, 2023

Secretary Marcia L. Fudge  
U.S. Department of Housing and Urban Development  
451 7<sup>th</sup> Street S.W.  
Washington, DC 20410

Dear Secretary Fudge:

Housing Channel is excited to support the City of Fort Worth on their application for HUD's PRO Housing Grant. We are enthusiastic about the City's application and we look forward to the development of more affordable housing in Fort Worth.

Over the last year, we have been engaged with the development of the City's Housing Affordability Strategy, which provides a clear blueprint for addressing the cost of housing and provides recommendations for focused action to provide housing stability for those who need it most. We are concerned with the Strategy's findings about the growing need for housing affordability. Notably, over 100,000 Fort Worth households pay too much for housing and that number grows daily as Fort Worth continues its prosperous growth.

A PRO Housing grant allows the City to directly implement the recommendations of the Housing Affordability Strategy. In particular, with a PRO Housing grant, the City can implement recommendations related to land banking, adopting a neighborhood pattern book, expanding mixed use zoning around transit-oriented sites, zoning reform, and providing additional City investment in affordable housing. These are all projects that our organization endorses and believes will help the City and private sector partners build more affordable housing.

The City cannot address housing affordability alone and, so, our organization is here to support the continued implementation of the Housing Affordability Strategy and any grant funding to further affordable housing development. If a PRO Housing grant is awarded to the City of Fort Worth, our organization stands ready to support and collaborate with the City toward our shared goal of ensuring every Fort Worth family has an affordable place to call home.

Sincerely,

A handwritten signature in blue ink, appearing to read "Donna VanNess", is written over a light blue circular background.

Donna VanNess  
President & CEO





777 Main Street, Suite 2250  
Fort Worth, Texas 76102  
(817) 820-2708  
[info@rainwatercf.org](mailto:info@rainwatercf.org)

October 24, 2023

Secretary Marcia Fudge  
U.S. Department of Housing and Urban Development  
451 7<sup>th</sup> Street S.W.  
Washington, DC 20410

Dear Secretary Fudge,

The Rainwater Charitable Foundation is pleased to support the City of Fort Worth with their application for a PROHousing Grant with the U.S. Department of Housing and Urban Development (HUD). We are enthusiastic about the City's application, and we look forward to the development of more affordable housing in Fort Worth, particularly in high-opportunity areas.

Over the last year, we have been engaged with the development of the City's Housing Affordability Strategy, which provides a clear blueprint for addressing the cost of housing and recommendations for focused action to increase housing stability for those who need it most. We are concerned about the growing need for housing affordability in Fort Worth. Notably, over 100,000 Fort Worth households face housing costs that are unsustainable relative to their income. Furthermore, families earning at or below the median income for our area have essentially been priced out of homeownership, limiting their options to build generational wealth.

A PROHousing grant will provide much-needed resources to implement the recommendations of the Housing Affordability Strategy. In their application, the City identifies components of the strategy where an infusion of capital will be catalytic, enabling subsequent implementation of complementary components. For instance, establishing a land bank and a neighborhood pattern book will facilitate an acceleration in development of new housing. Using these foundational components, the City, along with partners like developers, investors and philanthropic organizations, can strategically deploy additional resources to build more affordable housing. We are actively collaborating with the City and local nonprofits to launch a community land trust to help make investments in affordability permanently available to Fort Worth residents through homeownership.

We applaud the City's efforts to broker partnerships and seek out new and diverse funding sources to activate the Housing Affordability Strategy. Our organization will support the continued implementation of the strategy and related efforts to address the affordability gap in Fort Worth. If a PROHousing grant is awarded to the City of Fort Worth, our organization stands ready to support and collaborate with the City toward our shared goal of ensuring every Fort Worth family has an affordable place to call home.

Sincerely,

DocuSigned by:  
A handwritten signature in blue ink that reads "Jeremy Smith".  
A0C4EB0C8A2F429...

Jeremy Smith  
President  
Rainwater Charitable Foundation

[www.rainwatercharitablefoundation.org](http://www.rainwatercharitablefoundation.org)



Building Strong Families  
& Neighborhoods

October 20, 2023

Secretary Marcia L. Fudge  
U.S. Department of Housing and Urban Development  
451 7<sup>th</sup> Street S.W.  
Washington, DC 20410

Dear Secretary Fudge:

Trinity Habitat for Humanity fully supports the City of Fort Worth in their application for HUD's PRO Housing Grant. We are experiencing significant challenges with housing affordability in the City of Fort Worth. As a result, we applaud the efforts of the City staff to look for options to help develop more affordable housing.

