

# **Executive Summary**

## **AP-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)**

### **1. Introduction**



The City of Fort Worth is the eleventh largest and one of the fastest growing cities in the U.S., with a population of over one million people. Fort Worth is experiencing robust growth in 2025, particularly in population, job creation, and economic development. The Annual Action Plan provides a summary of the actions, activities, and the specific federal and non-federal resources that will be used each year to address the priority needs and specific goals identified by the five-year Consolidated Plan (Con Plan) for the use of federal grant funds from the U.S. Department of Housing and Urban Development (HUD). Program Year (PY) 25 is the third action plan of the 2023-2027 Consolidated Plan. The grants included under this Action Plan are the Community Development Block Grant (CDBG), HOME Investment Partnerships Program (HOME), Emergency Solutions Grant (ESG), and Housing Opportunities for Persons with AIDS (HOPWA) Program. The total amount of HUD grant funds expected to be received is \$13,333,355.77, which includes \$60,000 in estimated program income.

The Action Plan includes policies, strategies, programs, and projects that will enable the City to achieve its mission of working together to build a strong community. This mission focuses on building strong neighborhoods, developing a sound economy, providing a safe community and fostering a healthy environment. The Action Plan promotes and supports HUD's three main statutory objectives: Provide Decent Affordable Housing, Create Suitable Living Environment, and Create Economic Opportunities.

### **2. Summarize the objectives and outcomes identified in the Plan**

There are nine broad goals that will guide the use of HUD funds. These goals are consistent with other policies and directions provided by Fort Worth City Council. These goals include:

- 1. Housing Preservation and Rehabilitation:** preservation and rehabilitation of existing housing stock (Single Family/Multifamily Homes), including major repair, minor home repair, acquisition/rehabilitation, lead hazard reduction and abatement, health and safety repairs, and related home repair or housing development activities
- 2. Accessibility Improvements:** accessibility improvements in both public and private (housing) spaces through ADA improvements to community centers and other public facilities for low-income special needs residents to ensure that physically disabled persons will have full access
- 3. Economic and Empowerment and Financial Resilience:** programs that support self-sufficiency including adult basic education, employment training and job placement programming for low-income households designed to promote self-sufficiency and household stabilization
- 4. Affordable Housing (Renter and Owner):** promote homeownership, affordable housing development, and Fair Housing (renter/owner); support single-family and multifamily housing development. This includes direct homebuyer assistance, homebuyer education and housing counseling
- 5. Children and Youth Services:** educational and support services/programs preparing children/youth and their families for success; includes reading/literacy support, tutoring, mentoring, training and enrichment programming for children in low-income households and/or neighborhoods
- 6. Aging In Place:** public service programming to support seniors aging in place in their homes in the neighborhood; including providing meals, transportation, and other support services targeting people aged 62 and older
- 7. Neighborhood Improvement and Revitalization:** includes a diverse variety of activities including the following: improve neighborhood transportation infrastructure (streets, sidewalks, lighting, etc.); improve or make available neighborhood public facilities (parks, community facilities, etc.)
- 8. Homelessness Prevention and Special Needs Support s:** includes all types of services and housing for people experiencing homelessness and persons at risk of homelessness with a goal of achieving permanent housing
- 9. Healthy Living and Wellness:** Support programs and services to improve the mental and physical health of low to moderate income Fort Worth families

### **3. Evaluation of past performance**

The City's HUD-funded grant programs improve quality of life for low- and moderate-income residents through four program types: affordable and decent housing, public services, homeless services, and community needs. The City offers several affordable housing programs for homeowners, including minor home repair and homebuyer assistance. Increased costs of homeownership and construction costs have increased construction costs for repair programs and sales prices for home purchasers. As a result, the number of households requesting housing rehabilitation has increased, while the number of prospective homeowners has been greatly impacted by the dramatic increase in housing costs. As local rents have increased, the City has supported the development of affordable rental housing and strengthened its partnership with the local housing authority, Fort Worth Housing Solutions. Adoption of policies to guide publicly supported affordable rental housing development using Housing Tax Credits has resulted in a significant number of Housing Tax Credit projects being sited in Fort Worth, at scattered locations that maximize fair housing choice for low-income residents.

The City's HUD-grants-funded public services have generally spread across a broad spectrum of social service types. To align more closely with City Council-adopted priorities, the five-year plan adopted in 2023 proposed to intensify the focus of public services funding on programs that encourage economic empowerment, increase children's ability to succeed in school, support aging in place for elderly residents, and improve physical and mental health

For homeless services, the focus has been on maintaining the safety net, through continued support of local emergency shelters. There has also been a continued effort to effectively coordinate with the local Continuum of Care and the City's Homeless Strategies locally funded homeless programs. This effort to improve coordination has led to a stronger emphasis on housing-related homeless services such as rapid rehousing programs, homelessness prevention programs, and supportive services that focus on housing placement. This housing emphasis is proposed to be continued and increased throughout the five-year period of the 2023-2027 Consolidated Plan.

### **4. Summary of Citizen Participation Process and consultation process**

The Community Development Council (CDC) is a City Council-appointed advisory board that was established for the purpose of assisting the City Council in setting priorities for projects to be initiated with Federal funding and complying with Federal grant requirements and limitations of HUD. It reviews various proposed Federal projects and plans for community development and makes recommendations to the City Council regarding such projects and plans toward the goal of providing decent, safe and sanitary housing for low- and moderate-income families in Fort Worth.

Development of this Action Plan relied on two phases of citizen participation and consultation. The more recent phase consisted of a series of public meetings held from September 2024 to June 2025 by the Community Development Council (CDC), as well as written correspondence soliciting the viewpoints of a wide variety of stakeholders. In addition, all of the agendas for the CDC meetings were made public at least three days in advance of the meetings. The notice of the formal 30-day Public Comment Period, which included notice of the Public Hearings, was published on June 11, 2025. The 30-day comment period ran from June 16, 2025-July 16, 2025. Public hearings were scheduled on July 14, 2025, at the Ella Mae Shamblee Fort Worth Public Library, and at the Fort Worth City Council meeting on August 12, 2025. In partnership with the Communications and Public Engagement Office, information regarding the Action Plan, including funding opportunities, public comment period, and public hearings, were also included in the City Times, posted on Facebook, our website, and distributed to all of our community partners and Neighborhood Associations.



## **5. Summary of public comments**

The public, public services agencies, and the Community Development Council expressed a desire to see a tiered funding system, a separate application for newer and smaller agencies, and grants management training to support newer, smaller, and unfunded agencies. In general, the public comments received were centered around a desire to see more support for smaller agencies and those who have not been regularly funded in the past. No public comments were received.

## **6. Summary of comments or views not accepted and the reasons for not accepting them**

A total of thirty-five (35) social service applications for funding were received and twenty (20) were recommended for funding. In general, agencies not recommended for funding submitted proposals that scored lower than competitor proposals.

## **7. Summary**

The City of Fort Worth 2025-2026 Annual Action Plan outlines priorities and goals for improving the quality of life of low to moderate-income individuals and neighborhoods of the City. The Citizen Participation process followed in developing this plan supported the City's proposed efforts to use HUD grant funds to improve neighborhoods, provide urgently needed housing repairs to low-income homeowners, develop new affordable housing for both owners and renters, assist new homebuyers, and support local social and homeless service providers to the greatest extent possible.



## **PR-05 Lead & Responsible Agencies – 91.200(b)**

### **1. Agency/entity responsible for preparing/administering the Consolidated Plan**

Describe the agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

<b>Agency Role</b>	<b>Name</b>	<b>Department/Agency</b>
CDBG Administrator	FORT WORTH	Neighborhood Services
HOPWA Administrator	FORT WORTH	Neighborhood Services
HOME Administrator	FORT WORTH	Neighborhood Services
ESG Administrator	FORT WORTH	Neighborhood Services

**Table 1 – Responsible Agencies**

### **Narrative (optional)**

The lead agency responsible for overseeing the development of these plans and reports is the City of Fort Worth (CFW) Neighborhood Services Department (NSD). NSD oversees the administration of the Community Development Block Grant (CDBG), Emergency Solutions Grant (ESG), Housing Opportunities for Persons with AIDS (HOPWA) Program and HOME Investment Partnerships (HOME) Program, as well as the Lead Hazard Reduction Demonstration competitive grant program. In addition, other CFW Departments and outside agencies have various roles and responsibilities for administering and implementing the activities covered by the Consolidated Plan.

The Community Development Council (CDC) is a board of citizen volunteers who are appointed by City Council to make funding recommendations for the use of CDBG, ESG, HOPWA, and HOME programs to the City Council. Neighborhood Services coordinates with the Tarrant County Homeless Coalition (TCHC), the lead Continuum of Care (CoC) agency regarding policy and programs that serve the homeless population.

## **Annual Action Plan Public Contact Information**

City of Fort Worth Neighborhood Services Department

100 Fort Worth Trail

Fort Worth, Texas 76102

Phone: (817) 392-7540/Fax: (817) 392-7328

Website: <http://fortworthtexas.gov/departments/neighborhoods/services/grants/>

Juliet Moses, Community Development Manager

Phone: (817) 392-6203

Email: [juliet.moses@fortworthtexas.gov](mailto:juliet.moses@fortworthtexas.gov)



## **AP-10 Consultation – 91.100, 91.200(b), 91.215(l)**

### **1. Introduction**

The City of Fort Worth's Neighborhood Services Department (NSD) coordinates the consultation process for the Action Plan. The Citizen Participation Plan (CPP), as approved by City Council, sets forth the City's policies and procedures for citizen input and participation in the grant process. The Draft Action Plan was published and made available at the NSD office, and two (2) City of Fort Worth regional libraries, as well as online at the Neighborhood Services Department website <https://www.fortworthtexas.gov/departments/neighborhoods/services/grants>, in order to maximize outreach to the public. The CPP lays out the process for citizens and groups to provide the City with information on housing and community development needs as part of the preparation of the Action Plan. Additionally, the City conducts at least one public hearing during the development process before the Action Plan is published and at least one public hearing during the 30-day comment period to obtain citizen's views and to respond to comments and questions. Public hearings are generally held in conjunction with the Community Development Council and City Council meetings, in addition to standalone meetings. The City also sends letters to various State and local groups, departments, and organizations as part of the consultation process.

### **Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l))**

The Neighborhood Services Department consults with and collects information from other departments and outside agencies that have responsibility for administering programs covered by or affected by the Action Plan. Staff attend regular meetings and coordinate on common projects. Some of the key providers and agencies include:

- Fort Worth Housing Solutions (FWHS)
- Tarrant County Community Development
- North Central Texas HIV Planning Council
- Tarrant County Homeless Coalition
- Texas Department of Housing and Community Affairs, Multifamily Programs Division and Community Services Division

Additionally, the City consults with other governmental and private agencies on issues related to community development and housing issues. Some of these agencies include:

- City of Fort Diversity & Inclusion Department – Civil Rights Enforcement

- Fort Worth Housing Finance Corporation
- City of Arlington Office of Strategic Initiatives
- City of Denton Community Development Division
- North Central Texas Council of Governments
- United Way of Tarrant County
- Tarrant County Department of Human Services
- My Health My Resources (MHMR) of Tarrant County
- State of Texas (i.e. Department of Housing and Community Affairs, Department of Health and Human Services)
- Texas Low Income Housing Information Service
- Texas Workforce Commission
- Mental Health Connection of Tarrant County

Informal consultation with the business community, housing developers and real estate professionals also happened throughout the development of the Action Plan and contributed to the selection of the overall strategies presented. The city maintains regular contact and receives constant input from the business community through its economic development and affordable housing development activities.

**Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.**

The City of Fort Worth coordinates with the Continuum of Care (CoC) through its Homeless Strategies unit. The Homeless Strategies unit meets regularly with Tarrant County Homeless Coalition, the CoC lead agency, to discuss systemic issues and ways to partner to address them. As a part of this ongoing coordination, the Homeless Strategies staff also assists in reviewing grant applications submitted by homeless service providers and makes recommendations regarding funding based on identified needs and priorities.

City staff also attends and participates in quarterly ESG Collaboration meetings hosted by Tarrant County Homeless Coalition. These meetings are held along with other community partners throughout Tarrant County, including City of Arlington and Tarrant County, to coordinate and align community resources.

Permanent Supportive Housing (PSH) is a high priority identified within the CoC, so the City has set aside funds for the construction or rehabilitation of permanent supportive housing units to reduce the number of chronically homeless people. A total of three PSH developments are currently underway funded with HOME-ARP, General ARPA, and other local funding sources.

The CoC charter created a Leadership Council composed of the mayors of Fort Worth and Arlington, the county judges of Tarrant County and Parker and a representative of the Mayor's Council of Tarrant County. The increased involvement of public officials has facilitated greater coordination between local government, the surrounding jurisdictions, and the CoC.

**Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS**

As the HUD lead agency, Tarrant County Homeless Coalition invites units of local government receiving ESG funds to quarterly meetings with the Improvement, Coordination and Training (ICT) Committee of the Continuum of Care Board to discuss what each unit is funding and develop performance standards.

With the increased involvement of elected officials in the CoC, it is expected there will be an increased intentionality in allocating ESG funds. Currently, Tarrant County Homeless Coalition is mapping system resources to analyze needs and gaps with available funding and other potential funding sources. The City has consulted closely with TCHC in developing allocation plans for new ESG funds received to respond to the coronavirus pandemic.

The CoC board has a committee that reviews performance standards and evaluates the outcomes of CoC-funded agencies.

The CoC board oversees funding, policies and procedures for the administration of HMIS. The City is represented on the board.

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdiction's consultations with housing, social service agencies and other entities

Table 2 – Agencies, groups, organizations who participated

1	<b>Agency/Group/Organization</b>	Fort Worth Housing Solutions
	<b>Agency/Group/Organization Type</b>	PHA
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Market Analysis
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Regular meetings on common projects and activities, especially Fair Housing Planning and Choice Neighborhood redevelopment plan for the Cavile Place/Stop Six area. Partnership in development of additional affordable housing and Permanent Supportive Housing for Homeless Persons
2	<b>Agency/Group/Organization</b>	Tarrant County Homeless Coalition
	<b>Agency/Group/Organization Type</b>	Housing Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Regular attendance at meetings and coordination on common projects, particularly regarding HMIS reporting and allocation priorities for ESG funds.



