

**To the Mayor and Members of the City Council**

**January 4, 2022**

Page 1 of 3



**SUBJECT: PRIORITY REPAIR PROGRAM AND COMMUNITY ACTION PARTNERS**

This Informal Report provides a summary of housing rehabilitation assistance provided through the Neighborhood Services Department, including the Community Action Partners (CAP) programs. The programs serve low-to-moderate income residents in the City of Fort Worth as well as Tarrant County for those households that qualify for assistance through CAP. Following is a chart with brief descriptions and eligibility criteria for the City’s housing rehabilitation and CAP Programs:

<b>Program</b>	<b>Description</b>	<b>Eligible Repairs</b>	<b>Eligibility</b>
Priority Repair Program (PRP)	The Priority Repair Program (PRP) provides assistance to Fort Worth homeowners in need of emergency or mechanical system home repairs with up to \$5,000 in work. Repairs are limited to once every 12 months based on eligibility. The PRP technicians perform a home inspection to determine if an applicant needs emergency repairs (highest priority) or non-emergency mechanical system repairs (Priority 2). The program typically assists 250-300 households per year.	<ul style="list-style-type: none"> <li>• Sewer line breaks</li> <li>• Water line breaks</li> <li>• Gas line breaks/leaks</li> <li>• Unsafe or inoperable water heaters</li> <li>• Unsafe or inoperable heating systems</li> <li>• Electrical system failures</li> <li>• Roof repairs</li> <li>• Unsafe or inoperable air conditioning systems</li> <li>• Unstable, sagging or deteriorated bathroom subflooring</li> </ul>	<ul style="list-style-type: none"> <li>• House must be owner-occupied and located within the City of Fort Worth</li> <li>• Total costs of repairs may not exceed \$5,000</li> <li>• Applicant must be a citizen or a legal resident of the United States</li> <li>• Applicant must provide verification of total household income</li> <li>• Total household income for all adults living in the home may not exceed 60% AMI</li> </ul>
Lead-Safe Program	<p>The Lead-Safe Program provides lead hazard reduction home repair services to create a lead-safe environment for the children and residents of Fort Worth. The program helps income-eligible residents protect children from lead hazards when they live or spend extended periods of time in a home with deteriorated lead-based paint.</p> <p>Participation in the program will require a paint inspection of the property to determine presence of lead-based paint hazards.</p>	<p>Inspection and risk assessment of the property for lead-based paint &amp; Healthy Homes inspection. If deteriorated lead-based paint is identified, the work may include the following:</p> <ul style="list-style-type: none"> <li>• Painting of interior and/or exterior surfaces</li> <li>• Possible replacement of doors, windows or siding</li> <li>• Urgent health and safety repairs</li> </ul>	<ul style="list-style-type: none"> <li>• The property must be located in the City of Fort Worth and built prior to 1978</li> <li>• The owner of the property must agree to participate in the program. Rental properties may be eligible</li> <li>• A child under the age of six lives in the home OR spends at least six hours a week for a total of 60 hours a year in the home or a pregnant woman is living in the home</li> <li>• The total annual household income (including all adults) must be at or below 80% AMI</li> </ul>

**To the Mayor and Members of the City Council**

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Page 2 of 3



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<b>Program</b>	<b>Description</b>	<b>Eligible Repairs</b>	<b>Eligibility</b>
Weatherization	The Weatherization Assistance Program (WAP) provides services to improve the energy efficiency of income-eligible households in Tarrant County. WAP technicians perform an energy assessment to determine which energy saving repair or service is most appropriate and cost-effective for each home.	Repairs will be determined based upon the amount of weatherization required, which may include: <ul style="list-style-type: none"> <li>• Adding ceiling, wall, and floor insulation</li> <li>• Duct work</li> <li>• Air conditioning or heating systems</li> <li>• Energy efficient appliances</li> <li>• Water heaters</li> <li>• Weatherization improvements like weather caulking, weather-stripping and patching holes</li> </ul>	<ul style="list-style-type: none"> <li>• Applicant must be a citizen or a legal resident of the United States</li> <li>• Participants must be a resident of Tarrant County. Some assistance is only available in certain cities in Tarrant County</li> <li>• The total household yearly income (including all adults living in the home) must be at or below 150% or 200% of Federal Poverty Guidelines - depending on the funding source</li> </ul>
Comprehensive Energy Assistance Program (CEAP)  Household Crisis Program	The Comprehensive Energy Assistance Program (CEAP) provides HVAC repair, retrofit or replacement of heating/cooling systems. CEAP is designed to assist low income households in meeting their immediate energy needs and to encourage consumers to control energy costs for years to come through energy education. The CEAP involves integration of all LIHEAP-funded programs, thereby enhancing efficiency and effectiveness of services provided to clients and eliminating duplication of services.	<ul style="list-style-type: none"> <li>• HVAC repair, retrofit or replacement of heating and cooling systems</li> <li>• Purchase of energy star window units</li> </ul>	<ul style="list-style-type: none"> <li>• Must be a Tarrant County resident</li> <li>• Home must be occupied</li> <li>• Applicant must be a citizen or a legal resident of the United States</li> <li>• Applicant must provide last 30 days of income for household members 18 years of age or older</li> <li>• Total household income cannot exceed 150% Federal Poverty Guidelines</li> </ul>

The Community Action Partners program also provides utility bill payment (gas, electric, propane, water); case management; tuition payment for job skill training programs; homeless prevention through rent/mortgage payment; services to aid low-income households, primarily elderly and households with children age five and under.

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Page 3 of 3



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**Income Limits for Programs**

Program income guidelines are in accordance with federal income limits.

**Program Year 2021 Income Limits for PRP and Lead-Safe  
(Effective June 1, 2021)**

Persons in Family/Household	60% of Area Median Income (AMI)	80% of Area Median Income (AMI)
1	\$33,960	\$45,300
2	\$38,820	\$51,750
3	\$43,680	\$58,200
4	\$48,480	\$64,650
5	\$52,380	\$69,850
6	\$56,280	\$75,000
7	\$60,120	\$80,200
8	\$64,020	\$85,350
Families with more than 8 persons	Add 8% of the four-person income limit for each additional family member	

**Program Year 2021 Income Limits for Weatherization & CEAP  
(Effective January 25, 2021)**

Persons in Family/Household	100% of Federal Poverty Guidelines	150% of Federal Poverty Guidelines
1	\$12,880	\$19,320
2	\$17,420	\$26,130
3	\$21,960	\$32,940
4	\$26,500	\$39,750
5	\$31,040	\$46,560
6	\$35,580	\$53,370
7	\$40,120	\$60,180
8	\$44,660	\$66,990

Families with more than 8 persons Add \$4,540 for each additional person Add \$6,810 for each additional person  
 Eligibility for CEAP is calculated at 150% of Federal Poverty Income Guidelines. SOURCE: U.S Department of Health and Human Services Federal Poverty Guidelines <https://aspe.hhs.gov/poverty-guidelines>

**Priority Repair, Lead-Safe, and Weatherization Application:**

<https://portal.neighborlysoftware.com/fortworthtx/Participant> or call (817) 392-7548 for direct assistance.

If you have questions about this information, please contact Victor Turner, Director of Neighborhood Services, at 817-392-8187.

**David Cooke  
City Manager**