

# Action Plan 2024

## TARRANT COUNTY, TEXAS

SUBMITTED TO U.S. DEPARTMENT OF HOUSING AND URBAN  
DEVELOPMENT (HUD) BY MAY 13, 2024.

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# Executive Summary

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

### 1. Introduction

PY 2024 is the fifth action plan of the Tarrant County Consortia five-year 2020-2024 Consolidated Plan. The Consolidated Planning process combines the application, planning, and reporting requirements for Community Development Block Grant (CDBG), HOME Investment Partnership Program (HOME), and the Emergency Solutions Grant (ESG). As an Urban Entitlement County, Tarrant County must comply with the Consolidated Plan requirements in order to receive funding for these formula-based HUD programs. Designated as the lead agency by the Tarrant County Commissioners Court, the Community Development & Housing Department (CDHD) of the County Administrator's Office is charged with the preparation and the submission of this Action Plan to HUD on behalf of Tarrant County Urban entitlement as well as four (4) entitlement cities under joint agreement: City of Euless, City of Grapevine, City of Mansfield, and City of North Richland Hills. The CDHD is also responsible for overseeing the public notification process, approval of projects, and the administration of these grants.

Tarrant County published a Public Notice announcing and summarizing the proposed draft Action Plan for Program Year (PY) 2024 in the Commercial Recorder on February 16, 2024, opening the thirty (30)-day public comment period. A public hearing will be held on March 19, 2024 at Tarrant County Commissioners Court, 10:00 AM to conclude the comment period. Any and all comments provided will be available in the final Action Plan to HUD. The Mayors' Council of Tarrant County will review a draft summary of the Action Plan on April 1, 2024 and provide a resolution in the appendices of the final Action Plan if approved. CDHD staff has prepared environmental reviews of the projects under the Action Plan and will comply with all consultation and public notice requirements. The Environmental Review Record will be on file at the CDHD office and through the HUD Environmental Review Online System (HEROS).

2024 HUD allocations have not been released to date. We will use the following 2023 allocations to draft the 2024 plan: CDBG, \$4,199,392; HOME, \$1,693,676; and ESG, \$250,298.

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

*This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.*

Tarrant County activities will address the objectives of providing low- and moderate-income residents with a suitable living environment and decent affordable housing: approximately 60% CDBG funds for Public Infrastructure Improvement activities under area-wide benefits which will include funds for program delivery. \$410,761.24 from previous CDBG funds will be reallocated for 50th year infrastructure activities. In PY 2024, approximately 19,435 persons in 14 cities will be assisted with improved access to

infrastructure benefits. Approximately \$238,352 in 2024 CDBG funds, previous years funding and approximately \$1,150 in CDBG Program Income will provide for the availability and accessibility of decent housing by rehabilitating at least 11 CDBG funded owner occupied single family housing units and to maintain the program. Approximately \$212,000 in CDBG funds will be used for CDBG Public Service activities for two activities. \$170,000 for supportive housing services and case management for enrolling homeless individuals and families into the Tarrant County Transitional Housing Program; \$42,000 to SafeHaven of Tarrant County to continue assisting youth with educational services for a SafeSchools anti-bullying program. Remaining CDBG funds will be used for Administration of programs, planning and other federal requirements required of CDBG.

The 60 percent cap will be used for ESG Homeless Emergency Shelter activities will provide accessibility for the purpose of providing temporary shelter for approximately 10,444 homeless individuals at 6 nighttime and 1 daytime shelters at emergency shelter facilities receiving ESG operational and utility cost. An estimated 32.5 percent is allocated to pay for short term rental assistance in the Homelessness Prevention program for approximately 30 extremely low income persons/families with eviction notices or letters to vacate. The maximum of 7.5% will pay for ESG administration, reporting, training, and \$1,200 for HMIS data administration.

Tarrant County will be focusing on a variety of HOME- and HOME-ARP eligible activities over the next year. Focus for 2024 funds will be on Homebuyer Assistance, Home Rehabilitation and administration costs. \$150,000 from 2022 HOME funds will be reallocated to provide Tenant Based Rental Assistance to at least 25 families/persons. Tarrant County will release four (4) Requests for Proposals (RFPs) to work with community partners to carry out HOME-ARP activities: HOME-ARP Supportive Services; HOME-ARP Tenant-based Rental Assistance (TBRA); HOME First-time Homebuyer Assistance; and HOME development (new construction and/or acquisition and rehabilitation). Tarrant County will continue to be aggressive in its efforts to exhaust these dollars as effectively and efficiently as possible and RFPs will remain open until all HOME and HOME-ARP funds have been committed within the stated timelines of the federal government.

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

*This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.*

Program Year 2023 finished up programs and provided few rental assistance payments as COVID-19 infections decreased. Public facility projects completed include a new park in City of Sansom Park, new playground structures and ADA barrier removal at a park in City of Everman, ADA bathroom improvements in Richland Hills library, a diesel generator for Presbyterian Night Shelter and facility improvements in Salvation Army to better socially distance homeless clients and provide touchless amenities in common areas. Nine water improvement projects are near completion or under way in cities: City of Forest Hill, Mansfield, North Richland Hills, Grapevine, Hurst, Kennedale, Blue Mound, River Oaks and Watauga

where water improvements will help mitigate any system failures to maintain safety and hygienic practices to prevent coronavirus transmission.

Regular programs continued using regular entitlement funding. Upon submission of the PY 2024 Action Plan, Tarrant County will be in the tenth month of the fourth year of the five-year 2020-2024 consolidated plan. To date, the timeliness expenditure rate for CDBG is near the threshold of 1.50% as required by HUD. Of the public works projects that were drawn down; all public works projects within the PY 2021 Action Plan are completed, except two. From PY2022, four projects have been completed, with eleven under construction. All PY2023 public works projects are in various stages of reviewing plans and specifications to actual construction. As of February 2, 2024; approximately 13 single family owner occupied home rehabilitations have been completed using HOME and CDBG funding. The public service projects; SafeSchools program with SafeHaven helps to fund salaries for staff that help educate elementary, middle and high school students regarding bullying and anti-violence. To date 1,696 unduplicated students were served in 2023 program year. Funds for public services assisted approximately 50 homeless persons with case management for temporary transitional housing in PY2023. Fewer were served in PY2023 due to the difficulty in finding affordable housing. Although units are being built, the influx of persons moving to the region that can afford to pay above market rate rent is driving out those that cannot afford. This inflow makes it difficult for lower income locals that need affordable housing near impossible to find affordable rent. Landlords can pick and choose who to lease to and not have to negotiate lower rates paid by our programs when others can afford above market rates. The issue could be solved by conditioning a new multi-family build with another building for lower income or setting aside a percentage of affordable units within the new multi-family build.