### Identify any Agency Types not consulted and provide rationale for not consulting

A comprehensive list of all agencies and entities contacted and consulted is attached to this Action Plan. These entities included social and health service agencies, entities serving children, youth, and the elderly. The City sent letters to all of these agencies to advise them of the Action Planning process, public hearing dates, and other opportunities to comment and request comment regarding the process. The City consulted with Housing Channel and Development Corporation of Tarrant County, the city's certified CHDOs, regarding affordable housing needs, costs and challenges in the current market. The city also consulted extensively with Trinity Habitat for Humanity regarding neighborhood revitalization needs and home repair needs in central city communities. The City made every effort to consult all Agency types.

### Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Tarrant County Homeless Coalition	The Strategic Plan establishes community strategic goals that drive the response to homelessness, helping determine what services are needed to best meet emerging needs and ensure services are efficient and effective; complements Con Plan strategies targeting persons experiencing or at-risk of experiencing homelessness.
2024-2028 Strategic Plan	Fort Worth Housing Solutions	Strategic plan to guide the growth of Fort Worth Housing Solutions as a leader in equitable affordable housing over the next five years.
Workforce Innovation & Opportunity Act Local Plan	Workforce Solutions of Tarrant County	Plan to ensure the successful delivery of innovative workforce solutions and create economic, educational and development opportunities that fully engage all employers and career seekers; complements Con Plan strategies targeting poverty reduction and household stabilization service providers.

**Table 3 – Other local / regional / federal planning efforts**

### Narrative (optional)

## **AP-12 Participation – 91.105, 91.200(c)**

### **1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting**

The City of Fort Worth encourages its citizens to provide input in the Action Plan process. Through its adopted Citizen Participation Plan (CPP), the City sets forth policies and procedures for citizens and groups to provide the City with information on housing and community development needs as part of the preparation of the Action Plan. As required by the CPP, the City conducted at least one public hearing during the development process before the Action Plan was published and at least one public hearing during the 30-day comment period. These public hearings were held in conjunction with the Community Development Council or City Council meetings, in addition to standalone meetings. The City sent out letters and/or emails to various State and local groups, departments, and organizations as part of the consultation process. Comments received during the period were considered by the City before Council approval of the Action Plan and its submission to HUD.

Efforts made to broaden participation included updates and information about the HUD grants planning process on the City's website as well as holding monthly CDC meetings to make attendance easier and safer for residents.

## Citizen Participation Outreach



FORT WORTH | Neighborhood  
Services

Share ideas on ways to improve  
Fort Worth's neighborhoods  
and the community

### 2025-2026 Action Plan

July  
14

**Public Hearing #1**  
6 p.m. - July 14, 2025  
E.M. Shamblee Public Library  
1062 Evans Ave  
Fort Worth, TX 76104

August  
12

**Public Hearing #2**  
6 p.m. - August 12, 2025  
Fort Worth City Hall - Council Chambers  
100 Fort Worth Trail  
Fort Worth, TX 76102



*Request for*  
**PUBLIC COMMENT**  
June 16 to July 16, 2025

[LEARN MORE](#)

Share ideas on ways to improve Fort Worth's  
neighborhoods and the community

*Join us to learn about the Fort Worth's Annual Action Plan*

The Plan determines the best use of grant funds from the U.S. Department of Housing and Urban Development (HUD) for a variety of community development programs and projects for low to moderate income individuals.

**All meetings are open to everyone in all Council Districts.**

<b>Sort Order</b>	<b>Mode of Outreach</b>	<b>Target of Outreach</b>	<b>Summary of response/ attendance</b>	<b>Summary of comments received</b>	<b>Summary of comments not accepted and reasons</b>	<b>URL (If applicable)</b>
1	Newspaper Ad	<p>Minorities</p> <p>Non-English Speaking - Specify other language: Spanish</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p>	<p>Request For Proposal For Public Service Agencies &amp; Non-Profits interested in applying for the following grants: Community Development Block Grant (CDBG), Emergency Solutions Grant (ESG), Housing Opportunities for Persons with AIDS (HOPWA) Notice published on December 29, 2024 (Fort Worth Star-Telegram)</p>	<p>Thirty-five (35) proposals were received from applicant social service agencies.</p>	<p>Agencies not recommended for funding submitted proposals that scored lower than competitor proposals.</p>	<p>www.star--telegram.com</p>

<b>Sort Order</b>	<b>Mode of Outreach</b>	<b>Target of Outreach</b>	<b>Summary of response/ attendance</b>	<b>Summary of comments received</b>	<b>Summary of comments not accepted and reasons</b>	<b>URL (If applicable)</b>
2	Public Meeting	Non-targeted/broad community  All citizens and organizations	Community Development Council (CDC Meeting dates: May 14, and June 11, 2025, meetings to consider the Action Plan and the Request for Proposals from social service agencies seeking funding under the Action Plan.	All Applicants for funding under the RFP, were invited to attend and provide feedback to the recommendations during the public comment portion of the meetings. Applicants expressed a desire to see separate applications, and a grants management training for newer/smaller agencies.	N/A	
4	Consultation Letters	Social service agency providers; nonprofits; housing service providers	Letters were mailed and/or emailed to various service providers requesting consultation, comments, and input on the 2025-2026 Action Plan.	N/A	N/A	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
5	Newspaper Ad	<p>Minorities</p> <p>Non-English Speaking - Specify other language: Spanish</p> <p>Non-targeted/broad community</p>	<p>Public Notices summarizing funding recommendations for the 2025-2026 Action Plan and notice of public hearings on July 14, 2025 at 6:00 p.m. at Ella Mae Shamblee Library, 1062 Evans Avenue, 76104 and August 12, 2025 before City Council at 6:00 pm in City Hall, Council Chambers. Notice published on June 11 (Fort Worth Star Telegram).</p>	N/A	N/A	<a href="http://www.star-telegram.com">www.star-telegram.com</a>



<b>Sort Order</b>	<b>Mode of Outreach</b>	<b>Target of Outreach</b>	<b>Summary of response/ attendance</b>	<b>Summary of comments received</b>	<b>Summary of comments not accepted and reasons</b>	<b>URL (If applicable)</b>
6	Internet Outreach	Non-targeted/broad community  All citizens and organizations	All public notices and meeting agendas, as well as the DRAFT and FINAL Action Plan are posted on the City of Fort Worth website.	N/A	N/A	<a href="https://www.fortworthtexas.gov/departments/neighborhoods/services/grants">https://www.fortworthtexas.gov/departments/neighborhoods/services/grants</a>
7	Libraries, Neighborhood Services Department Administrative Office	Non-targeted/broad community  All citizens and organizations	Hard copies of Draft Action Plan distributed on June 16, to two regional libraries as follows: East Regional, Southwest Regional; and the Neighborhood Services Department	N/A	N/A	<a href="https://www.fortworthtexas.gov/departments/neighborhoods/services/grants">https://www.fortworthtexas.gov/departments/neighborhoods/services/grants</a>

<b>Sort Order</b>	<b>Mode of Outreach</b>	<b>Target of Outreach</b>	<b>Summary of response/ attendance</b>	<b>Summary of comments received</b>	<b>Summary of comments not accepted and reasons</b>	<b>URL (If applicable)</b>
8	Libraries, Community Centers, Neighborhood Services Department Administrative Office	Non-targeted/broad community  All citizens and organizations	Hard copies of Final Action Plan will be distributed on August 15 to two regional libraries as follows: East Regional, Southwest Regional; and the Neighborhood Services Department at Fort Worth City Hall.	N/A	N/A	<a href="https://www.fortworthtexas.gov/departments/neighborhoods/services/grants">https://www.fortworthtexas.gov/departments/neighborhoods/services/grants</a>

**Table 4 – Citizen Participation Outreach**

## Expected Resources

### AP-15 Expected Resources – 91.220(c) (1,2)

#### Introduction

The City of Fort Worth expects to receive approximately \$13 million in HUD entitlement grant funds (CDBG, HOME, ESG, HOPWA) for the 2025-2026 program year. In addition to the four HUD grants referenced throughout this Action Plan, the City of Fort Worth makes every effort to leverage local and state resources to address the priority needs identified in this plan and to seek additional federal or state grant funding. Examples and sources of other funding expected to be received for the 2025-2026 program year are:

- Homeless Strategies: The City's homelessness unit was moved to the City Manager's Office to better facilitate cross-departmental work related to homelessness. The City allocates approximately \$6 million in general funds annually to support the homeless crisis system. Homeless Strategies engaged approximately 300 stakeholders from four groups: City staff and elected officials, people working in the homeless system, community/civic groups and people experiencing homelessness. One of the key takeaways was the desire for the City to focus more on reducing unsheltered homelessness. As a result of those stakeholder meetings, Homeless Strategies reshaped funding leading to a new Request for Proposals that prioritized addressing unsheltered homelessness for Fiscal Year 2026. Homeless Strategies worked closely with partners including My Health, My Resources of Tarrant County, Partnership Home (the lead agency for Continuum of Care TX-601 Fort Worth/Arlington/Tarrant County), and Acclaim Health to demonstrate success in a pilot addressing the intersection of severe mental illness and unsheltered homelessness in seven target areas of the City.
- Neighborhood Improvement Program: Annual investment of over \$4 million in local resources for targeted neighborhood revitalization, particularly for infrastructure investments that will enhance public safety and redevelopment potential.
- Texas Veterans Commission: "Housing for Texas Heroes" Grant to repair and/or install accessibility improvements at the homes of disabled low-income veterans. This is a competitive grant of \$300,000 annually.
- Weatherization Assistance Program: funds received from the Texas Department of Housing and Community Affairs (TDHCA) from the U.S. Department of Energy, U.S. Department of Human Services' Low-Income Heating and Energy Assistance Program (LIHEAP), and Texas Association of Community Action Agencies (TACAA).
- Lead
- BiPartisan
- Household Crisis Repair Program to make energy repairs of HVAC systems funded through Comprehensive Energy Assistance Program

(CEAP) administered through the state of Texas, TDHCA.

- Housing Tax Credits, administered by TDHCA. The City of Fort Worth supports affordable housing development by working with developers to help them obtain HTC awards in order to maximize affordable housing investments in all areas of the community.
- PRO Housing Program Grant: \$5 million grant received from the US. Department of Housing and Urban Development to aid in removing barriers to affordable housing

## Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 3				Expected Amount Available Remainder of ConPlan	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	7,116,438	30,000	0	7,146,438	14,292,876	Assumes level funding for the remaining 2 years of planning period
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	2,814,431.77	30,000	0	2,844,431.77	5,688,863.54	Assumes level funding for the remaining 2 years of planning period
HOPWA	public - federal	Permanent housing in facilities Permanent housing placement Short-term or transitional housing facilities STRMU Supportive services TBRA	2,726,668	0	0	2,726,668	5,453,336	Assumes level funding for the remaining 2 years of planning period

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 3				Expected Available Remainder of ConPlan	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	\$615,818	0	0	615,818	1,231,636	Assumes level funding for the remaining 2 years of planning period

**Table 5 - Expected Resources – Priority Table**

**Explain how federal funds will leverage those additional resources (private, state, and local funds), including a description of how matching requirements will be satisfied.**

Federal funds will leverage the above-listed resources, as well as other resources, as follows:

- HOME funds will leverage Housing Tax Credit investments by private and non-profit multifamily developers.
- CDBG funds will leverage over \$4 million per year in local funds for infrastructure and related revitalization improvements in targeted neighborhoods.
- CDBG funds will leverage private investment by homebuilders and mortgage lenders in neighborhoods where there are some vacant properties and where new streets, sidewalks, water, and sewer installation make infill housing development possible.
- CDBG public services funds provided to private non-profit organizations to support social services programming for low-income residents will leverage private donated funds that also support those programs.
- CDBG funds provided to Trinity Area Habitat for Humanity will leverage thousands of hours of volunteer time painting the homes of very low-income Fort Worth residents through the Cowtown Brush Up Program, as well as leverage the donation of paint and related supplies from private businesses.
- CDBG funds for the Priority Repair Program will leverage the use of Weatherization Assistance Program funds and/or Texas Veterans Commission funds to provide additional repairs at the homes of residents who are income-eligible and otherwise qualified for both programs.



Matching requirements for the HOME program for the 2025-2026 program year will be met through multiple sources, including contributions of City General Funds to HOME-assisted affordable housing projects, waivers of housing development fees, provision of TACAA-funded HVAC repair/replacement at HOME-assisted multi-family properties, below-market interest rate loans on Fort Worth Housing Finance Corporation loans or other private housing loans for HOME-assisted housing, or other eligible sources as described in HUD guidelines.

Matching requirements for the Emergency Solutions Grant program will be met by ESG sub-recipient agencies through private or public donations of eligible and non-federal funds, volunteer hours, staff time, or in-kind contributions of resources.

**If appropriate, describe publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan.**

The city does not maintain a designated land bank for affordable housing or other development. However, the City acts as administrator for local taxing jurisdictions for tax-foreclosed properties by managing the inventory of such properties for the benefit of all taxing jurisdictions and subject to the policies of those jurisdictions. The City is authorized by state law to convey such properties to eligible non-profit housing development agencies for less than their market value. The current policy for the City's Real Property Division, and for the other taxing jurisdictions, is to make such properties available to all interested parties through a public bidding process. The policy has been adopted due to inconsistent completion of affordable housing development requirements by prior non-profit beneficiaries of the conveyance process.

## **Discussion**

Expected resources for the 2025-2026 Action Plan are \$13,273,356.00.