Over the last year, we have been engaged with the development of the City's Neighborhood Sustainability and Housing Affordability Strategy, which provides a clear blueprint for addressing the cost of housing and provides recommendations for focused action to provide housing stability for those who need it most. We are concerned with the Strategy's findings about the growing need for housing affordability. Notably, over 100,000 Fort Worth households pay too much for housing and that number grows daily as Fort Worth continues its prosperous growth.

A PRO Housing grant allows the City to implement the recommendations of the Housing Affordability Strategy. In particular, with a PRO Housing grant, the recommendations related to land banking, adopting a neighborhood pattern book, zoning reform, and providing additional City investment in affordable housing. These are projects that our organization endorses and believes will help public and private sector partners build more affordable housing.

The City cannot address housing affordability alone and our organization supports the continued implementation of the Housing Affordability Strategy and any grant funding to further this effort. If a PRO Housing grant is awarded to the City of Fort Worth, our organization stands ready to collaborate with the City toward our shared goal of ensuring every Fort Worth family has an affordable place to call home.

Sincerely,

  
Gage Yager  
CEO



**Hand Up,  
Not a Handout**



**Building Strong  
Families**



**Building Strong  
Neighborhoods**

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9333 N. Normandale St., Fort Worth, Texas 76116 • 817-926-9219 • [TrinityHabitat.org](http://TrinityHabitat.org)

October 25, 2023

Secretary Marcia L. Fudge  
U.S. Department of Housing and Urban Development  
451 7th Street S.W.  
Washington, DC 20410

Dear Secretary Fudge:

Trinity Metro is pleased to support the City of Fort Worth on their application for HUD's PRO Housing grant. We see great value in the work they hope to achieve with this grant funding, and we look forward to the development of more affordable housing in Fort Worth.

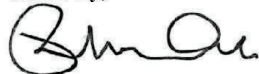
As the public transportation provider for Fort Worth and Tarrant County, Trinity Metro frequently partners with other agencies and governmental entities to seek ways to improve mobility for everyone in the region. Similarly, the City of Fort Worth looks for options to improve the lives of residents by meeting other needs, such as affordable housing.

The Housing Affordability Strategy was developed by the city as a way to ensure that there is sufficient housing at a cost that does not impose an overwhelming burden on personal resources. An analytical study revealed that Fort Worth is growing at a more rapid pace than housing. Additionally, more than 80% of homes are now out of budgetary consideration for a median-income household. Overall, 100,000 Fort Worth residents pay too much for housing.

A PRO Housing grant allows the city to directly implement the recommendations of the Housing Affordability Strategy. In particular, with a PRO Housing grant, the city can implement recommendations related to land banking, adopting a neighborhood pattern book, expanding mixed-use zoning around transit-oriented sites, zoning reform and providing additional city investment in affordable housing.

As an essential provider of mobility services, Trinity Metro is always interested in finding solutions to social needs impacting our community. We applaud the city's efforts to improve the lives of our residents by pursuing options for more affordable housing. I appreciate your consideration of this grant request.

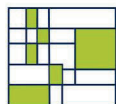
Sincerely,



Richard W. Andreski  
President and CEO



801 Grove Street | Fort Worth, Texas 76102 | 817.215.8700 | [RIDE:TRINITYMETRO.org](https://ride.trinitymetro.org)



## FORT WORTH, TX

## ROUND 1 AWARD: \$5,000,000



**Overview:** To expand housing supply and lower housing costs, HUD's Office of Community Planning and Development awarded **\$5 million to the City of Fort Worth**. This grant funding will be used to identify and remove barriers to affordable housing production and preservation.

**Over one third of Fort Worth households are housing cost burdened (109,000 households).** The City has advanced housing supply through financing, regulatory reform, land banking, and the use of federal resources for housing activities.

**PRO Housing funding will enable Fort Worth to finance multifamily housing, streamline approval processes for affordable housing development, and facilitate redevelopment of existing parcels for housing and transit-oriented development.**

### Lack of Capital for Affordable Housing

- The City estimates that at least \$3.5 billion of public and private subsidy is needed to close the gap in rental housing affordable to the 19,000 renters under 60% of the Area Median Income.