Emergency Solutions Grant Program: funds for ESG homelessness prevention program stayed within Tarrant County to better assist citizens that called from 211 and referrals from other agencies. Homelessness Prevention funds assisted approximately 10 households in the 2023 program year; 10 from ESG and none with ESG-CV. ESG funds for emergency shelters are expended for PY 2021 and almost completely for 2022 program year.

HMIS are expended as reports and data have been delivered with ongoing technical assistance provided when requested. ESG funds used to help emergency shelter operations have been used in a timely manner by all shelter agencies. Increases in utility costs across the nation demonstrate the strong need for this type of operational assistance to maintain the Tarrant County emergency shelters.

HOME Program: Although many amendments occurred this past year, markets were not favorable and costs of materials to add affordable housing were extremely high. The housing market in this region has not provided favorable conditions to acquire and rehab or build new at acceptable rates, but we are working with current CHDO's and other developers to expand options.

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

##### *Summary from citizen participation section of plan.*

Tarrant County encourages citizen participation in the development of its Consolidated Plan, particularly in low/moderate income target areas. Public notices are prepared and public meetings held in accordance with established County policy that calls for at least two public meetings a year. Public comments are heard in each of our consortium cities where CDBG public infrastructure funds will be expended. Public hearings are held to hear any comments at Commissioner's Court; one during Action Plan and another during CAPER comment periods, as well as times where substantial amendments occur. With the additional funding from Care's Act, multiple substantial amendments occurred to include additional funds and the evolving changes with each funding source and programs. A waiver was used to shorten the consultation time from 30 days to the minimum 5 days.

The following substantial amendments occurred during the 2023 program year:

1. A substantial amendment to 2022 action Plan increase funding of a CDBG project by 26% for City of Blue Mound water improvements on 1700 block of Fagan Drive. The total project amount exceeds the original allocation of \$159,327 and the city needs assistance to help complete the project. Tarrant County will reallocate \$41,393.25 from 2022 CDBG rehabilitation activity to Blue Mound's 2022 CDBG water project to ensure a completed project.
2. A substantial amendment to 2020 Action Plan add two (2) water improvement projects using CDBG-CV funds. \$197,389 for Forest Hill project to replace 595 linear feet of existing 6" ductile iron with 8" PVC water lines in the north side of Woodbridge Drive between Folkstone Drive to Lee Street. \$374,875 for Watauga project to replace 770 linear feet of 6" cast iron with 8" DR-18 PVC water line along the east side of Plum Street between Shipp Drive and Bowie Street. A minor amendment will occur for existing CDBG-CV Hurst water project to increase funding from \$200,000 to \$240,000. Water improvements will help mitigate multiple system failures to maintain safety and hygienic practices to prevent coronavirus transmission.

Public notification of all hearings takes place at least ten (10) days prior to the hearing date. Hearings are held at central locations, which are convenient to residents and accessible to persons with disabilities and in public areas. For hearings where interpreters are needed, they are provided upon request per County Court rules. The county citizen participation policy also calls for at least one technical assistance workshop a year and also publishes all related materials such as the Action Plan and CAPER on the Internet with hardcopies available at the CDHD Office. Public hearings were held in each of the urban county consortium member cities and in County Commissioner's Court to discuss community development activities. Notifications of the public meetings were posted by each of the cities submitting Community Development Block Grant project proposals through their respective city secretary or city administration offices. Notifications from the County were published in the Commercial Recorder and posted on Community Development's website. The public hearings must have ten (10) days' notice and take place prior to completion of the County's yearly action plan. Verification of the hearing is sent to the Tarrant

County CDHD office in the form of certified minutes from the public hearing and a copy of the public notice published in the jurisdictions commonly read newspaper or an attestation of posting on public boards. All were found to follow the Texas Open Meetings Act (Tex. Government Code Ann. ch. 551, Vernon 1994 & Supp. 2001).

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

*This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.*

Notice of the public hearing and a summary of the proposed PY 2024 Action Plan was published in the Commercial Recorder on February 16, 2024 and a copy of the Draft Action Plan was posted on the County's website the same day. A public hearing will be held March 19, 2024 in the Tarrant County Commissioners Court to hear comments. No comments were made from past year substantial amendments or CAPER 2022. Any comments about the 2024 Action Plan will be included in the final Action Plan.

Any public comments and the State of the Homeless report will be included in the final Action Plan. The Tarrant County Homeless Coalition will hold a meeting in Fort Worth and Arlington end of March to provide reports during the State of the Homeless address.

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

To be determined in final action plan.

## **7. Summary**

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

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

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
Lead Agency	TARRANT COUNTY	
CDBG Administrator	TARRANT COUNTY	Community Development and Housing Department
HOPWA Administrator		
HOME Administrator	TARRANT COUNTY	Community Development and Housing Department
ESG Administrator	TARRANT COUNTY	Community Development and Housing Department
HOPWA-C Administrator		

**Table 1 – Responsible Agencies**

### Narrative

As an Urban Entitlement County, Tarrant County must comply with the Consolidated/Action Plan requirements in order to receive funding for formula-based HUD programs. Designated as the lead agency by the Tarrant County Commissioners Court, the Community Development & Housing Department (CDHD) of the County Administrator's Office is charged with the preparation and the submission of this Action Plan to HUD. Additionally, it is Tarrant County's role to report and administer CDBG funds on behalf of the entitlement Cities of Euless, Grapevine, Mansfield and North Richland Hills. The CDHD is also responsible for overseeing the public notification process, approval of projects, and the administration of these grants.