## Annual Goals and Objectives

### Introduction

The City of Fort Worth expects to receive approximately \$13 million in HUD entitlement grant funds (CDBG, HOME, ESG, HOPWA) for the 2025-2026 program year. In addition to the four HUD grants referenced throughout this Action Plan, the City of Fort Worth makes every effort to leverage local and state resources to address the priority needs identified in this plan and to seek additional federal or state grant funding. Examples and sources of other funding expected to be received for the 2025-2026 program year are:

- Homeless Strategies: The City's homelessness unit was moved to the City Manager's Office to better facilitate cross-departmental work related to homelessness. The City allocates approximately \$6 million in general funds annually to support the homeless crisis system. Homeless Strategies engaged approximately 300 stakeholders from four groups: City staff and elected officials, people working in the homeless system, community/civic groups and people experiencing homelessness. One of the key takeaways was the desire for the City to focus more on reducing unsheltered homelessness. As a result of those stakeholder meetings, Homeless Strategies reshaped funding leading to a new Request for Proposals that prioritized addressing unsheltered homelessness for Fiscal Year 2026. Homeless Strategies worked closely with partners including My Health, My Resources of Tarrant County, Partnership Home (the lead agency for Continuum of Care TX-601 Fort Worth/Arlington/Tarrant County), and Acclaim Health to demonstrate success in a pilot addressing the intersection of severe mental illness and unsheltered homelessness in seven target areas of the City.
- Neighborhood Improvement Program: Annual investment of over \$4 million in local resources for targeted neighborhood revitalization, particularly for infrastructure investments that will enhance public safety and redevelopment potential.
- Texas Veterans Commission: "Housing for Texas Heroes" Grant to repair and/or install accessibility improvements at the homes of disabled low-income veterans. This is a competitive grant of \$300,000 annually.
- Weatherization Assistance Program: funds received from the Texas Department of Housing and Community Affairs (TDHCA) from the U.S. Department of Energy, U.S. Department of Human Services' Low-Income Heating and Energy Assistance Program (LIHEAP), and Texas Association of Community Action Agencies (TACAA).
- Lead
- BiPartisan
- Household Crisis Repair Program to make energy repairs of HVAC systems funded through Comprehensive Energy Assistance Program

(CEAP) administered through the state of Texas, TDHCA.

- Housing Tax Credits, administered by TDHCA. The City of Fort Worth supports affordable housing development by working with developers to help them obtain HTC awards in order to maximize affordable housing investments in all areas of the community.
- PRO Housing Program Grant: \$5 million grant received from the US. Department of Housing and Urban Development to aid in removing barriers to affordable housing

## Annual Goals and Objectives

### AP-20 Annual Goals and Objectives

#### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Housing Preservation and Rehabilitation	2023	2027	Affordable Housing	Citywide	Preservation/ Rehab of Existing Housing Stock	CDBG: \$2,500,000	Homeowner Housing Rehabilitated: 175 Household Housing Unit
2	Accessibility Improvements	2023	2027	Non-Homeless Special Needs	Citywide	Public and Private Accessibility Improvements	CDBG: \$165,000	Homeowner Housing Rehabilitated: 55 Household Housing Unit
3	Economic Empowerment and Financial Resilience	2023	2027	Non-Housing Community Development	Citywide	Workforce Development	CDBG: \$182,000	Public service activities other than Low/Moderate Income Housing Benefit: 282 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4	Affordable Housing (Renters/Owners)	2023	2027	Affordable Housing	Citywide	Affordable Housing (Renter and Owner)	CDBG: \$111,000 HOME: \$2,532,988.77	Public service activities for Low/Moderate Income Housing Benefit: 240  Households Assisted Rental units constructed: 402 Household Housing Unit  Direct Financial Assistance to Homebuyers: 44 Households Assisted
5	Children and Youth Services	2023	2027	Non-Housing Community Development	Citywide	Educational and Support Service for Children/youth	CDBG: \$399,465.00	Public service activities other than Low/Moderate Income Housing Benefit: 3161 Persons Assisted
6	Aging In Place	2023	2027	Non-Homeless Special Needs	Citywide	Aging-In-Place	CDBG: \$200,000	Public service activities other than Low/Moderate Income Housing Benefit: 395 Persons Assisted
7	Neighborhood Improvement and Revitalization	2023	2027	Non-Housing Community Development	Citywide	Neighborhood Revitalization	CDBG: \$1,000,685	N/A- Street Improvements



Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
8	Homelessness Prevention and Special Needs Support	2023	2027	Homeless	Citywide	Services and Housing for Homeless	HOPWA: \$2,651,960 ESG: \$ 615,818	Public service activities for Low/Moderate Income Housing Benefit: 834 Households Assisted  Tenant-based rental assistance / Rapid Rehousing: 156 Households Assisted  Homeless Person Overnight Shelter: 7400 Persons Assisted  Homelessness Prevention: 75 Persons Assisted  HIV/AIDS Housing Operations: 60 Household Housing Unit
9	Healthy Living & Wellness	2023	2027	Non-Housing Community Development	Citywide	Healthy Living & Wellness	\$0	N/A

**Table 6 – Goals Summary**

## Goal Descriptions

1	<b>Goal Name</b>	Housing Preservation and Rehabilitation
	<b>Goal Description</b>	Preserve and expand the supply of quality affordable housing throughout the City
2	<b>Goal Name</b>	Accessibility improvements
	<b>Goal Description</b>	Improve accessibility in public facilities and housing, including architectural barrier removal
3	<b>Goal Name</b>	Economic Empowerment and Financial Resilience
	<b>Goal Description</b>	Support programs and services providing employment training and career readiness programs that promote self-sufficiency and household stability
4	<b>Goal Name</b>	Affordable Housing (Renter and Owner)
	<b>Goal Description</b>	Increase neighborhood stability through homeownership assistance, Fair Housing efforts, and supportive services for renters and owners
5	<b>Goal Name</b>	Children/Youth Services
	<b>Goal Description</b>	Support programs and services to prepare children and youth for success through educational, mentoring, training, and related programs
6	<b>Goal Name</b>	Aging In Place
	<b>Goal Description</b>	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
7	<b>Goal Name</b>	Neighborhood Improvement and Revitalization
	<b>Goal Description</b>	Enhance neighborhood development and revitalization throughout the City
8	<b>Goal Name</b>	Homelessness Prevention and Special Needs Support
	<b>Goal Description</b>	Provide housing and support services for people experiencing and at risk of experiencing homelessness; support efforts to achieve permanent housing
9	<b>Goal Name</b>	Healthy Living and Wellness
	<b>Goal Description</b>	Support programs and services to improve the mental and physical health of low-to moderate income Fort Worth families

## Projects

### AP-35 Projects – 91.220(d)

#### Introduction

The City will undertake activities during the 2025-2026 program year that will address priority needs and objectives established and adopted by the City Council. As seen from the table below, the City will use its HUD grant funds to support five social service project types (Poverty Reduction Programs, Reading & Educational Support Services, Youth Services, Aging In Place, and Homeless Services) through twenty-(20) subrecipient agencies, including supporting programs that serve people experiencing homelessness and people living with HIV/AIDS. The city will also provide two home repair programs (Cowtown Brush-Up and Priority Repair) to low-income homeowners, one of those through a subrecipient. The city will also support homeownership for low/moderate-income persons through Housing Counseling & Education and Homebuyer Assistance programs.

Grant funds will be provided to support the rental rehabilitation of a multi-family housing development project in Southwest Fort Worth. In addition, the City will fund the development of Permanent Supportive Housing.

#### Projects

#	Project Name
1	25-26 NSD Program Administration
2	25-26 CFW CDBG Program Delivery
3	25-26 Housing Preservation and Rehabilitation
4	25-26 Accessibility Improvements
5	25-26 Economic Empowerment and Financial Resilience
6	25-26 Affordable Housing
7	25-26 Children/Youth Services
8	25-26 Aging In Place
9	25-26 Neighborhood Improvement and Revitalization
10	25-26 Homelessness Prevention and Special Needs Support
11	25-26 HOPWA - Administrative Costs
12	25-26 HOPWA - AIDS Outreach Center
13	25-26 HOPWA - Tarrant County Samaritan Housing
14	25-26 HOPWA - CFW NSD

**Table 7 - Project Information**

**Describe the reasons for allocation priorities and any obstacles to addressing underserved needs.**

The reasons for the City's allocation priorities are based on citizen input, broad goals established by the Community Development Council (CDC) and City Council, and the demonstrated need for activities such as poverty reduction, literacy support, and neighborhood revitalization.

The results of citizen input strongly supported homeownership and housing rehabilitation, so the city set a priority on encouraging new homeownership and preserving existing homeownership. Therefore, significant funds are invested in Priority Repair, Cowtown Brush Up, Homebuyer Assistance, and Community Housing Development Organization- new construction housing programs. In addition, the CDC has consistently supported increasing housing accessibility for persons with disabilities through Project Ramp.

The city promotes neighborhood redevelopment through its infrastructure and housing infill programs. As funds are available, the City supports affordable workforce housing through the development of new rental properties.

The primary obstacle to meeting underserved needs is the limited availability of local, state, and federal funding, particularly for social services and poverty reduction. The key obstacles to meeting underserved needs for affordable housing, in addition to a lack of resources, are rising housing costs caused by continuous population growth and a limited number of qualified nonprofit affordable housing developers.

## AP-38 Project Summary

### Project Summary Information

1	<b>Project Name</b>	25-26 NSD Program Administration
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Housing Preservation and Rehabilitation Affordable Housing (Renter and Owner)
	<b>Needs Addressed</b>	Housing Preservation and Rehabilitation Affordable Housing (Renter and Owner)
	<b>Funding</b>	CDBG: \$1,423,288 HOME: \$281,443
	<b>Description</b>	This project is for the planning, administration, operating and monitoring of grant programs to ensure compliance with HUD and City policies and regulations. This includes administration of subrecipient contracts, financial account reporting, onsite monitoring visits, and preparation of plans and reports.
	<b>Target Date</b>	9/30/2026
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	N/A - Program Administration
	<b>Location Description</b>	City of Fort Worth Neighborhood Services Department 100 Fort Worth Trail Fort Worth, TX 76102
2	<b>Planned Activities</b>	Grant funds will be used to pay for salaries and fringe benefits, insurance, supplies and associated costs to administer and oversee grant programs. This includes staff costs in the Finance, Planning & Reporting, and Neighborhood Services departments, as well as applicable office supplies, copying, computer equipment and services, communications, and directly related transportation costs.
	<b>Project Name</b>	25-26 CFW CDBG Program Delivery
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Housing Preservation and Rehabilitation Affordable Housing (Renter and Owner)
	<b>Needs Addressed</b>	Housing Preservation and Rehabilitation Affordable Housing (Renter and Owner)
	<b>Funding</b>	CDBG: \$960,000

	<b>Description</b>	<p>The Administration &amp; Loan Services staff is responsible for loan origination and loan processing functions for homebuyer assistance programs funded through the City's HOME program, known as the HAP program. The City anticipates funding 44 HAP loans. This includes 44 or more inspections of homebuyer units to ensure that they meet required property standards, as well as associated environmental reviews.</p> <p>Rehabilitation &amp; Construction Management Division costs include salaries and fringe benefits for staff to perform inspections with a minimum of two inspections per unit, as well as client intake and application processing, and outreach for low to moderate income neighborhoods. Costs of staff salaries and benefits, training, required equipment and supplies, and vehicle operations and maintenance for site visits is also included.</p>
	<b>Target Date</b>	9/30/2026
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	N/A - Program Delivery
	<b>Location Description</b>	<p>City of Fort Worth Neighborhood Services Department</p> <ul style="list-style-type: none"> <li>Homebuyer Assistance Program: 100 Fort Worth Trail Fort Worth, TX 76102</li> </ul> <p>Home Improvement &amp; Construction: 818 Missouri Avenue, Fort Worth, TX 76104</p>
	<b>Planned Activities</b>	<p>Administration &amp; Loan Services staff are responsible for loan origination and loan processing functions for homebuyer assistance programs funded through the City's HOME program, known as the HAP program. The city anticipates funding of 5 HAP loans. This includes 3 or more inspections of homebuyer units to ensure that they meet required property standards, as well as associated environmental reviews. Prior year funding will continue to support the program. [\$150,000.00]</p> <p>Home Improvement &amp; Construction Division costs include salaries and fringe benefits for staff to perform inspections with a minimum of two inspections per unit, as well as client intake and application processing, and outreach for low to moderate income neighborhoods. Costs of staff salaries and benefits, training, required equipment and supplies, and vehicle operations and maintenance for site visits is also included. [\$810,00.00]</p>
	<b>Project Name</b>	25-26 Housing Preservation and Rehabilitation

3	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Housing Preservation and Rehabilitation
	<b>Needs Addressed</b>	Housing Preservation and Rehabilitation
	<b>Funding</b>	CDBG: \$2,500,000
	<b>Description</b>	Preserve and expand the supply of quality affordable housing throughout the City
	<b>Target Date</b>	9/30/2026
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	<p>Priority Repair Program: 90 low- and moderate-income households (up to 60% Area Median Income)</p> <p>Cowtown Brush-Up: 85 low- and moderate-income households (up to 50% Area Median Income)</p> <p><b>TOTAL: 175 low-and moderate-income households</b></p>
	<b>Location Description</b>	<p>Priority Repair Program: City of Fort Worth, 818 Missouri Avenue, Fort Worth, TX 76104</p> <p>Cowtown Brush Up: Trinity Habitat for Humanity, 9333 N. Normandale St., Fort Worth, TX 76116</p>
	<b>Planned Activities</b>	<p>CDBG funds will pay contractors to perform Priority 1 &amp; 2 repairs. Priority 1 Repairs include the following: water lines and sewer line breaks, gas line breaks/leaks, water heaters (inoperable or unsafe units and unsafe or inoperable heating systems in winter). Priority 2 Repairs include the following: roof repairs, electrical system failures, unsafe or inoperable central air conditioning systems, and sagging, or rotten bathroom subflooring. [\$2,000,000.00]</p> <p>CDBG funds will also be used to contract with Trinity Habitat for Humanity as a subrecipient to operate the Cowtown Brush Up (CTBU) program. For CTBU, funds will pay for contractors to prepare houses for final painting, including but not limited to the removal of loose and flaky paint, repair or replacement of wood siding, corner trim boards, soffit, fascia, windowsills, installation of primer paint and general carpentry services. [\$500,000.00]</p>
4	<b>Project Name</b>	25-26 Accessibility Improvements
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Accessibility improvements
	<b>Needs Addressed</b>	Accessibility Improvements
	<b>Funding</b>	CDBG: \$165,000