### High Cost of Land / Property

- The cost of land is extremely high compared to the rest of Texas.

### Inequitable and Prohibitive Land Use Policies

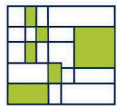
- Local land use policies and regulations are restrictive, preventing the construction of new homes. The City notes that institutionalized racism and historic redlining continue to impact housing development.

## LOCAL BARRIERS TO HOUSING IDENTIFIED BY FORT WORTH

## RECENT ACTIONS TO BOOST HOUSING SUPPLY LOCALLY

### The City of Fort Worth

- Established Neighborhood Empowerment areas that provide tax abatements, fee waivers, and the release of City liens to property owners implementing housing improvements.
- Established Tax Increment Financing to pay for infrastructure and improvements needed for housing development.
- Expedited plan review for affordable housing, and adopted mixed-use and "urban village" areas to spur housing development.
- Created a homebuyer assistance program — \$20,000 in mortgage assistance for first time income eligible homebuyers.
- Funds repairs for over 300 low-income households annually, such as basic improvements, lead abatement, and weatherization.
- Incentivizes rehabilitation through a historic site tax exemption— if property improvements increase the property value 30% or more, the assessed value freezes for 10 years.



# ANTICIPATED IMPACT OF PRO HOUSING FUNDING

as contemplated in grant application

## Develop a Neighborhood Pattern Book of Pre-Approved Designs

- The City will develop a housing pattern book of pre-approved architecturally and engineering stamped plans for infill housing in Fort Worth neighborhoods, including single family homes, duplexes, small multifamily properties (2-12 units), and Accessory Dwelling Units.
- The goal of the pattern book is to significantly reduce the cost of architectural services and building permitting for affordable housing developers.

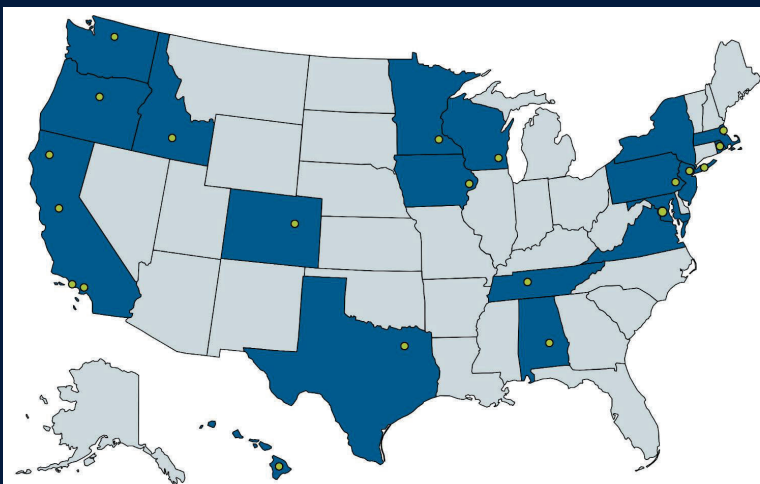
## Establish a Unified Development Ordinance

- The City currently has several separate ordinances — which has resulted in difficulty navigating land use and subdivision regulations. Through PRO Housing funding, the City intends to develop a Unified Development Ordinance.
- A Unified Development Ordinance would ensure coordination of City land use regulations, and the implementation of land use policies that incentivize housing affordability.

## Create a Capital Pool and a Land Bank

- Leveraging state and federal resources, the City plans to create a capital pool for affordable multifamily housing in High Opportunity Index areas. High Opportunity Index areas are historically challenging areas to develop affordable housing due to cost of land, land use policy, and neighborhood tension.
- To encourage redevelopment for affordable housing, Fort Worth plans to create a formal land bank, develop a land banking ordinance, and establish policies to ensure ongoing affordability.

# HUD AWARDED \$85 MILLION TO 21 APPLICANTS THROUGH ROUND 1 OF THE PRO HOUSING COMPETITION



- PRO Housing provides first-of-its-kind funding to identify and remove barriers to housing production and preservation.
- The competition prioritizes communities that demonstrate an acute need for affordable housing.
- Successful applications demonstrated local actions — such as updates to land use policies, developer incentives, financing, and innovative strategies — to address barriers and boost housing supply.