### Consolidated Plan Public Contact Information

Questions and comments may be mailed to Tarrant County Community Development & Housing Department, 2501 Parkview Drive, Suite 420, Fort Worth, TX 76102 or emailed to James A. McClinton, Director at JAMcClinton@TarrantCountyTX.gov or Susan Au, Senior Planner, SAu@TarrantCountytx.gov. Feel free to call for further inquiries or comments at (817) 850-7940.

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

### **1. Introduction**

Tarrant County Community Development & Housing Department (CDHD) has been designated as the lead agency for the development and implementation of Tarrant County's five (5)-year Consolidated Plan and annual Action Plans. Priorities are determined with input from numerous agencies, organizations, and individuals interested in improving neighborhoods and the community at-large. An ongoing mission of the CDHD is to coordinate the work of housing and community development providers operating in the County's jurisdiction. Collaboration efforts have continued stemming from COVID-19 initiatives and previous priorities.

**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)).**

Priorities were established by the Mayors' Council of Tarrant County with further guidance from Tarrant County Public Administrators. Homeless needs were established through the Continuum of Care (CoC) process and the Tarrant County Homeless Coalition (TCHC). Special needs population needs are heard during meetings with IDD Council of Tarrant County, through public administrators that attend meetings at My Health My Resources of Tarrant County, JPS Hospital District and various ISD's. All priorities are reviewed and discussed at Tarrant County workshops, public forums, and public hearings held throughout the year. Tarrant County public administrators from each Precinct have reviewed and provided further guidance on ESG and CDBG-public service proposals.

The Mayors' Council is briefed by the Community Development Director on housing and community development issues at each of its six (6) meetings per year. The CDHD also staffs the Mayors' Council and its sub-committees maintaining a constant dialogue among urban county consortium members. Mayors' Council has spurred on conversations amongst cities, Tarrant County departments, and health services on how best to serve populations on various topics, such as mental health challenges, equity, accessibility for persons with disabilities and opportunities to improve quality of living. Information from meetings has cumulated to the development of plans and implementation with Tarrant County leading the path. New mental health services will be provided at new JPS facilities in the coming years to assist law enforcement provide multiple locations for clients that have mental health issues rather than jails. These facilities will also provide additional wrap around services to serve clients holistically.

Inviting representative organizations to public hearings encourages participation of disabled, minority, and other special populations. Other specific measures may be taken to ensure that residents of public housing and low/moderate income target areas are informed of public meetings. Tarrant County Housing Assistance Office (TCHAO) is informed of notices and meetings to ensure information is distributed to interested persons.



**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.**

Tarrant County, the Continuum of Care (CoC), City of Arlington, and the City of Fort Worth meet quarterly to discuss how best to allocate funding amongst non-profit agencies to best serve our clients, performance standards and HMIS data collection. The cities of Arlington and Fort Worth will only fund agencies within their respective cities to assist those within their cities. Tarrant County will provide operational funding for any agency serving clients anywhere within Tarrant County, but for case specific (direct benefit) the clients served for prevention will be within Tarrant County, outside of the cities of Arlington, Grand Prairie and Fort Worth.

Tarrant County will continue to consult with the CoC regarding the performance standards for activities funded under ESG by discussing how best the HMIS system and the Tarrant County Homeless Coalition (TCHC) can produce uniform reports for all prime recipients and provide detailed and improved reports for the ESG program. The consistency with the consolidated plan, quarterly e-snaps report, annual action plan and CAPER, will be used as a guide for which performance standards will be recorded, tracked and produced in monthly or quarterly reports. Consortium cities in Tarrant County are apprised of homeless needs and community efforts and engage through the Mayors' Council.

TCHC as contracted by the CoC Board and three grantees within Tarrant County continually meets to discuss and improve uniform performance measures. Data driven information and evaluation of each ESG service provider's effectiveness will show how well the service provider succeeded at: 1) Targeting those who need the assistance most; 2) reducing the number of people living on the streets or emergency shelters; 3) shortening the time people spend homeless; and 4) reducing each program participant's housing barriers or housing stability risks.

In-person TCHC general meetings have been replaced with on-going case-conferencing for direct client staff and a monthly Zoom huddle for community updates.

**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**

Tarrant County will assist as many homeless persons as possible by funding operational costs of emergency shelters that are mainly located in Fort Worth and Arlington. As there are other evolving CoC programs to serve the same population, Tarrant County works closely with the CoC and area agencies to ensure resources are directed efficiently. Performance standards were developed in 2014 and have been updated to ensure data entered in HMIS for eCart is correct and reflective of actual funds expended. TCHC continues to train agency staff and provide support to ensure data is correct in HMIS.

Through quarterly meetings, discussion regarding the increased need for homeless prevention has led to increased funding of ESG Homelessness prevention and improved communication to expend funds timely

by providing improved service to those in need that qualify. Tarrant County continues to meet with City of Arlington, City of Fort Worth and TCHC to ensure timely needs were being met to address the pandemic. Our past quarterly meetings had made our collaborations seamless despite the large amount of funds from HUD. We discuss non-profit agency needs in current environments and how each entitlement is spending funds to ensure the needs are being met in a balanced state throughout the County.

**2. Agencies, groups, organizations and others who participated in the process and consultations**

**Table 2 – Agencies, groups, organizations who participated**

1	<b>Agency/Group/Organization</b>	Tarrant County Homeless Coalition
	<b>Agency/Group/Organization Type</b>	Services-homeless Planning organization
	<b>What section of the Plan was addressed by Consultation?</b>	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>	All grantees and TCHC discussed our needs and type of services expected in return of the HMIS participation fee for ESG program. To better serve all clients, the nuances of a Coordinated Assessment System are discussed to enhance data collection and better serve our clients. The CoC will manage this Coordinated Assessment System to best prioritize those in need and address ever changing social and environmental dynamics.
2	<b>Agency/Group/Organization</b>	City of Arlington
	<b>Agency/Group/Organization Type</b>	PHA Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Homelessness Strategy Non-Homeless Special Needs Anti-poverty 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>	City of Arlington receives City entitlement funds for ESG, HOME and CDBG. Tarrant County aims to coordinate funds amongst agencies by comparing and synchronizing ESG funds.