	<b>Description</b>	<b>Project REACH:</b> Through Project Ramp, REACH will be able to assist low-income City of Fort Worth residents with mobility impairments maintain their independence and dignity in their own home environment and remain productive citizens by constructing ramps and/or installing handrails and/or grab bars at their homes. These accessibility features also make it easier for family members, friends, health care workers, and transportation providers to assist the individual safely.
	<b>Target Date</b>	9/30/2026
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	<b>REACH:</b> 55 low-to-moderate income disabled homeowners
	<b>Location Description</b>	REACH, 1000 Macon St., Fort Worth, TX 76102
	<b>Planned Activities</b>	<b>REACH:</b> Funds will pay for materials, building permits, and contract labor for the installation of ramps, handrails, and grab bars.
5	<b>Project Name</b>	25-26 Economic Empowerment and Financial Resilience
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Economic Empowerment and Financial Resilience
	<b>Needs Addressed</b>	Economic Empowerment and Financial Resilience
	<b>Funding</b>	CDBG: \$182,000
	<b>Description</b>	<p><b>Easter Seals North Texas [\$92,000]:</b> The Employment Services program will create a pathway for people with physical, intellectual, and behavioral disabilities to be trained in skills that led them to employment where they can make a living wage. It will also seek to provide residents of Fort Worth with the necessary training and certifications that will lead to employment opportunities with businesses in Fort Worth.</p> <p><b>The Women's Center of Tarrant County [\$90,000]:</b> Program will provide participants with Rapid Employment Services, Intensive Financial Coaching, and Resource Connection. Program participants will be hired for good jobs, rebuild emergency savings, gain access to health and paid leave benefits, establish long-term financial goals and live more stable, productive and secure lives.</p>
	<b>Target Date</b>	9/30/2026



	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Easter Seals North Texas: 140 low-to-moderate income persons The Women's Center of Tarrant County: 142 low-to-moderate income persons <b>TOTAL: 282 low-mod persons</b>
	<b>Location Description</b>	Program services will be offered at the following locations: <b>Easter Seals North Texas</b> 1424 Hemphill Street, Fort Worth, Texas 76104 <b>The Women's Center of Tarrant County</b> 1723 Hemphill St., Fort Worth, TX 76110
	<b>Planned Activities</b>	<b>Easter Seals North Texas:</b> Staff Salaries, Supplies and Services, Teaching Aids, Facility Operations, Insurance, Direct Assistance <b>The Women's Center of Tarrant County:</b> Staff Salaries
6	<b>Project Name</b>	25-26 Affordable Housing
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Affordable Housing (Renter and Owner)
	<b>Needs Addressed</b>	Affordable Housing (Renter and Owner)
	<b>Funding</b>	CDBG: \$111,000 HOME: \$2,532,988.77
	<b>Description</b>	Project will fund housing counseling services, CFW Homebuyer Assistance Program, and CHDO project expenses for Housing Channel Mason Heights residential development. Funds will also support Fort Worth Housing Solutions – Hughes House II. Estimated program income of \$30,000 to be allocated to CFW Homebuyer Assistance Program and/or administrative costs.
	<b>Target Date</b>	9/30/2026

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	<p>240 low-to-moderate income families served with Housing Counseling &amp; Education (Housing Channel)</p> <p>45 low-to-moderate income families served with City of Fort Worth Homebuyer Assistance Program (HAP)</p> <p>100 low-to-moderate income families served through Housing Channel Mason Heights planned residential development</p> <p>302 low-to-moderate income families served through Fort Worth Housing Solutions Hughes House II multifamily housing development</p> <p><b>TOTAL:687 low to moderate income families</b></p>
	<b>Location Description</b>	<p>Housing Channel, 2900 Airport Freeway, Fort Worth, TX 76111</p> <p>City of Fort Worth Neighborhood Services, 100 Fort Worth Trail, Fort Worth, TX 76102</p> <p>Mason Heights/Renaissance Townhomes: 3670 Wichita St., Fort Worth, TX 76105</p> <p>Hughes House II: Etta St. and Avenue G., Fort Worth, TX 76105</p>
	<b>Planned Activities</b>	<p><b>Homebuyer Assistance Program:</b> Staff are responsible for loan origination and loan processing functions for homebuyer and homeowner programs funded through the City's CDBG and HOME programs. The city anticipates funding of 44 HAP loans. This includes 44 or more inspections of homebuyer units to ensure that they meet required property standards. [\$1,110,824.77]</p> <p><b>Housing Channel:</b> Housing counseling and education services to Fort Worth residents in English and Spanish to include the following activities: homebuyer outreach/orientation sessions, individual pre-purchase and foreclosure prevention counseling, credit counseling, budget management and financial literacy, homebuyer training, and post-purchase workshops. [\$111,000.00]</p> <p><b>Housing Channel:</b> CHDO Project [\$422,164.00] funds for the Mason Heights/Renaissance Townhomes project</p> <p><b>Hughes House II:</b> multifamily housing development as a part of the Stop Six Choice Neighborhood Transformation Plan; 302-unit mixed-income family community [\$1,000,000.00]</p>
7	<b>Project Name</b>	25-26 Children/Youth Services
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Children/Youth Services

<b>Needs Addressed</b>	Children and Youth Services
<b>Funding</b>	CDBG: \$399,465.00
<b>Description</b>	<p><b>Boys &amp; Girls Clubs of Greater Tarrant County</b> [\$72,000.00] (Youth Development at Eastside Branch): After school programs offering a variety of youth development programs that serve school aged youth ages 6-18. BGCGTC provides a safe environment for youth to receive quality enrichment program, meaningful adult connections, and social emotional support.</p> <p><b>Camp Fire First Texas</b> [\$62,184] (Teens In Action): program offering life skills training to youth attending selected middle schools and high schools; offered weekly during out-of-school time at each school during the school year and at the Camp Fire Resource Center for 7 weeks in the summer.</p> <p><b>Girls Incorporated of Tarrant County</b> [\$90,281.00]: Program provides in-school, after-school, and summer education and activities to promote social and emotional wellbeing, promote academic success, and prevent juvenile crime and delinquency for girls, ages 13-19 years of age. Girls Inc. staff develop mentoring relationships with the girls to provide resources challenge growth, express care from a positive role model and expand possibilities.</p> <p><b>Junior Achievement of the Chisholm Trail</b> [\$50,000.00]. (Cradle to Career Initiative): K-12 programs foster financial literacy work readiness and entrepreneurship using experiential learning to inspire kids to dream big and reach their potential.</p> <p><b>United Community Centers</b> [\$125,000.00] (Holistic Educational Literacy Program): Research-based small group guided reading program provided in after-school and all-day summer programs to children ages 4 to 13.</p>
<b>Target Date</b>	9/30/2026
<b><u>Estimate the number and type of families that will benefit from the proposed activities</u></b>	<p>Boys &amp; Girls Clubs of Greater Tarrant County: 380 children of income-eligible families</p> <p>Camp Fire First Texas: 298 children of income-eligible families</p> <p>Girls Inc.: 205 children of income-eligible families</p> <p>Junior Achievement: 1728 children of income-eligible families</p> <p>United Community Centers: 550 children of income-eligible families</p> <p><b>Total: 3,161 low-mod income persons</b></p>

	<b>Location Description</b>	<p><b>Boys &amp; Girls Clubs</b> - Eastside Branch, 4651 Ramey Avenue, Fort Worth, TX 76105</p> <p><b>Camp Fire First Texas</b> - 2700 Meacham Blvd., 76137; 2211 McKinley Ave., 76164; 1411 Maydell Street, 76106; 2400 E. Seminary Dr., 76119; 3201 Refugio Ave., 76106; 3600 Weber St., 76106; 709 NW 21st St., 76164; 3000 Forest Ave., 76112; 3136 Bigham Blvd., 76116</p> <p><b>Girls Incorporated of Tarrant County (Leadership Program):</b> Administrative Office - 304 E. Vickery Blvd., Fort Worth, TX 76104; 1226 E. Vickery Blvd., 76104; 601 Park St., 76164; 1701 NE 36th St., 76106; 2950 Roosevelt Ave., 76106; 5701 Shelton St., 76112; 2211 McKinley Ave., 76164; 1411 Maydell St., 76106; 2100 Lincoln Ave., 76164; 1412 Denver Ave., 76164; 709 NW 21st St., 76164</p> <p><b>Junior Achievement of the Chisholm Trail</b> - 6300 Ridglea Place, Suite 400, Fort Worth, TX 76116</p> <p><b>United Community Centers (Educational Enrichment Program):</b> United Community Center - Wesley, 3600 N. Crump St., Fort Worth, TX 76106; United Community Center - Bethlehem, 951 Evans Avenue, Fort Worth, TX; 76104; United Community Center - Poly, 3100 Avenue I, Fort Worth, TX 76105</p>
	<b>Planned Activities</b>	<p><b>Boys &amp; Girls Clubs of Greater Tarrant County (After School Program):</b> Staff Salaries</p> <p><b>Camp Fire First Texas:</b> Staff Salaries</p> <p><b>Girls Incorporated of Tarrant County (After School Program):</b> Staff Salaries</p> <p><b>Junior Achievement of the Chisholm Trail:</b> Staff Salaries, Supplies and Services</p> <p><b>United Community Centers:</b> Staff Salaries</p>
8	<b>Project Name</b>	25-26 Neighborhood Improvement and Revitalization
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Neighborhood Improvement and Revitalization
	<b>Needs Addressed</b>	Neighborhood Improvement and Revitalization
	<b>Funding</b>	CDBG: \$1,000,685

	<b>Description</b>	Neighborhood Improvement and Revitalization activities enhance neighborhood development and revitalization throughout the City.  Street Improvements for the 2025-2026 program year will focus on improving and repairing the infrastructure of various streets within CDBG Eligible neighborhoods
	<b>Target Date</b>	9/30/2026
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	N/A
	<b>Location Description</b>	CDBG Eligible Neighborhoods
	<b>Planned Activities</b>	Street Improvements
9	<b>Project Name</b>	25-26 Aging In Place
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Aging In Place
	<b>Needs Addressed</b>	Aging In Place
	<b>Funding</b>	CDBG: \$200,000
	<b>Description</b>	PSA Aging In Place programs will serve older adults providing access to resources needed to age in their homes, while maintaining both their independence and quality of life.  <b>Meals on Wheels of Tarrant County</b> [\$120,000] (Nutrition Program): Provides home-delivered meals, supplemental nutrition, and congregate meals to disadvantaged older adults in Fort Worth. Community needs to be addressed are malnutrition, food insecurity, social isolation, and poor mental and physical health.  <b>Guardianship Services</b> [\$80,000] (Money Smart+): Workshops designed to fight the epidemic of fraud and exploitation of seniors using the evidence-based Money Smart for Older Adults
	<b>Target Date</b>	9/30/2026
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	<b>Meals on Wheels (Nutrition Program):</b> 190 presumed benefit older adults and/or severely disabled  <b>Guardianship Services (Money Smart+):</b> 205 presumed benefit older adults <b>TOTAL:</b> 395 older adults and/or severely disabled persons

	<b>Location Description</b>	<b>Meals On Wheels</b> Meals on Wheels, 5740 Airport Freeway, Fort Worth, TX 76111 (Program Office) Services, including meal delivery and case management will be provided citywide at eligible clients' homes. <b>Guardianship Services:</b> 1125 College Ave Fort Worth, TX 76104
	<b>Planned Activities</b>	<b>Meals on Wheels (Nutrition Program):</b> Portion of the cost of meals provided for homebound elderly and disabled Fort Worth residents who meet eligibility requirements. <b>Guardianship Services (Money Smart+):</b> salaries
<b>10</b>	<b>Project Name</b>	25-26 Homelessness Prevention and Special Needs Support
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Homelessness Prevention and Special Needs Support
	<b>Needs Addressed</b>	Homelessness Prevention and Special Needs Support
	<b>Funding</b>	CDBG: \$175,000 ESG: \$615,818

<p><b>Description</b></p>	<p><b>Presbyterian Night Shelter [\$175,000]: CDBG-Case Management Services-</b> Case management services include both on-going weekly case management and Open Assistance. Open Assistance is an opportunity for guests who do not want on-going case management but may need help from a case manager with a particular issue, such as a referral to another resource or general information about services. Open Assistance occurs Tuesday through Friday mornings. Many times, a guest may access Open Assistance and decide to engage in on-going case management. On-going case management is for guests who choose to meet with a case manager on a weekly basis and develop a service plan and goals in order to move toward housing. Case management services at True Worth Place also include diversion services. A Diversion Specialist is designated to meet with guests who are new to True Worth Place and determine if there is an alternative to entering the shelter. If an alternative exists, they assist the guest with reaching that solution.</p> <p><b>Presbyterian Night Shelter [\$139,491]: SHELTER -</b> All guests receive life-saving shelter, food, clothing, access to housing-focused case management, and access to multiple on-site service providers. In the Men's Emergency Shelter and the Women's Emergency Shelter, guests may choose to enroll in the Moving Home Program which gives 24-hours shelter access, an assigned bed and locker, ongoing housing-focused case management, and life skill groups. In the Women &amp; Children's Program, all mothers and their children have 24-hour shelter access, a private room for their family with a semi-private bathroom, food, clothing, ongoing housing-focused case management, tutoring, life skill groups, and access to on-site service providers.</p> <p><b>SafeHaven of Tarrant County [\$80,000]: SHELTER -</b> provide support services to victims of domestic violence including shelter, food, and clothing as well as case management, counseling, support groups, and legal assistance.</p> <p><b>True Worth [\$150,000]: SHELTER -</b> provides for the basic needs of the homeless including shelter, food, clothing, showers, and access to case management.</p> <p><b>Salvation Army [\$127,141]: PREVENTION -</b> Home Sweet Home (HSH) is designed to prevent homelessness and support residential stability for individuals and families in the community who are at-risk of losing the home. Eligible households can receive one-time financial assistance for up to three months.</p> <p><b>Center for Transforming Lives [\$73,000]: RAPID REHOUSING -</b> Rapid Rehousing program will provide case management for rapid</p>
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		rehousing clients. Comprehensive support services are customized for each client.
	<b>Target Date</b>	9/30/2026
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	<p><b><u>CDBG:</u></b>  <u>Presbyterian Night Shelter: 804 clients</u></p> <p><b><u>SHELTER</u></b>  Presbyterian Night Shelter: 2100 clients  SafeHaven of Tarrant County: 800 clients  True Worth Place: 4,500 clients</p> <p><b><u>PREVENTION</u></b>  Salvation Army: 75 clients</p> <p><b><u>RAPID REHOUSING</u></b>  Center for Transforming Lives: 20 clients  <b>TOTAL: 8,229 clients</b></p>
	<b>Location Description</b>	<p><b>Presbyterian Night Shelter</b>, 2400 Cypress St., Fort Worth, TX 76102</p> <p><b>SafeHaven of Tarrant County</b>, 1010 N. Center St., Arlington, TX 76011</p> <p><b>True Worth Place</b>, 1513 E. Presidio St., Fort Worth, TX 76102</p> <p><b>The Salvation Army</b>, 1855 E. Lancaster Avenue, Fort Worth, TX 76103</p> <p><b>Center for Transforming Lives</b>, 512 W. 4th St., Fort Worth, TX 76102</p>
	<b>Planned Activities</b>	<p><b>CDBG-Presbyterian Night Shelter- Case Management services</b></p> <p><b>ESG Administrative Costs (7.5%): \$46,186</b></p> <p><b>Shelter Services:</b>  Presbyterian Night Shelter  True Worth Place  Safe Haven of Tarrant County</p> <p><b>Prevention:</b>  Salvation Army</p> <p><b>Rapid Rehousing:</b>  Center for Transforming Lives</p>
	<b>Project Name</b>	25-26 HOPWA Homeless Services Administrative Costs



11	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Homelessness Prevention and Special Needs Support
	<b>Needs Addressed</b>	Homelessness Prevention and Special Needs Support
	<b>Funding</b>	HOPWA: \$81,800
	<b>Description</b>	The funds will pay the salary and fringe benefits and support costs to oversee the HOPWA Program.
	<b>Target Date</b>	9/30/2026
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	N/A - Program Administration
	<b>Location Description</b>	City of Fort Worth Neighborhood Services Department, 100 Fort Worth Trail, Fort Worth, TX 76102
	<b>Planned Activities</b>	Funds will be used to pay for salaries, fringe benefits, insurance, supplies, and associated costs to administer and oversee the HOPWA Program.
12	<b>Project Name</b>	25-26 HOPWA Housing Program - AIDS Outreach Center
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Homelessness Prevention and Special Needs Support
	<b>Needs Addressed</b>	Homelessness Prevention and Special Needs Support
	<b>Funding</b>	HOPWA: \$264,680
	<b>Description</b>	AIDS Outreach Center (AOC) has proposed to facilitate Tenant-Based Rental Assistance, Short-Term Rent, Mortgage & Utilities (STRMU) Assistance and Supportive Services. The HOPWA program helps beneficiaries improve their health by providing stable housing as a basis for increased participation in comprehensive care. The funded programs provide emergency (STRMU) financial assistance for rent and/or utilities for people living with HIV in order to enable them to remain adherent to their medication and have better health outcomes. The Supportive Services funding is used to fund the housing program coordinator and case management staff who ensure timely access to, and coordination of, services in order to assist clients in obtaining self-sufficiency.
	<b>Target Date</b>	9/30/2026
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	75 HOPWA-eligible clients

	<b>Location Description</b>	AIDS Outreach Center, 400 North Beach St., Fort Worth, TX 76111
	<b>Planned Activities</b>	Supportive Services, Short Term, Rent, Mortgage, Utility (STRMU) Assistance, Tenant-Based Rental Assistance (TBRA), Administration <b>TOTAL: \$264,680</b>
<b>13</b>	<b>Project Name</b>	25-26 HOPWA - Tarrant County Samaritan Housing
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Homelessness Prevention and Special Needs Support
	<b>Needs Addressed</b>	Homelessness Prevention and Special Needs Support
	<b>Funding</b>	HOPWA: \$1,406,188
	<b>Description</b>	The Program provides supportive services and Tenant Based Rental Assistance (TBRA) to HOPWA-Eligible Clients living in the Samaritan Villages Apartments, the Samaritan House Single Room Occupancy Facility, and in scattered-site rental-voucher supported housing. The supportive services include case management and housing counseling. Program services may also include congregate meals; medical case management; substance abuse counseling; medical transportation; recreational and social programs; educational programs; and life and job skills programs. TBRA includes long-term monthly rental assistance. Clients must be income eligible according to HUD guidelines, live in a rental unit that passes habitability inspections, and have an identified housing need as determined by the client's case manager. HOPWA funds will be used to pay for a percentage of supportive services, salaries, and fringe benefits, associated with the program. HOPWA funds will also be used to pay for the operational expenses of the Agency's SRO Facility located at 929 Hemphill Street, Fort Worth, TX 76104. Operational expenses consist of salaries and fringe benefits for property management and maintenance staff. No more than 7% of the HOPWA funds will be used to pay for administrative costs, including salaries and fringe benefits and City-required insurance associated with the program. The program will provide services to HOPWA-eligible clients residing in Tarrant, Johnson, Wise, and Hood counties.
	<b>Target Date</b>	9/30/2026
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	90 HOPWA-eligible clients
	<b>Location Description</b>	Tarrant County Samaritan Housing, 929 Hemphill St., Fort Worth, TX 76104

	<b>Planned Activities</b>	Supportive Services, Facility-Based Operations, Tenant-Based Rental Assistance (TBRA), Administration  <b>TOTAL: \$1,406,188</b>
<b>14</b>	<b>Project Name</b>	25-26 HOPWA - CFW NSD
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Homelessness Prevention and Special Needs Support
	<b>Needs Addressed</b>	Homelessness Prevention and Special Needs Support
	<b>Funding</b>	HOPWA: \$974,000
	<b>Description</b>	The program provides supportive services and Tenant-Based Rental Assistance (TBRA) to HOPWA-eligible clients residing in Tarrant, Johnson, Wise, and Hood counties.
	<b>Target Date</b>	9/30/2026
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	60 HOPWA-eligible clients
	<b>Location Description</b>	City of Fort Worth Neighborhood Services (Neighborhood Improvement Division), 100 Fort Worth Trail, Fort Worth, TX 76102
	<b>Planned Activities</b>	Tenant-Based Rental Assistance (TBRA), Supportive Services, Permanent Housing Placement  <b>TOTAL: \$974,000</b>

## **AP-50 Geographic Distribution – 91.220(f)**

### **Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed.**

Due to income eligibility criteria for the CDBG, HOME, ESG, and HOPWA programs, a significant portion of these funds are likely to be spent within Loop 820, more commonly known as the central city and other areas that have higher concentrations of minority residents and low-and moderate-income residents. However, some funds will be expended in all areas of the City, as low-income residents reside in all areas, and many of the funded programs are offered city-wide. The Priority Repair (PRP) and Cowtown Brush Up (CTBU) programs - the City's primary homeowner rehabilitation programs - are offered city-wide but tend to receive the most applications from central city areas where housing stock is oldest, and low-to-moderate-income and minority populations have greater concentrations. In addition, target marketing for PRP and CTBU may be conducted in the City's Neighborhood Improvement Areas - Stop Six, Ash Crescent, Northside, Rosemont, Como, Las Vegas Trail, Historic Marine, Worth Heights and Seminary. As well as the newly identified Neighborhood Improvement Area- Fairhaven. The homebuyer assistance program is available city-wide; therefore, the units assisted with federal funds will be scattered throughout the City. Neighborhoods that receive redevelopment support through infrastructure or infill housing by CHDOs are generally located in older areas of the city. Locations of new rental housing development are dependent upon available land, though efforts are continually made to place new rental housing development close to transportation and employment centers whenever feasible and in areas where there is limited affordable workforce housing. The attached maps show the actual locations of the 2025-2026-year affordable housing projects proposed.

The City has made a multi-year commitment to provide funds to a targeted revitalization project sponsored by Fort Worth Housing Solutions in the Stop Six/Cavile Place neighborhood. A total of \$6.25 million was committed by the City Council in CDBG and HOME funds over a period of six years.

### **Geographic Distribution**

<b>Target Area</b>	<b>Percentage of Funds</b>
Citywide	100

**Table 8 - Geographic Distribution**

### **The rationale for the priorities for allocating investments geographically**

Most CDBG activity types are allocated to specific geographic areas based on the low to moderate-income criteria established by HUD for "area benefit" activities. To qualify for funding, "area benefit" activities must be in primarily residential neighborhoods with 51% or more low-and moderate-income persons. Also, as stated previously, funds used for direct benefit to individuals and families on a citywide basis, such as home repair or social services, tend to be concentrated in this area with more income-eligible residents. HOME funds assist eligible families with Homebuyer Assistance Program on a citywide basis.

New multi-family infill development planned for the Mason/Renaissance Heights neighborhood will also take advantage of vacant lots and revitalization efforts going on in this area. The City's commitment of over

\$6 million in CDBG and HOME funds over six years to the Choice Neighborhood Revitalization project in Stop Six in southeast Fort Worth represents the culmination of a long-term partnership with Fort Worth Housing Solutions to promote investment in that area. This \$6 million is part of a \$41 million commitment by the city to support FWHS, which was awarded a \$35 million grant for Choice Neighborhoods implementation in the spring of 2020. The planning process for this project involved a wide variety of citywide stakeholders over several years as broad community input and support were received. The location of new affordable rental housing developments is limited to areas that have adequate vacant land, appropriate zoning and need for workforce housing.

ESG funds are allocated to local homeless shelters wherever they may be located. HOPWA housing assistance and services are provided throughout the HOPWA Eligible Metropolitan Statistical Area (EMSA). The HOPWA EMSA includes Hood, Johnson, Parker, Somervell, Tarrant, and Wise counties. Since the incidence of HIV/AIDS is not confined to any area, services to eligible clients are available throughout the entire EMSA through office locations of HOPWA sponsors located in Fort Worth.

## Discussion

See attached maps of project locations for the CDBG, ESG, HOME, and HOPWA programs. See attached map of the CDBG-eligible block groups for the City of Fort Worth.



# Affordable Housing

## AP-55 Affordable Housing – 91.220(g)

### Introduction

Fort Worth's housing priorities are increasing the supply of quality affordable housing; expanding homeownership opportunities; revitalizing neighborhoods; and creating mixed-income communities.

For the 2025-2026 program year, these priorities will be addressed through the following activities:

- Homebuyer assistance for 44 homebuyers (CFW HAP)  
*\*available funding from previous years will continue to support the program*
- **100** families assisted through new residential developments (Mason Heights - Development Corporation of Tarrant County)
- **302** families assisted through new residential development (Fort Worth Housing Solutions – Hughes House II)
- Home repairs for **175** low-income homeowners (Cowntown Brush Up/PRP)
- Housing accessibility improvements for **55** disabled owners and renters (REACH)
- Facility-based housing subsidy assistance to **60** households of persons with HIV/AIDS (Tarrant County Samaritan Housing SRO)
- Rental assistance to **135** households of persons with HIV/AIDS (TBRA - Tarrant County Samaritan Housing/CFW Neighborhood Services Department/ AIDS Outreach Center)
- Short-term rental, mortgage, and utility assistance to **30** households of persons with HIV/AIDS (STRMU – AIDS Outreach Center)
- Rapid Rehousing rental assistance to **20** homeless households (CTL)
- Homeless Prevention one-time rental assistance to **75** persons/households (Salvation Army)

One-Year Goals for the Number of Households to be Supported	
Homeless	20
Non-Homeless	712
Special-Needs	225
<b>Total</b>	<b>957</b>

**Table 9 - One Year Goals for Affordable Housing by Support Requirement**

One-Year Goals for the Number of Households Supported Through	
Rental Assistance	320
The Production of New Units	402
Rehab of Existing Units	230
Acquisition of Existing Units	5
<b>Total</b>	<b>957</b>

**Table 10 - One Year Goals for Affordable Housing by Support Type**



## Discussion

Fort Worth provides a variety of affordable housing programs. The Priority Repair Program focuses on the repair of major system failures that affect health and safety, such as water and sewer failures, electrical and heating system failures, and urgent roof repairs. The Cowtown Brush Up paint program helps very low-income and elderly homeowners maintain their homes with exterior paint. REACH Project Ramp installs ramps, handrails, and grab bars at the homes of persons with disabilities.



Housing Channel, a non-profit partner with the city for homeownership efforts, offers homeownership training, direct housing counseling, and foreclosure prevention and coordinates with the City Homebuyer Assistance Program.

HOPWA tenant-based rental assistance and short-term rent, mortgage, and utility assistance for persons with HIV/AIDS are offered throughout the six-county HOPWA Eligible Metropolitan Statistical Area (EMSA). HOPWA funds also subsidize the ongoing operations of a housing facility dedicated to people with HIV/AIDS located in central Fort Worth.

The ESG program funds homeless prevention and rapid rehousing rental assistance to homeless persons and persons at risk of becoming homeless. (The above goal estimates in Table 6 include Rapid Rehousing rental assistance).

HOME funds will be allocated to Housing Channel, a Community Housing Development Organization (CHDO), for the development of a multifamily housing development in southeast Fort Worth. This will include 100 homes.

HOME funds have been allocated to support the Fort Worth Housing Solutions' Choice Neighborhood Grant application, awarded in April 2020. The city will commit a total of \$1,000,000 during PY25 to support the Stop Six Choice Neighborhood Transformation Plan. This plan includes three key areas: The Housing Plan, The Neighborhood Plan, and The People Plan.

The City also uses its funds to carry out the City's Homeless Strategies initiative, a plan to make homelessness rare, short-term, and nonrecurring in Fort Worth with a focus on supplementing and leveraging federal and state resources. Homeless Strategies has been instrumental in getting resources allocated for the development of permanent supportive housing units and also units for homeless families. Homeless Strategies also receives state grant funding for permanent supportive housing case management and for rental assistance and case management for young people ages 18-24.