3	<b>Agency/Group/Organization</b>	CITY OF FORT WORTH-PARKS AND COMMUNITY DEVELOPMENT
	<b>Agency/Group/Organization Type</b>	PHA Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Homelessness Strategy Non-Homeless Special Needs Anti-poverty 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>	City of Fort Worth receives City entitlement funds for ESG, HOME and CDBG. Tarrant County aims to coordinate funds amongst agencies by comparing and synchronizing ESG funds.

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

Agencies such as Veterans Administration (VA), Meals on Wheels, or Area Agency on Aging were not formally consulted as ESG funds are specific for homelessness services. However, through other meetings and networking opportunities, clients from Meals on Wheels and Area Agency on Aging were provided with information about Tarrant County housing rehabilitation program so that services may be provided to those in need. To assist Veterans that are being served with the VA, CDHD provides flyers to Tarrant County's VA service provider to distribute to their clients that may require home rehabilitation, ADA barrier removal and weatherization of veteran's homes. By utilizing CDHD knowledge of home rehabilitation, we can maximize VA resources efficiently to assist veterans and their families.

### 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 goal of ending homelessness overlaps in our programs and strategic plans are made accordingly.

<b>Name of Plan</b>	<b>Lead Organization</b>	<b>How do the goals of your Strategic Plan overlap with the goals of each plan?</b>
2021-2024 WIOA Local Plan	Workforce Solutions of Tarrant County	Four (4)-year plan that focuses on strategies and plans to improve economic development and workforce solutions to meet the demands of Tarrant County employers.
United Way of Tarrant County; Community Assessment	United Way of Tarrant County	Information from perspectives from residents and community stakeholders to better understand Tarrant County needs for community and social programs.
Various Plans from NCTCOG	North Central Texas Council of Governments (NCTCOG)	Other plans such as environmental, transportation, emergency preparedness and regional plans help ensure that Tarrant County plans are coordinated with regional needs and topics.
Tarrant County COVID-19 Needs Assessment	Tarrant County, TX	The Tarrant County COVID-19 Needs Assessment considers how the pandemic has affected community needs and recommends near-term actions and long-term initiatives to address those needs with available funding opportunities

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

## **Narrative**

With Tarrant County’s ARPA funds from U.S. Treasury, many public services were funded. Food programs, day care facilities, employers and an array of social services are being assisted for the next couple of years. We anticipated more request of funding once those funds have been depleted.

## **AP-12 Participation - 91.401, 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**

Tarrant County encourages citizen participation in the development of its annual Action Plan. Public notices are prepared and public meetings held in accordance with County policy that calls for at least two (2) public meetings a year. Public comments are heard in each of our consortium cities where CDBG public infrastructure funds will be expended and public hearings are held and comments heard at Commissioner's Court; one during Action Plan and another during CAPER comment periods, as well as times where substantial amendments occur. Action Plans and CAPERs are available in the CDHD office, on the Internet, and can be emailed or mail upon request. Comments from people experiencing homelessness are captured by Tarrant County Homeless Coalition as well as through the Advisory Council year round. All comments will be provided in the final Action Plan.

Public notification of all hearings takes place at least ten (10) days prior to the hearing date. Hearings are held at central locations, which are convenient to residents and accessible to persons with disabilities and in public areas. For hearings where interpreters are needed, they are provided with prior request available per Tarrant County rules for court processes. Public hearings were held in each of the urban county consortium member cities that had access to funding to discuss community development activities after proper notification. Verification of public hearings are sent to the Tarrant County CDHD office in the form of certified minutes or resolutions from the public hearing and a copy of the public notice published in the jurisdiction's commonly read newspaper or attestation of public notice posted on a public board of information. All were found to be in compliance with the Texas Open Meetings Act (Tex. Government Code Ann. ch. 551, Vernon 1994 & Supp. 2001).

When comments are made by citizens, CDHD reviews all comments and addresses concerns. Final approval of the Action Plan is made by the Mayors' Council of Tarrant County and Tarrant County Commissioner's Court based on any public comments and concerns addressed to public officials. Both processes assist in goal setting and ensuring annual plan goals are met.

## Citizen Participation Outreach

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)
1	Public Meeting	Non-targeted/broad community	State of Homeless: Meeting TBD in Fort Worth	TBD,	Not applicable	<a href="http://www.ahomewithhipe.org/">http://www.ahomewithhipe.org/</a>
2	Public Hearing	Non-targeted/broad community	Each City held public meetings during monthly city council meetings to discuss CDBG projects for this program year. Meetings were posted at least 10 days prior to the meeting in various newspapers, on public boards or city websites.	Mainly no comments were made during city council public hearings. Any comments made were in support of public infrastructure improvements with specific needs in some cities.	There were no comments that were not accepted to date	
3	Public Meeting	Non-targeted/broad community	Tarrant County holds public meetings at the County Commissioner's Court during regular court sessions Tuesday mornings for Action Plan, CAPER and any amendments.	No comments were submitted during the public hearing and none submitted within the comment period.	Not applicable. No comments submitted.	

**Table 4 – Citizen Participation Outreach**

## Expected Resources

### AP-15 Expected Resources - 91.420(b), 91.220(c)(1,2)

#### Introduction

The primary resources available for the implementation of Tarrant County's Consolidated Plan are federal funds available through the Community Development Block Grant (CDBG), the HOME Investment Partnerships Program (HOME), and Emergency Solutions Grant (ESG). For activities affecting the homeless and other special needs populations, Tarrant County competes for Continuum of Care (CoC) grant funds. In 2021, competitive HOPWA grants were moved and housed today in the Judge's office. In 2020, additional funds to address COVID-19 through the CARES Act were provided through CDBG-CV and ESG-CV in which Tarrant County received its own allocations from HUD. HOME-ARP funds were allocated in 2021 to help respond to the lack of housing for low-income persons. Treasury funds were administered through the County Administrator's Office in which CDHD shared project requests with when projects were not eligible under HUD, but were COVID related. Local social service agencies have other funding streams available to them to carry out their mission within the community. Additionally, affordable housing projects may be funded through the Tarrant County Housing Finance Corporation, which has the authority to issue bonds in support of affordable housing activities.