[Home](#) / [Departments](#) / [City Manager's Office](#) / [Homeless Strategies](#)

## Homeless Strategies

**Homeless Strategies, formerly called Directions Home, funds housing services and resources for people experiencing homelessness in Fort Worth.**

### **Responsibilities:**

- **Oversee approximately \$6.3 million in City and State funds to reduce homelessness and keep clients housed**
- Work with community partners to align resources and processes to most effectively reduce homelessness
- Facilitate development of permanent supportive housing units to reduce chronic homelessness

### **Need Help?**

**Call/Text Partnership Home Homeless Helpline: 817-996-8800**



HOME Program Income expected to be received between October 2025 and September 2026 (an estimated \$30,000) will be dedicated to the Homebuyer Assistance Program and/or for costs associated with the administration of the HOME grant.



*Applicants are required to attend a homeownership training and counseling session provided by one of these HUD Approved Housing Counseling Agencies:*

**HUD Certified Housing Counseling Agencies**

**Housing Opportunities of Fort Worth**  
1065 W. Magnolia  
Fort Worth, TX 76104  
817-923-9192  
housingoppsfw.com

**Housing Channel**  
851 Grainger St.  
Fort Worth, TX 76104  
817-924-5091  
housingchannel.org

**Neighborhood Assistance Corporation of America (NACA), Dallas, TX**  
5787 South Hampton Road, Suite 120  
Dallas, TX 75232  
972-283-1171  
naca.com

**Services of Hope Entities, Inc.**  
1137 Conveyor Lane Suite 107  
Dallas, TX 75247  
214-276-0235  
servicesofhope.org

*Hours, fees, services and courses may vary at each agency.*





**Fort Worth Homebuyer Assistance Program**

**Homebuyer Assistance Program**  
Neighborhood Services Department  
100 Fort Worth Trail  
Fort Worth, TX 76102  
817-392-7395

**FORT WORTH** | Neighborhood Services



Visit our website for  
AMI Income Limits,  
Certified Mortgage Lender  
Lists & more  
[FortWorthTexas.gov/Neighborhoods](http://FortWorthTexas.gov/Neighborhoods)





**The Homebuyer Assistance Program (HAP)** provides mortgage assistance for income-eligible first-time homebuyers within Fort Worth.



**FORT WORTH**



**Homebuyer Assistance Program**

First-time homebuyers who qualify based on HUD income limits per household size may receive up to \$25,000 in assistance for down payment and closing costs.

The amount of assistance will depend on the sales price and the loan amount provided by the lender. For a list of approved lenders, visit [FortWorthTexas.gov/neighborhoods](http://FortWorthTexas.gov/neighborhoods)

A financial subsidy is available in the form of closing costs and down payment assistance for homes purchased within the Fort Worth city limits. There are two ways these funds may be utilized:

- 3% of the loan amount for closing costs, with the remainder applied to the down payment.
- Or, the total funds can be used for the down payment only, with no closing-cost assistance.

**We can help your dreams come true with closing cost and down payment assistance!**

**Guidelines to participate in the program:**

- The property must be located within the Fort Worth city limits.
- Applicant(s) must be first-time homebuyer(s) or must not have owned a home within the last three years. Displaced homeowners may be eligible.
- HOME regulation 24 CFR Section 92.254(a)(2)(iii) requires that the sales price not exceed 95% of the area median sales price.
- Government-owned properties are not eligible for assistance.
- Applicant must qualify for a first-lien mortgage from a city-approved lender.
- The homebuyer's minimum contribution of \$1,000 or 2% of the purchase price, whichever is less, is required.
- You must pay costs associated with the home purchase, such as earnest money, option fee, home inspection, appraisal, and any out-of-pocket expenses required. These are costs that you are responsible for when purchasing your home.
- Reserves equal to two (2) months of mortgage payments are required. These reserves cannot consist of gift funds.
- The homebuyer agrees to live in the home as their principal residence for ten (10) years to receive up to \$25,000 in assistance, or for five (5) years to receive up to \$14,999 in assistance.
- The home must pass a Minimum Acceptable Standards Inspection and a City of Fort Worth Environmental Review.
- Applicant(s) must attend eight (8) hours of homeownership training provided by a HUD-approved housing counseling agency.
- Applicant(s) must be a citizen of the United States or a legal permanent resident.
- The yearly income of all adults living in the home must be at or below 80% of the Area Median Income (AMI) based on family size.

**Getting Started with Your HAP Application**

*Let us help you make your homeownership dream come true - follow these steps to get started.*

- Get pre-qualified by a city-approved lender in Fort Worth to determine your loan amount (see the list of approved lenders on our website).
- Attend a homeownership training and counseling program (refer to local HUD-certified housing counseling agencies).
- Contact your real estate agent and begin reviewing home listings that match your criteria and price range.
- Once you have found your perfect home, work with your realtor to make an offer.
- The City of Fort Worth HAP can assist participants if the sale price falls within a specific range - existing homes or new construction. Visit our website for the sale price maximum limits.
- Your lender will assist you with the HAP application and submit it to the City of Fort Worth for processing and approval of closing costs and down payment assistance.
- Closing & funding. Move in to your dream home!

[FortWorthTexas.gov/neighborhoods](http://FortWorthTexas.gov/neighborhoods)

## **AP-60 Public Housing – 91.220(h)**

### **Introduction**

Fort Worth Housing Solutions (FWHS) addresses the need for affordable housing in Fort Worth through several initiatives. It is transitioning out of HUD's (Housing and Urban Developments) Federal Public Housing program to reduce poverty and improve opportunities for Fort Worth, residents. FWHS is utilizing HUD's repositioning tools that include the Rental Assistance Demonstration program, Section 18 Demolition/disposition approval, and Choice Neighborhood Initiative grant award and is in the process of preparing a Voluntary Streamlined Conversion (Section 22) application to accomplish this goal. As a result of these initiatives, FWHS has successfully relocated families/individuals from two of its largest public housing properties to areas of higher opportunity where these families will continue to pay 30 percent of their adjusted income for rent.



FWHS has completed the RAD conversion, which included Butler public housing units. A total of 233 units were transferred to newly constructed/acquired mixed-income developments located in higher opportunity areas. The other remaining 453 public housing units were converted to multiple mixed-income units throughout the city of Fort Worth within the FWHS Housing portfolio. The last Rental Assistance Demonstration (RAD) conversion was completed on May 1, 2021.

FWHS was awarded a HUD Choice Neighborhood Initiative Grant in April 2020. The \$35 million federal investment is anticipated to generate nearly \$354 million in development and improvements in the Stop Six neighborhood. Part of this plan includes a housing strategy that will replace 300 public housing units with project-based vouchers in and around JA Cavile, a former conventional public housing property located in the historic Stop Six community. There will be 990 mixed-income rental units developed in six phases of housing development.

FWHS has completed construction on the first housing phase, which is Cowan Place, a mixed-income property. Cowan Place is a senior living community that includes 174 units of affordable housing units for former J.A. Cavile residents as well as other residents who qualify. The units came online in November 2023. Additionally, FWHS began construction on the next housing phase, Hughes House I, in June 2023. Hughes House is a 162 mixed income/mixed-use development, and units are scheduled to be available for leasing in Summer 2025.

As a part of this plan, the City of Fort Worth has committed \$1,000,000 of 2025-2026 Action Plan funds to the development of Hughes House II. In addition to rental units, the plan includes the construction of a Neighborhood Hub with co-located recreational, educational, health, and safety services; and the provision of case management and educational, health, and economic mobility services for former Cavile residents.

FWHS also owns and manages 16 scattered-site public housing units consisting of duplexes, which are the only remaining occupied public housing units in FWHS's portfolio. FWHS will utilize HUD's repositioning tools to close out of the public housing programs in 2026.



Through acquisitions, rehabilitation, and new construction, the agency is expanding its portfolio of affordable and mixed-income properties. It is also working with private developers utilizing Project-Based Vouchers to provide affordable units, including Permanent Supportive Housing units for persons experiencing homelessness. The agency's portfolio includes 55 properties (with various funding sources including Low-Income Housing Tax Credits).

#### **Actions planned during the next year to address the need for public housing.**

As part of Fort Worth Housing Solutions Strategic Plan, FWHS will focus on working with public and private partners to expand affordable housing by 5,000 units throughout the City of Fort Worth. During the 2025-2026 program year, FWHS will have 2,812 units of affordable housing under construction.

As part of the redevelopment of the Stop Six neighborhood, FWHS through its Choice Neighborhood Initiative grant will provide over 900 new affordable mixed income/mixed use units. Cowan Place, the first phase of this initiative is a 174-unit development for seniors. The second phase, located on the corner of Amanda Ave and E. Rosedale Street is under construction and will in the Summer of 2025. This development will be 162 units of affordable housing and each phase including Cowan place will have Permanent Supportive Housing units to assist in addressing the homeless issue in the city of Fort Worth.

#### **Actions to encourage public housing residents to become more involved in management and participate in homeownership.**

FWHS is repositioning the public housing assets through various Department of Housing and Urban Developments repositioning tools. FWHS will convert the remaining vacant Butler Place public housing units to the Rental Assistance Demonstration program, a HUD tool, and will use a transfer of assistance to multiple affordable housing properties throughout Fort Worth. FWHS will retain a total of 16 scattered site public housing units. Additionally, FWHS administers a very robust homeownership program for housing choice voucher participants, to date a total of 284 HCV participants have purchased a home. Also, FWHS has 221 people enrolled in the homeownership program that are working on becoming homeowners.



Additionally, the agency sponsors and actively participates in the City of Fort Worth's annual Housing Summit, which is open to public housing residents, voucher participants, others receiving housing assistance, as well as the public.

If the PHA is designated as troubled, describe the way financial assistance will be provided or other assistance.

NOTE- FWHS is designated a High Performer

## Discussion

The Fort Worth Housing Solutions PHA Five-Year Plan and Annual Plan, which are required by HUD, propose to:

- Increase property owner participation in Housing Choice Voucher program.
- Apply for special-purpose vouchers targeted to the homeless, elderly, and families with disabilities.
- Build more developer partnerships in order to increase the supply of affordable housing in Fort Worth utilizing mixed finance strategies.

FWHS goals that are consistent with City goals are:

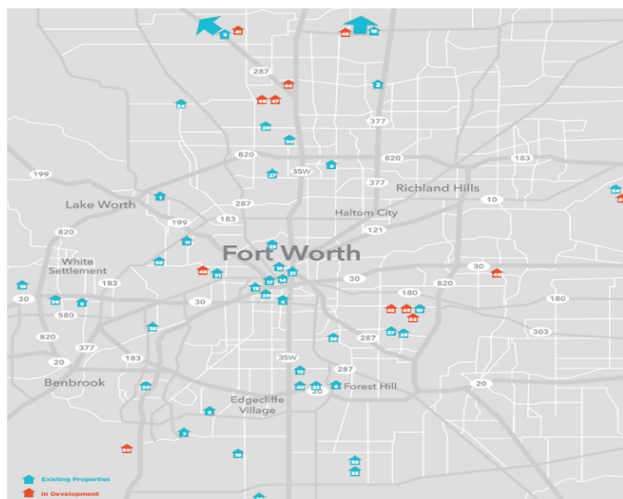
- Create and improve quality, accessible, and affordable housing.
- Develop mixed-use/mixed-income communities.
- De-concentrate poverty. For more information about Fort Worth Housing Solutions, please refer to the website at <http://www.fwhs.org/>.

### EXISTING PROPERTIES

1. Alton Park
2. Aventine Apartments
3. Avondale Apartments
4. Bottle House on Main
5. Cambridge Court Apartments
6. Campus Apartments
7. Candletree Apartments
8. Carlyle Crossing Apartments
9. Casa de Esperanza
10. Cowan Place Senior Living
11. Fair Oaks Apartments
12. Fair Park Apartments
13. The Henderson
14. Jennings Place
15. The Holston
16. HomeTowne at Matador Ranch
17. Hunter Plaza Apartments
18. The Huntley
19. Knights of Pythias
20. Overton Park Townhomes
21. The Palladium
22. Patriot Pointe
23. Pavilion at Samuels Avenue
24. Post Oak East Apartments
25. Prince Hall Gardens
26. Reserve at McAllister
27. Sabine Place Apartments
28. Sedona Village Senior Living
29. Siddons Place
30. Silversage Point at Western Center
31. The Springs Apartments
32. Stallion Pointe
33. Stallion Ridge
34. Standard at Boswell
35. Standard River District
36. Villas by the Park Apartments
37. Villas of Eastwood Terrace
38. Villas on the Hill Apartments
39. Wind River Apartments
40. Woodmont Apartments

### IN DEVELOPMENT (2023)

41. Chaparral Ranch Homes
42. Hughes House I
43. Hughes House II
44. Inspire at Bonds Ranch
45. The Opal
46. Skyline Prairie Homes
47. Skyline Prairie Homes II
48. Crestwood Apartments
49. Jefferson Eastchase
50. Jefferson Primrose
51. The Crawford
52. Babers Manor



## **AP-65 Homeless and Other Special Needs Activities – 91.220(i)**

### **Introduction**

The City of Fort Worth works closely with Partnership Home (formerly Tarrant County Homeless Coalition) as well as other members of TX-601 Fort Worth/Arlington Continuum of Care (CoC) to fund programs that reduce and end homelessness. The City works closely with Partnership Home to identify system needs and gaps and find ways to use local funding to support the system. The City helps expand the capacity of the CoC by funding permanent supportive housing case management as well as many system support programs such as critical document services, Direct Client Service Fund, rapid exit, overflow shelter and outreach.

Mayor Mattie Parker is a member of the leadership council on the CoC. She is briefed regularly and asked for input, particularly on the strategic plan. The City is also represented on the membership council of the CoC and on numerous committees by Homeless Strategies staff. This close working relationship provides the City with the opportunity to be responsive to system needs and adjust funding to support the homeless system.

The CoC strategic plan lays out five goals:

#### **1) Effective and Efficient System**

**Performance measures:** Decrease length of stay to less than 45 days, increase income, decrease returns to homelessness to less than 15%, increase number housed annually, decrease unsheltered homelessness, keep voucher utilization at or above 95%, increase case manager knowledge for improved competency in best practices

**How City supports:** The City supports this goal by housing or diverting at least 360 households annually through its rapid exit program with City funds, using ESG funds to support three emergency shelters to decrease unsheltered homelessness, using both City and ESG funds for rapid rehousing and City funds for permanent supportive housing case management to provide case management which provides support to prevent returns to homelessness. The City's High ImpACT pilot also assists in reducing the number of people experiencing unsheltered homelessness. The City funded Direct Client Service Fund assists the system in decreasing the length of stay through diversion and family reunification.

#### **2) Data Driven Decisions**

**Performance measures:** Increase data quality, increase capacity for obtaining reports, increase capacity for comparing program results, increase capacity for comparing intervention results.

**How City supports:** The City funds a data analyst at Partnership Home with general funds.

#### **3) Housing Focused**

**Performance Measures:** Increase units available to people exiting homelessness, increase number of landlords accepting vouchers, increase number of landlord partnerships

**How City supports:** The City has invested over \$26 million in funding (general funds, Fort Worth Housing Finance Corporation funds, HOME-ARPA, HOME, ARPA) to assist in the creation of over 170 units of permanent supportive housing and housing for homeless families. The City has also passed ordinances that landlords cannot discriminate against veterans with housing vouchers due to having a voucher. Another ordinance mandates that all projects with a housing component and City funding must accept vouchers. This is to support the CoC's effort to get more landlords to accept vouchers. The City also supports landlord engagement by making available funding for landlord remediation with City general funds.

The City required 53 units to be set aside for homeless families in an affordable project and is currently working with partners to fill those units.

#### **4) Engaged Community**

**Performance Measures:** Educate the community through ongoing engagement, create a robust

communication infrastructure, number of CoC and community members, increase traditional and social media presence

**How City supports:** The City continues to make numerous presentations to neighborhood associations, community groups, as well as responding to citizen requests for information regarding the status of homelessness and the strategies to reduce it.

## **5) Maximize Resources**

**Performance Measures:** Increase in overall system dollars available, increase percentage of programs meeting performance thresholds, shift resource allocation to align with priorities and system needs

**How City supports:** The City is currently investing over \$6 million annually in general funds to support the system and tracks program performance to address any areas of difficulty. The City demonstrates flexibility by reallocating funding to system priorities.

### **Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including.**

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The CoC has 10 agencies that have street outreach teams that serve the Fort Worth area: John Peter Smith Hospital, My Health, My Resources of Tarrant County, Veterans Administration, Endeavors, Hands of Hope, Transition Resource Action Center, Presbyterian Night Shelter, Love and Light Ministries, First Street Mission and DRC Solutions. These outreach teams provide services to unsheltered homeless persons to connect them to stable housing. The outreach teams work individually with clients to conduct HUD and other assessments in accordance with the CoC's Coordinated Assessment System. The City's Police Department also has a HOPE (Homeless Outreach Program and Enforcement) Team which focuses on the unsheltered - there is a mobile assessor embedded with the team that conducts housing assessments. The City funds two outreach positions with the HOPE Team with general funds.

There are two general teams: Hands of Hope and DRC Solutions. The local public hospital, John Peter Smith, has an outreach team focused on unsheltered clients with medical needs. They often treat people in the field and refer them to more intensive medical services. The local mental health authority, My Health, My Resources, has an outreach team that specializes in evaluating and treating unsheltered clients with addiction and/or mental health needs. Transition Resource Action Center's street outreach focuses on young adults (ages 18-24) experiencing unsheltered homelessness.

These are two agencies with outreach teams that specialize in veteran services, Veterans Administration and Endeavors.

Through ESG, the City provides some funding to True Worth Place, a centralized resource center that unsheltered individuals utilize during the day to gain access to a variety of services such as receiving mail, taking showers, and accessing medical, mental health, employment and housing resources.

The High ImpACT pilot the City initiated directly addresses those experiencing unsheltered homelessness with severe mental illness. The City sought referrals from neighborhood police officers in seven areas of the City hardest hit by camping. The pilot pairs psychiatric/outreach/case management services provided by My Health, My Resources of Tarrant County, with physician assistant services provided by Acclaim Health with master leasing and landlord engagement services provided by Partnership Home to house the most difficult to house. After one year of operation, the pilot is seeing 89% of referrals accepting housing and 92% of referrals maintaining housing after one year.

### **Addressing the emergency shelter and transitional housing needs of homeless persons**

The City provides continued ESG funding for emergency shelters and homeless service agencies to maintain the core safety net. Agencies funded by ESG in the 2025-2026 Action Plan to provide these services include the Presbyterian Night Shelter, True Worth Place, and SafeHaven of Tarrant County.

Presbyterian Night Shelter receives ESG funds to support the men's, women's and family shelter as well as the daytime shelter, True Worth Place. The 2025 goal for the overnight shelters is to serve 2,100

unduplicated individuals and serve 4,500 at True Worth Place.

SafeHaven receives ESG funds to help support their shelter for domestic violence victims and their children and the goal is to assist 800 unduplicated individuals.

**Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again.**

Salvation Army receives homelessness prevention funding through ESG and the annual goal is to assist 75 – 100 households.

For the 2025-2026 Action Plan, rapid rehousing funds will be provided to the Center for Transforming Lives and assist 20 households.

The City's Fort Worth Housing Finance Corporation (HFC) supports the development and operations of Permanent Supportive Housing (PSH) by incentivizing developers to dedicate units to PSH. The HFC provides ongoing funding for permanent supportive housing case management for 54 clients in numerous tax credit projects.

The City also funds many homeless systems supports including providing critical document services, a Direct Client Service Fund (flexible funding for one-time assistance, diversion, covers fees other programs don't), a cold weather overflow shelter. One of the biggest ways the City supports reducing time homeless is through its rapid exit program which is one-time assistance for employed households.

It is a CoC goal that any sub-recipient receiving federal funds to benefit persons experiencing homelessness and persons at risk of homelessness will not discharge any person without conducting a risk assessment and making appropriate referrals to other community resources.

The CoC encourages homeless service agencies and other organizations which serve homeless and at-risk populations to develop and implement discharge plans that comply with the following general guidelines:

Clients existing in a shelter and/or transitional housing program should be exited to stable housing, meaning a decent, safe, and sanitary place meant for human habitation with a rent or mortgage that is affordable for the client at the time of exit.

For clients exiting the shelter and/or program due to program non-compliance, agency staff should make every effort to ensure that the client is not discharged into homelessness; documentation of efforts must be maintained in the HMIS system on a HUD Exit Assessment form or equivalent.

For clients receiving financial assistance prior to exit, agency staff should complete an assessment based on currently available income data. The purpose of this assessment is to determine whether stable housing will be maintained as a result of an income-producing job and/or other consistent financial resources. Fort Worth's HUD-funded homeless program makes every effort to comply with the above guidelines.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care, and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.

The City provides general funds dollars for planning work of the CoC by Partnership Home, which works to improve coordination and planning in the local homeless service system. The City also provides matching funds for outreach to help clients quickly locate units. Homeless Strategies funding also serves as matching funds and leverage annually for programs that re-house homeless persons and shorten the average length of stay in local homeless shelters. The City, through Homeless Strategies, funds three permanent supportive housing case management programs and provides mental health services for those clients. Homeless Strategies also funds two rapid rehousing programs, which quickly house mainly families and some

individuals and provide short-term rental assistance and case management. Homeless Strategies funds the Direct Client Service Fund, which assists individuals with deposits, administrative fees, and rent to quickly house individuals that have income and need assistance to obtain housing and also funds a rapid exit program that connects people to employment if needed and housing with one-time move-in assistance.

### **Discussion**

City's ESG funding, \$615,818, represents only a small portion of homeless resources, as a majority of federal and local funding to assist this population comes from HUD through the Continuum of Care (approximately \$22 million annually) and the Homeless Strategies program (approximately \$6 million annually) supported with City general fund.





## AP-70 HOPWA Goals– 91.220 (l)(3)

One-year goals for the number of households to be provided housing through the use of HOPWA for:	
Short-term rent, mortgage, and utility assistance to prevent homelessness of the individual or family	30
Tenant-based rental assistance	135
Units provided in permanent housing facilities developed, leased, or operated with HOPWA funds	60
Units provided in transitional, short-term housing facilities developed, leased, or operated with HOPWA funds	0
Total	225



## **AP-75 Barriers to affordable housing – 91.220(j)**

### **Introduction:**

Fort Worth maintains its commitment to preserve and maintain the existing stock of affordable housing. In addition, the city is committed to increasing the stock of affordable housing. The largest barrier to affordable housing is the lack of sufficient resources to support the development of additional units. Also, rising construction costs and increasing population pressure that drive up market prices means that the ability to finance developments that serve low-income families is becoming more difficult. In addition, the lack of public transportation throughout the city limits the ability to develop affordable housing in all areas of the city. Continued coordination with FWHS and FWHFC in 2025-2026 will help to address these barriers.

**Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing, such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment.**

A review of land use controls, local building codes, zoning ordinances, tax policies, et cetera does not reveal any obvious issues that significantly discourage the development of affordable housing. The current boom in market-rate residential construction in Fort Worth, however, limits the opportunity for affordable housing development since affordable housing provides a lower return on investment. The cost of land, particularly for infill housing in the central city, has increased significantly. City impact fees are similar to those at other neighboring jurisdictions, given the extent of services (parks, libraries, etc.) that Fort Worth offers. The City has a Reasonable Accommodation Ordinance currently in place to assist disabled persons with zoning or building development issues that may affect their ability to obtain accessible housing.

To reduce any potential barriers to affordable housing, the city has identified the following areas where municipal action could assist in limiting such barriers:

- Develop partnerships with developers and continue to support developments that provide affordable housing by providing tax incentives or city grants.
- Continue and strengthen partnership and coordination with FWHS to reduce poverty and support the development of more affordable workforce housing.
- Develop and implement City policies that promote affordable housing.
- Support foreclosure prevention counseling and homebuyer education
- Provide down payment assistance and closing cost assistance.
- Coordinate housing initiatives with local transportation plans and authorities in order to provide public transportation.

### **Discussion:**

N/A - This section was intentionally left blank.

## **AP-85 Other Actions – 91.220(k)**

### **Introduction:**

This section will describe the City's plans for the next year to address obstacles to meeting underserved needs, foster and maintain affordable housing, evaluate, and reduce lead-based paint hazards, reduce the number of poverty-level families, develop institutional structure, and enhance coordination between public and private housing and social service agencies.

### **Actions planned to address obstacles to meeting underserved needs.**

The city has identified the following obstacles to meeting underserved needs and will address them as outlined below:

- **Limited Funding** - The primary obstacle to meeting underserved needs is limited federal and local funding. The needs of the low-income community are greater than the available local and federal funds. The city has developed partnerships and will continue to seek partnerships with developers in order to apply for more housing tax credits and for other grant resources to support affordable housing. The City also requires sub-recipients of grant funds to leverage funds from other funding sources for their eligible projects and programs in order to help the federal dollars touch more projects.
- **Physical Inaccessibility** - Many older, more affordable housing units may not be accessible to persons with physical disabilities. The City will continue to fund the Resource Center on Independent Living (REACH Project Ramp) program, which provides ramps and grab bars to low-moderate-income residents. In addition, the City requires projects funded with HUD support to have accessible units in accordance with federal regulations. The city is also addressing residential accessibility concerns through its Reasonable Accommodation Ordinance. In a targeted approach to address those identified needs, the City of Fort Worth will take the following actions:

### **EnVision Center**

The Neighborhood Services Department has commissioned one of its Neighborhood Centers, MLK Community Center, to serve as an EnVision Center, which will provide the community with a centralized hub for support in the following four pillars: 1) Economic Empowerment, 2) Education Advancement, 3) Health and Wellness, and 4) Character and Leadership. This program will be operated in coordination with FWHS.

The EnVision Center at MLK is in its second year of operations and is primarily focused on providing services to the Stop Six community but is available to persons throughout Tarrant



County. Programs offered include Tuition Assistance Program and online workshops for entrepreneurs and job seekers in partnership with Google. Clients are also eligible for rental and utility assistance in partnership with Community Action Partners.

### Coordination with Community Services for referrals of clients

Community Action Partners (CAP) provides case management, job training, and utility assistance support to low-mod income clients throughout Tarrant County. In an effort to provide wraparound services and maximize grant funds, clients benefitting from the CAP program may also receive referrals to other social service agencies funded through HUD grants as well as other programs within the department, such as the Priority Repair Program and the Weatherization Assistance Program.

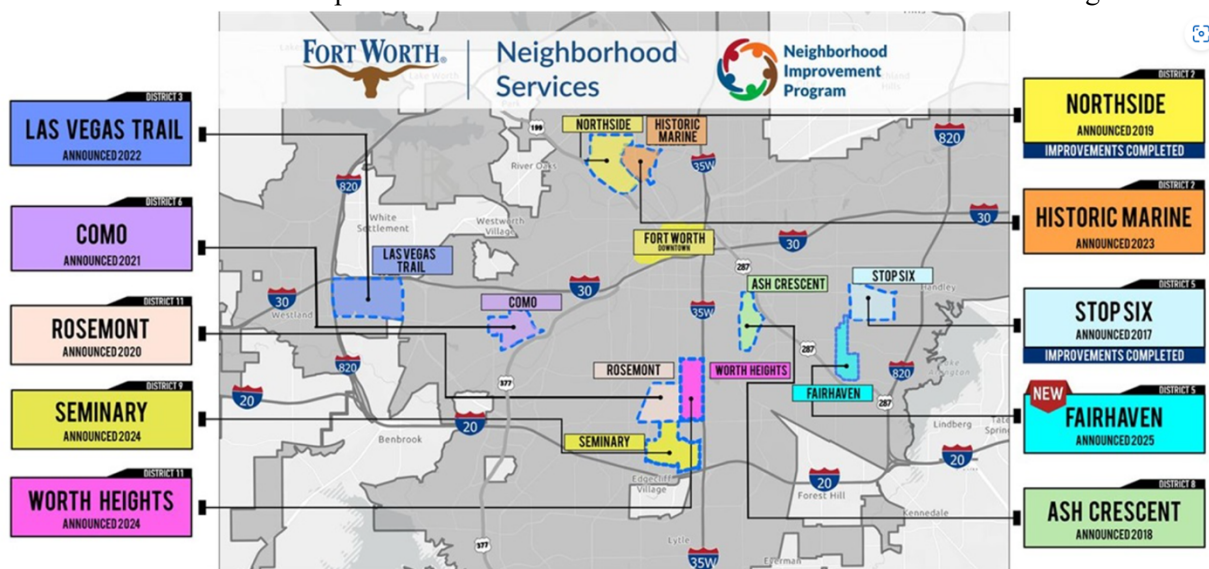
### Neighborhood Improvement Program

The City implemented the Neighborhood Improvement Program (NIP) in 2017. NIP is an annual effort of the City of Fort Worth that provides targeted capital investments up to \$4M to improve the quality of life and enhance public safety in traditionally underserved communities.