Programs that require match are made using in-kind match found in fees in cities or salaries of managers of non-profit agencies. Cash match is often the majority of additional resources to meet HOME program standards or for non-profit agencies cash donations. Cities will often leverage funding using city funds to complete public infrastructure projects.

CDBG funds allocated to projects in each consortium member city are expended within each city according to concentrations of low-moderate income persons, designated as CDBG-Eligible Areas. CDBG-Eligible Areas consist of populations where at least 51.0% of households are low/moderate income based on the latest HUD calculated LMISD or HUD approved income survey. There are no other specially designated "Target Areas" in Tarrant County other than the above mentioned. Other program funds, such as those allocated for the single family owner occupied home rehabilitation program, represent a direct benefit activity and are allocated within consortium cities, on a first-come, first-served basis to ensure that all low-income residents will have an equal chance of benefiting from limited resources. For select housing activities, geographic locations of projects will be based on the extent of housing need in that area as determined by careful market analyses. Other factors influencing location of housing projects include the technical capacity of selected non-profit organizations or housing developers and the ability of a



beneficiary to match effort.

### Anticipated Resources (2023 values)

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				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	4,199,392	1,150	410,761	4,611,303	0	We expect all funds to be obligated and projects in progress during the year and expended as we near the end of the annual program year.
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	1,693,676	0	4,636,348	6,330,024	0	We aim to obligate the amount to an actual project to have these funds drawn down within HUD specified time period.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount 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	250,298	0	10,000	260,298	0	Funds will assist the homeless within the con plan and almost all funds will be drawn down during the plan year, with some remaining to continue to pay between grant agreements.
Other	public - federal	Other	0	0	0	0	0	

**Table 2 - 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**

CDBG grants do not require matched funds; however, at least \$5,005,806 will be leveraged (from non-federal sources) by cities for PY 2024 public infrastructure projects. The HOME program will match at least 25% from prior year funds and PY2024 funds to execute their project(s). ESG programs will require 100% local match. The 100% match for ESG is provided by each participating shelter through in-kind salary costs incurred by shelters, private donations and/or United Way donations. The ESG match for administrative costs and Homelessness Prevention will be matched by CoC grants awarded to Tarrant County. Matching requirements for CoC grants are provided through CDBG public services and participating agencies through in-kind salary costs and donations. The minimum 25% match for HOME will be met by participating consortium cities, developers, homebuyers, renters and CHDOs. Cities would provide match in form of cash match, waived fees and/or in kind with additional work performed on the same home being assisted with HUD funds. Developers and CHDOs would meet match by discounting rehabilitation work, sellers of property donating the difference between appraised value and purchase price and/or discounted below market interest rate. Homebuyers and renters will meet match through fees and other related costs to their housing assistance. These costs are monitored by CDHD.

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

Not applicable. Tarrant County does not currently own land.

## **Discussion**

Other funds such as CDBG-CV, ESG-CV are on track for expenditure by their deadlines. ESG- CV is almost completely expended. 80% expenditure requirement for CDBG-CV has been waived as of April 2023 HUD notice; however, 80% is expected to be expended by end of summer 2023. Tarrant County will release four (4) Requests for Proposals (RFPs) for HOME-ARP to work with community partners to carry out these activities: HOME-ARP Supportive Services; HOME-ARP Tenant-based Rental Assistance (TBRA); HOME First-time Homebuyer Assistance; and HOME development (new construction and/or acquisition and rehabilitation).

## Annual Goals and Objectives

### AP-20 Annual Goals and Objectives - 91.420, 91.220(c)(3)&(e)

#### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Public Infrastructure and Facilities	2020	2024	Non-Housing Community Development		Non-Housing Community Development	CDBG: \$2,910,040	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 19,435 Persons Assisted
2	Preserve Affordable Housing	2020	2024	Affordable Housing Non-Homeless Special Needs		Affordable Housing	CDBG: \$238,352 HOME: \$212,374	Homeowner Housing Rehabilitated: 17 Household Housing Unit
3	Increase Affordable Housing Stock	2020	2024	Affordable Housing Non-Homeless Special Needs		Affordable Housing	HOME: \$1,311,934	Homebuyer Assistance: 50 households
4	Homeless Prevention	2020	2024	Affordable Housing Non-Homeless Special Needs		Homelessness	ESG: \$80,147	Homelessness Prevention: 30 Persons Assisted
5	Homeless Shelter Operations	2020	2024	Homeless		Homelessness	ESG: \$150,179	Homeless Person Overnight Shelter: 11076 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
6	Public Services	2020	2024	Affordable Housing Homeless Non-Homeless Special Needs Non-Housing Community Development		Non-Housing Community Development	CDBG: \$212,000	Public service activities other than Low/Moderate Income Housing Benefit: 880 Persons Assisted
7	Administration	2020	2024	administrative costs to manage programs			CDBG: \$839,000 HOME: \$169,368 ESG: \$18,772	

**Table 3 – Goals Summary**

## Goal Descriptions

1	Goal Name	Public Infrastructure and Facilities
	Goal Description	Public Infrastructure for 14 cities within Tarrant County to be improved. Sewer, water, streets, ADA barrier removal, new sidewalks and improved drainage are included.
2	Goal Name	Preserve Affordable Housing
	Goal Description	Homeowner Housing Rehabilitated (Major Rehab): 7 single-family homes \$32,000 cap/home Homeowner Housing Rehabilitated (Emergency/Priority Rehab): 9 single-family homes \$15,000 cap/home Homeowner housing Rehabilitated (ADA barrier removal): 1 single family homes \$5,000 cap/home

3	<b>Goal Name</b>	Increase Affordable Housing Stock
	<b>Goal Description</b>	Increase affordable housing stock in Tarrant County. Intent is to provide down payment, closing costs and other assistance fees to homebuyers.
4	<b>Goal Name</b>	Public Services
	<b>Goal Description</b>	Provide case management to approximately 80 people (35 families) experiencing homelessness, and educate approximately 800 youth on anti-bullying and dating violence.
5	<b>Goal Name</b>	Homeless Prevention
	<b>Goal Description</b>	Provide short term rental assistance and/or utility assistance to extremely low income renters with notices to vacate or eviction letters. Approximately 30 households/rental units will be assisted for no more than 3 months.
6	<b>Goal Name</b>	Homeless Shelter Operations
	<b>Goal Description</b>	Assist seven shelters by paying for operating costs of shelters for homeless, serving 11,076 people.
7	<b>Goal Name</b>	Administration
	<b>Goal Description</b>	Administrative costs to plan and manage all programs. Plus \$1,200 for HMIS fees in the ESG program.