Neighborhoods are selected based on three key categories:

- Financial hardship
- Opportunity
- Neighborhood condition

Previous neighborhoods included Stop Six, Ash Crescent, Northside, Rosemont, Como, Las Vegas Trail, and Historic Marine, Seminary and Worth Heights. In January 20254, City Council approved doubling the program's funding from \$4M to \$8M, with the amount being split between the two selected neighborhoods. The two neighborhoods selected are Seminary and Worth Heights. program funding to support revitalization and improvement efforts in the Fairhaven neighborhood.



### **Actions planned to foster and maintain affordable housing.**

The City plans to foster and maintain affordable housing for Fort Worth, residents by funding a variety of housing activities and services that have been discussed elsewhere in this report. In addition, the city will take advantage of appropriate opportunities to support the development or rehabilitation of multi-family, mixed-income, and mixed-use housing projects which have an affordable component, with both federal and non-federal resources. Affordable housing projects to be implemented during the 2025-2026 program year include the following:

Housing Channel Mason Heights Project – 100 single family homes for low-to-moderate homebuyers

City of Fort Worth-Homebuyer Assistance Program – 45 low-moderate income households

Hughes House II- 302 multifamily homes for low-moderate income residents

### **Actions planned to reduce lead-based paint hazards.**

In the spring of 2025, Fort Worth was awarded a fourth Lead Hazard Reduction Grant from the Office of Healthy Homes and Lead Hazard Control (OHHLHC) of \$5,000,000 in lead hazard control funds. The City was also awarded a Healthy Homes Supplement award of \$700,000.00. These awards were matched with \$750,000 in CDBG funds, bringing the total amount of funding for the Lead Safety Program (LSP) to \$6,450,000.00. The purpose of these grants is to identify and control lead-based paint hazards in eligible privately owned and rental housing. The LSP focuses on the prevention and reduction of childhood lead poisoning for low-income families with children under six years of age living in pre-1978 housing.

### **Actions planned to reduce the number of poverty-level families.**

The city will act to reduce the number of poverty-level families through the following activities:

Support economic development and neighborhood redevelopment programs through City general funds to create job opportunities for low and moderate-income and poverty-level families, and support small business retention, expansion, and recruitment through the Economic Development Department. The City is using the remaining balances of previously received Section 108 loan guarantee funds for the development of major projects in distressed areas, such as the Evans-Rosedale area. The city also provides local incentives to support large-scale private economic development off Highway 287.

Provide tax abatement incentives to the private sector to encourage job creation and central city reinvestment. Provide case management, emergency assistance, and information and referral services to low-income and poverty-level families through the Community Services Division of Neighborhood Services Department and various non-profit organizations.

Support employment, transportation, and training programs to improve the academic, basic, and technical skills of low-income persons, such as the programs operated by Easter Seals North Texas, and The Women's

Center of Tarrant County.

Through the Community Services Division of Neighborhood Services, provide emergency utility assistance to income-eligible families under financial stress and refer qualifying families for Weatherization repairs on their homes to increase energy efficiency. Also, using HUD grant funds, provide urgently needed home repairs such as water heater replacement, plumbing or gas leak repair, and HVAC repair; also assist with exterior paint on homes of the elderly, very low-income, and low-income homeowners. Home repair services are provided by the city through construction contractors or through non-profit housing organizations.

The EnVision Center, operated through the Community Services Division of Neighborhood Services, provides funding for job training, certifications, uniforms, work-related tools, and supplies for low-to-moderate-income individuals in the Stop Six neighborhood. The city will continue to seek additional resources to continue this effort.

Create and maintain local Neighborhood Empowerment Zones (NEZ). The NEZ program supports both small and large redevelopment projects by authorizing fee waivers or tax abatements for activities such as housing rehabilitation, small business expansion, or new construction when the project has the potential to increase the tax base over the long term.

#### **Actions planned to develop institutional structure.**

The City's Housing Finance Corporation continues to participate in the development of affordable housing by partnering with developers on multi-family projects that create more units of affordable workforce housing throughout the city, particularly in neighborhood revitalization or high-opportunity areas. The Fort Worth NSD, FWHFC, and TCHC worked together to prepare an Affordable Housing Strategy that clearly defines their roles and set goals for each local affordable housing development partner entity. This will strengthen the local institutional structure by focusing each entity on its area of greatest strength.

The City NSD is also working to identify or qualify additional CHDOs to expand affordable housing development capacity. City NSD will offer training workshops/programs for PSA grant applicants/NOFA proposers.

#### **Actions planned to enhance coordination between public and private housing and social service agencies.**

To enhance coordination between public and private housing and social service agencies, the City provides technical assistance to all public services sub-recipients listed in this Action Plan proposed projects summary, as well as to CHDOs under contract with the City and to all existing HOME-funded rental projects throughout their affordability periods. Neighborhood Services Department representatives attend regular meetings of TCHC and CoC and work with Fort Worth Housing Solutions (FWHS) and affordable



housing developers on common projects.

**Discussion:**

N/A - This section is intentionally left blank.



## **Program Specific Requirements**

### **AP-90 Program Specific Requirements – 91.220(l)(1,2,4)**

#### **Introduction:**

The following information is provided to meet regulatory and statutory requirements for each of the specific HUD grants (CDBG, HOME, ESG, and HOPWA) received through this Action Plan. Each grant has individualized requirements that must be met. The HOPWA program allocation of funds and method of selection of sponsors is described below.

Requests for Proposals (RFP) from public service agencies are published annually in the early spring. This RFP is made public through the City of Fort Worth website and invitations to submit proposals are submitted to all prior sponsors and any entities that have requested information. Following publication of the RFP, pre-proposal conferences are held to give applicants an opportunity to ask questions regarding how to apply for a grant, eligible costs, reporting requirements, and other policies. Applicants must demonstrate that they serve low-to-moderate income families; HOPWA sponsors must also demonstrate that they serve a population of persons living with HIV/AIDS, with HOPWA-eligible activities. In addition, proposals received are scored based on the applicant agency's financial capacity, financial leverage, experience implementing the program, history of program and reporting performance, and regulatory compliance with any previous City contract. The projects or programs proposed must also meet one of the City's Consolidated Plan goals. Each agency is given the opportunity to make a brief presentation before the City's Community Development Council (CDC), a volunteer advisory body which has been appointed by City Council to make recommendations to the Council regarding award of HUD grant funding. HOPWA project sponsors are recommended for funding by the CDC, but the City Council makes the final determination. During the 2025-2026 program year, any prior year funds will be allocated to eligible entities through the City's established Citizen Participation and Action Plan Substantial Amendment process.

For this Action Plan, activities proposed for the 2025-2026 year will be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income.

#### **Community Development Block Grant Program (CDBG)**

##### **Reference 24 CFR 91.220(l)(1)**

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	30,000
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
<b>Total Program Income:</b>	<b>30,000</b>



## Other CDBG Requirements

1. The amount of urgent need activities 0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income.

Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.

0.00%

## HOME Investment Partnership Program (HOME) Reference 24 CFR 91.220(1)(2)

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:

The City does not and will not engage in any form of HOME funds investment that is not described in the HOME Final Rule at 24 CFR 92.205 (b).

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

### Homebuyer Assistance Program (HAP) Resale/Recapture Guidelines

Homebuyers who are assisted with City HOME funds will be provided with a minimum of \$1,000 in down payment assistance, to a maximum of \$25,000 in the form of a zero-interest deferred loan. The buyer will sign a Subordinate Deed of Trust and Promissory Note. The same provisions apply to single family homes developed by CHDOs and to other new single-family development projects, as all newly constructed single-family projects are required to participate in the city Homebuyer Assistance Program to ensure that buyers meet all eligibility requirements. The following will trigger repayment of the amount of HOME funds:

- Discovery that the applicant knowingly falsified an application and was actually ineligible for assistance;
- Buyer ceased to use the home as the principal residence for the period of affordability (generally 5 years up to \$14,999; up to 10 years \$15,000 and higher); or
- The property is sold prior to the expiration of the affordability period.

The City will recapture the entire amount of HOME funds in the project. In the event of a sale, the first mortgage will be paid first and the remaining proceeds will go toward repaying the City. In the event there are no net proceeds or insufficient net proceeds to repay the full HOME investment due, the City

will only recapture the amount of the net proceeds, if any.

More detailed information is provided below in response to Question 3 to address additional HOME resale/recapture guidelines, specifically regarding the affordability of units, purchasing limits, and allocations.

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

#### **Resale/Recapture Ensuring Affordability of Units Acquired with HOME**

For all units acquired with HOME funds, homebuyers will be provided with a minimum of \$1,000 HOME funds per assisted unit. The owner will be required to sign a Subordinate Deed of Trust and Promissory Note. The following will trigger repayment of the HOME funds provided:

- Discovery that the applicant knowingly falsified an application and was actually ineligible for assistance;
  - Owner fails to meet HOME requirements or regulations; or
  - Sale of the property prior to the expiration of the affordability period, unless new owner agrees to all the terms of the HOME agreement. The City will recapture the entire amount of HOME funds used for homebuyer assistance in the project. However, in the case of sale or foreclosure, if the sales price will not pay off the first lien and the full HOME direct assistance amount, the City will recapture any amount up to the HOME amount that does remain once the first lien and all closing costs are paid. Net proceeds are defined as the amount of funds remaining upon sale once the first lien has been satisfied and all required closing costs are paid. If any net proceeds remain after the first lien, the full HOME repayment, and required closing costs are paid, that remaining amount will return to the original HOME-assisted buyer. These recapture provisions will apply to all City-funded homebuyer assistance programs, including new single-family construction assisted with HOME funds, developed by CHDOs or other SF developers.
4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

#### **HOME Refinancing Guidelines attached**

**Emergency Solutions Grant (ESG)  
Reference 91.220(l)(4)**

1. Include written standards for providing ESG assistance (may include as attachment)

**ESG written standards attached**

2. If the Continuum of Care has established centralized or coordinated assessment system that meets HUD requirements, describe that centralized or coordinated assessment system.

The CoC has developed a coordinated entry access and assessment system for all CoC and ESG funded housing programs to promote rapid rehousing and targeting of limited resources to high priority populations. For more about the CoC coordinated assessment system, please refer to the TCHC website at <http://www.ahomewithhope.org/tchc-services/coordinated-entry>.

3. Identify the process for making sub-awards and describe how the ESG allocation available to private nonprofit organizations (including community and faith-based organizations).

The City uses a Request for Proposals (RFP) process for federal funding that includes scoring criteria, guidelines and submission requirements; since 2020, the City has used the Neighborly Software online application software. The RFP is posted on the City of Fort Worth website where it can be accessed and downloaded by interested agencies. The RFP is also emailed to know interested agencies to make sure that they are aware that the RFP is available. Every agency that submits an RFP application via Neighborly will have a brief presentation of their application made on their behalf to the Community Development Council (CDC). The CDC is a board of citizen volunteers who are appointed by the City Council to make federal funding recommendations to the Council. After CDC and staff evaluation, the recommendations are submitted to the City Council for final approval.

4. If the jurisdiction is unable to meet the homeless participation requirement in 24 CFR 576.405(a), the jurisdiction must specify its plan for reaching out to and consulting with homeless or formerly homeless individuals in considering policies and funding decisions regarding facilities and services funded under ESG.

The jurisdiction meets the homeless participation requirements in 24 CFR 576.405(a) through two advisory entities:

- The CoC regularly reaches out to and consults with homeless or formerly homeless individuals in making policies regarding homeless services
- Homeless Strategies staff works closely with the CoC and communicates priorities to Neighborhood Services Department staff responsible for overseeing the ESG allocation process. For the 2025-2026 program year, Homeless Strategies staff was directly involved in making recommendations for ESG allocations through the annual RFP process which selects ESG subrecipients.

5. Describe performance standards for evaluating ESG.

Performance standards for evaluating ESG outcomes were developed and updated by the CoC in consultation with staff representatives from all participating jurisdictions. Performance standards were established for each ESG-eligible activity. The most recent ESG performance standards document adopted by the CoC and the City of Fort Worth is provided as an Attachment to this Action Plan. The City works with the CoC and member agencies to update these performance standards to add actual outcomes and measurements to evaluate performance. The City's intent is to continue to at least serve the same number of clients under the current funding or increase services by finding ways to leverage additional resources.

City is committed to meeting HUD goals regarding ESG funds. The CoC is consulted regarding the needs of homeless persons and homeless prevention services. Homeless Strategies staff regularly meets with homeless persons to get their recommendations on homeless prevention services and homeless services. CoC representatives are also encouraged to attend all public hearings, and when appropriate, make presentations to the CDC so that the CDC is better informed on homeless issues and service needs prior to making funding recommendations. The final recommendations are available for the CoC prior to City Council's adoption of final service providers and award amounts that are then included in the City's annual Action Plan. The Homeless Management Information System (HMIS) is administered by the TCHC as the lead agency for the CoC. To ensure that ESG providers participate in HMIS, the City contractually requires all agencies to enter client data into the system, and for victim service providers to enter data into a comparable-level database. In order to increase its collaboration with the CoC, the City has representatives on a variety of CoC committees.

This section is intentionally left blank.