## AP-35 Projects - 91.420, 91.220(d)

### Introduction

Tarrant County allocates a significant portion of CDBG funds to infrastructure improvement. The highest community development priority identified in the 2020-2024 Consolidated Plan was replacing and upgrading of deteriorated and inadequate infrastructure. The next priority was to provide for the availability and accessibility of decent housing by rehabilitating single family owner-occupied homes, providing rental assistance and first time home buyer assistance to any unincorporated area of the county and any consortium city outside of Arlington, Fort Worth and Grand Prairie. Providing public services and adding to the current housing stock rounds out the priorities for PY2024. Public services include case management to low income families, operational costs to assist homeless in shelters and providing education to youth. Affordable housing will be provided by developers and certified CHDO(s) funded with PY2024 and prior year HOME funds. In our qualification process, we seek sustainable practices and products when adding and maintaining affordable housing.

#	Project Name
1	Public Facility & Infrastructure Improvements
2	2024 SF Home Rehabilitation
3	2024 Homebuyer Assistance
4	2024 HOME TBRA ( <i>reallocated from 2022</i> )
5	2024 Public Services
6	2024 ESG Tarrant County TX
7	2024 Administration

**Table 4 – Project Information**

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

Priorities were allocated as stated in the introduction to provide the greatest assistance to the most numbers of people. Improving basic infrastructure directly assists residential neighborhoods, but indirectly assists as all lines and roads in various cities throughout the County. Focusing on individual homeowners provides direct assistance where homeowners may not have enough funds to improve on their own. Obstacles to address underserved needs were due to market events and supply chain issues seen worldwide. Delays in receiving materials has prolonged construction creating obstacles for residents where projects are occurring. Finding qualified contractors for reasonable costs has also been difficult to find, but we are slowly adding in the current program year.

## AP-38 Project Summary

### Project Summary Information

1	<b>Project Name</b>	Public Facility & Infrastructure Improvements
	<b>Target Area</b>	
	<b>Goals Supported</b>	Public Infrastructure and Facilities
	<b>Needs Addressed</b>	Non-Housing Community Development
	<b>Funding</b>	CDBG: \$2,910,040
	<b>Description</b>	Public Infrastructure for 14 cities within Tarrant County to be improved. Sewer, water, streets, ADA barrier removal, new sidewalks and improved drainage are included.
	<b>Target Date</b>	6/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Infrastructure: 19,435 Persons Assisted
	<b>Location Description</b>	Infrastructure projects will be in Tarrant County consortium cities, outside of the cities of Arlington, Fort Worth and Grand Prairie. See Planned Activities for specific cities.
	<b>Planned Activities</b>	Water and/or sewer improvements (National Objective Classification A) in the following cities: Azle, Blue Mound, Euless, Everman, Forest Hill, Haltom City, Kennedale, North Richland Hills, Richland Hills and Watauga New sidewalks (National Objective Classification A) in the following cities: Mansfield and Saginaw Street and drainage improvements (National Objective Classification A) will occur in the following cities: Grapevine and Hurst
2	<b>Project Name</b>	2024 SF Home Rehabilitation
	<b>Target Area</b>	
	<b>Goals Supported</b>	Preserve Affordable Housing
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	CDBG: \$238,352 HOME: \$212,374



	<b>Description</b>	Owner Occupied Housing Rehabilitation activities will provide for the availability and accessibility of decent housing. Major Rehabilitation will occur when there is a substantial failure to one or more elements in a home (electrical, water, roof, foundation, etc.) with an expenditure cap of \$32,000 per home. Priority Repair will occur when homeowners only have one system failure that needs to be addressed with an expenditure cap of \$15,000. ADA barrier removal will occur when a homeowner requires barrier removal for improved lifestyle to accommodate physical, visual or audio impairments. Expenditure cap will be \$5,000 per home for ADA barrier removal only. HOME affordability periods and lead based paint rules will apply.
	<b>Target Date</b>	6/30/2024
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Homeowner Housing Rehabilitated: at least 17 low-moderate income Household Housing Units using 2024 funds and prior year funds.  At least 7 homes receiving major rehabilitation (2024). Includes at least 1 specific home in Burleson using CDBG.  Approximately 9 homes assisted with Priority Repair  At least 1 home assisted with ADA barrier removal
	<b>Location Description</b>	Homes assisted will be in Tarrant County consortium cities, outside of the cities of Arlington, Fort Worth and Grand Prairie.
	<b>Planned Activities</b>	Major Rehabilitation, Priority Repair and ADA barrier removal as described above. HOME affordability periods and lead based paint rules will apply.
3	<b>Project Name</b>	2024 Homebuyer Assistance
	<b>Target Area</b>	
	<b>Goals Supported</b>	Increase Affordable Housing Stock
	<b>Needs Addressed</b>	
	<b>Funding</b>	HOME: \$1,311,934
	<b>Description</b>	Increase the affordable housing stock by providing down payment and assistance costs to potential homebuyers.
	<b>Target Date</b>	6/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	At least 50 homebuyers will be assisted

	<b>Location Description</b>	Projects will be in Tarrant County consortium cities, outside of the cities of Arlington, Fort Worth and Grand Prairie.
	<b>Planned Activities</b>	HOME Investment Partnership funds will be used to develop affordable housing; for rent or for homebuyers. Projects will be in Tarrant County consortium cities, outside of the cities of Arlington, Fort Worth and Grand Prairie.
<b>4</b>	<b>Project Name</b>	2024 HOME Tenant Based Rental Assistance
	<b>Target Area</b>	
	<b>Goals Supported</b>	Affordable housing
	<b>Needs Addressed</b>	
	<b>Funding</b>	HOME 2022: \$150,000
	<b>Description</b>	Provide rental assistance to income qualified families/persons that need rental assistance.
	<b>Target Date</b>	6/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	<ul style="list-style-type: none"> <li>At least 25 families with income below 60% AMI</li> </ul>
	<b>Location Description</b>	Projects will be in Tarrant County consortium cities, outside of the cities of Arlington, Fort Worth and Grand Prairie.
	<b>Planned Activities</b>	<ul style="list-style-type: none"> <li>Provide Tenant Based Rental Assistance to income qualified person that meet program criteria.</li> </ul>
<b>5</b>	<b>Project Name</b>	2024 Public Services
	<b>Target Area</b>	
	<b>Goals Supported</b>	Public Services
	<b>Needs Addressed</b>	Non-Housing Community Development
	<b>Funding</b>	CDBG: \$212,000
	<b>Description</b>	Avail funds to assist low/moderate income persons with public service activities such as education for youth, case management for the homeless.
	<b>Target Date</b>	6/30/2025

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	<ul style="list-style-type: none"> <li>• 1,000 Youth educated in SafeSchools program</li> <li>• 30 homeless families assisted with case management</li> </ul>
	<b>Location Description</b>	Projects will be in Tarrant County consortium cities, outside of the cities of Arlington, Fort Worth and Grand Prairie unless project is to assist general homeless population of Tarrant County.
	<b>Planned Activities</b>	<ul style="list-style-type: none"> <li>• Provide education to all levels of youth at schools about anti-bullying and dating violence to high school aged</li> <li>• Case management for homeless families</li> </ul>
<b>6</b>	<b>Project Name</b>	2024 ESG Tarrant County TX
	<b>Target Area</b>	
	<b>Goals Supported</b>	Homeless Prevention Homeless Shelter Operations Administration
	<b>Needs Addressed</b>	Homelessness
	<b>Funding</b>	ESG: \$250,298
	<b>Description</b>	ESG project will maintain 4 activities; Emergency Shelter, Homelessness Prevention, HMIS and administration for ESG Emergency Shelters: paying for utilities/operating costs or essential services costs (\$150,178.80) Homelessness Prevention: Rental assistance to prevent homelessness (\$80,146.85) ESG administration: administration (\$18,772.35) and HMIS: data reports and fees of the ESG program (\$1,200)
	<b>Target Date</b>	6/30/2026
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Assist low income persons (<30% AMI) with short term rental assistance using ESG 2024 (30 families served) AND assist 11,076 Homeless Persons to be sheltered in six overnight shelters and 1 day time shelter,
	<b>Location Description</b>	
	<b>Planned Activities</b>	Direct Assistance will be in Tarrant County consortium cities, outside of the cities of Arlington, Fort Worth and Grand Prairie. General homeless assistance will be within Tarrant County, TX
<b>7</b>	<b>Project Name</b>	2024 Administration
	<b>Target Area</b>	
	<b>Goals Supported</b>	Administration

	<b>Needs Addressed</b>	
	<b>Funding</b>	CDBG: \$839,000.00 HOME: \$169,367.60
	<b>Description</b>	Funds to pay for the administration of HOME and CDBG grants. Salaries, rent, utility, and related costs are covered.
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Number benefitted will be reflected in other projects, ESG admin is included in HESG project.
	<b>Location Description</b>	Administration will occur at 2501 Parkview Dr, Suite 420, Fort Worth, TX 76102
	<b>Planned Activities</b>	Funds to pay for the administration of all grants. Salaries, rent, utility costs, services, and resources to execute programs.

## AP-50 Geographic Distribution - 91.420, 91.220(f)

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

Tarrant County is an “urban county entitlement” comprised of a 30-city consortium for 2024-2026. The following cities form the consortium: Azle, Bedford, Benbrook, Blue Mound, Burleson, Colleyville, Crowley, Dalworthington Gardens, Euless, Everman, Forest Hill, Grapevine, Haltom City, Haslet, Hurst, Keller, Kennedale, Lakeside, Lake Worth, Mansfield, North Richland Hills, Pantego, Richland Hills, River Oaks, Saginaw, Sansom Park, Southlake, Watauga, Westworth Village, and White Settlement. Automatic renewal of 2027-2029 urban county re-certifications will occur summer 2026 with each of the 30 cities having an option to opt out of the consortium and other cities may opt to join. Letters to each city/town were mailed and emailed May 4, 2023. Tarrant County has a joint administrative agreement with four entitlement cities to manage and administer the cities CDBG funds. City of Burleson was eligible to be a city entitlement in 2023, however opted to remain within Tarrant County consortium.

All low/moderate area benefit activities for PY 2024 are based on the 2023 HUD calculations of U.S. Census data. Ten (10) cities and four (4) entitlement cities under Tarrant County’s supervision of funding have submitted proposals for CDBG funds to low/moderate areas. Areas served using CDBG must meet the National minimum of 51.0% Low-moderate income ratio for eligible expenditure. Tarrant County is no longer considered an “exception grantee” as of fall 2021. For HOME funded projects, market studies and environmental reviews are made prior to further investment to ensure affordable housing exists in connection with transportation options, infrastructure availability, schools, doctors and other amenities are available to provide suitable living standards.

### Geographic Distribution

Target Area	Percentage of Funds

Table 5 - Geographic Distribution

### Rationale for the priorities for allocating investments geographically

CDHD will manage public infrastructure projects in ten (10) non-entitlement cities and four (4) entitlement cities utilizing CDBG funds from PY2024. In PY2012, Tarrant County anticipated a cut in which CDBG would not be able to fund all cities that submit an eligible public infrastructure project. In PY2013, CDHD split cities into two groups whereby each group would alternate the allocation of funding. The groups were split based on weight of annual activities, the county precinct the city is in and the geographic groupings of cities. With rising costs and more expensive projects, the groups remain split. Entitlement cities will receive funding annually, non-entitlement cities that are part of the HOME consortium that have eligible projects will be funded according to their group. In PY2024, Group B will be funded.

Group A (2023)	Group B (2024)
Bedford	Azle
Benbrook	Blue Mound
Crowley	Burleson
Colleyville	Everman
Dalworthington Gardens	Forest Hill
Haslet	Haltom City
Lake Worth	Hurst
Lakeside	Kennedale
Pantego	Keller
River Oaks	Richland Hills
Sansom Park	Saginaw
Westworth Village	Southlake
White Settlement	Watauga

Entitlement cities will receive annual HUD formula allocation: Cities include Euless, Grapevine, Mansfield, and North Richland Hills

#### **CDBG – Group A funded on Odd Years, Group B funded on Even Years**

Entitlement cities will receive annual HUD formula allocation for CDBG program. Cities include Euless, Grapevine, Mansfield, and North Richland Hills. City of Burleson will have home rehabilitation program open to all eligible citizens within their city. Infrastructure projects that are eligible will be assisted on Tarrant County side.

CDBG 2024 Public services funds will be available for all Tarrant County consortium cities with eligible projects and Tarrant County at-large for eligible populations.

For HOME and ESG, all areas and cities within Tarrant County, but outside of cities of Arlington, Fort Worth and Grand Prairie will be eligible for funding based on qualifications for respective programs. The other cities listed receive their own HUD funds and are HUD entitlement cities that manage their own programs. Only in cases where programs serve county-wide, will we expend funds in Arlington, Fort Worth and Grand Prairie.

#### **Discussion**

There are pockets of cities that have areas of low-income and minority concentration, but all cities in Tarrant County are treated equally and CDBG funds are shared. In doing so, cities are more apt to assist each other in other programs with much more significant economic development opportunities creating more assistance to those areas of low income and minority concentrations. Tarrant County encourages cities to collaborate in projects to provide more cohesive systems.

# Affordable Housing

## AP-55 Affordable Housing - 91.420, 91.220(g)

### Introduction

Maintaining and developing new affordable/attainable/workforce housing stock is one of the primary functions of the HOME grant funds. As interest rates decrease and more families are interested in purchasing their first home, assisting first time home buyers will also be a focus in 2024. Tarrant County Community Development will foster relationships and work with non-profit and for-profit groups throughout the year to promote the development, construction, production and maintenance of affordable housing. Leveraging HUD funds with Low Income Housing Tax Credit (LIHTC) projects and other bond projects will help add affordable units under a longer affordability period. Tarrant County has funded multi-family rental projects along with the funding of single family detached housing activities scattered throughout the County's jurisdiction through our CHDO's. Those activities include homebuyer assistance and a program to build new or acquire, rehabilitate if necessary, and then resell or rent those units to qualified low income individuals or families.

Through our homelessness prevention program utilizing ESG, approximately 30 families will be provided rental assistance to prevent homelessness. Home rehabilitation will serve at least 17 families using PY2024 funds and prior year's funding. HOME Buyer Assistance will assist approximately 50 homebuyers and HOME TBRA will assist at least 25 families within the Tarrant County consortium cities. CoC Grant funds will provide rental assistance to at least 80 homeless persons (30 households) with CDBG public services partly providing case management for families to maintain housing affordability and be on the path to self-sufficiency.

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	122
Special-Needs	0
Total	122

**Table 6 - One Year Goals for Affordable Housing by Support Requirement**

One Year Goals for the Number of Households Supported Through	
Rental Assistance	55
The Production of New Units	0
Rehab of Existing Units	17
Acquisition of Existing Units	50
Total	122

**Table 7 - One Year Goals for Affordable Housing by Support Type**

### Discussion

The actual number may exceed the goals. Homeless households will be supported through competitive Continuum of Care Grants that are not reflected in HUD annual entitlement grant reporting.

## **AP-60 Public Housing - 91.420, 91.220(h)**

### **Introduction**

There are currently five providers of HUD-Assisted Housing in Tarrant County: Tarrant County Housing Assistance Office, Fort Worth Housing Solutions, Arlington Housing Authority, Grapevine Housing Authority, and Haltom City Housing Authority. Each entity manages their own program, but Tarrant County Housing Assistance Office, Grapevine Housing Authority, and Haltom City Housing Authority are covered under this Action Plan as the latter two cities are part of the Tarrant County consortium. The public housing stock located in Grapevine and Haltom City is generally well-managed and in good condition. There are 3,548 housing choice vouchers through the Tarrant County Housing Assistance Office Housing consists of 159 vouchers for the Family Unification Program, 9 for Foster Youth Initiative vouchers, 108 for Emergency Housing Vouchers 170 for Veterans Affairs Supportive Housing, 250 non-elderly disabled vouchers, 220 Mainstream vouchers to assist disabled population, Grapevine Housing Authority (99 Vouchers) and Corsicana Housing Authority (188 Vouchers). Tarrant County Housing Assistance Office currently works with 1,025 landlords that accept vouchers. There are approximately 6,800 people/families on the wait list as of March 21, 2023.

The Grapevine Housing Authority administers the Public Housing Program only as of 2016 and Tarrant County Housing Assistance Office manages their HCV program. In 2022, the waiting list opened up and received over 4000 applications. The list will open up again in 3 - 5+ years. Grapevine Housing Authority owns 98 units located on five streets whereby the rent is based on approximately 30 percent of the household income or a flat rent (resident's choice). Starr Place has 20 elderly & disabled units consisting of 10 efficiencies, 8 one bedroom, 1 handicap one bedroom and 1 two bedroom. W. Texas Street has 19 elderly & disabled units consisting of 8 efficiencies, 10 one bedroom and 1 handicap two bedroom units. Starnes/Brewer has 9 family units consisting of 6 two bedrooms and 1 handicap two bedroom located on N. Starnes and 2 three bedroom units located on Brewer. S. Scribner has 10 family units consisting of 8 two bedroom and 2 three bedroom units. W. Worth has 40 elderly & disabled units consisting of 37 one bedroom and 3 handicap one bedroom units. Grapevine Housing Authority has an established Resident Council which sponsors social and informational activities.

Housing Authority of Haltom City administers a public housing program whereby the housing authority owns and manages 1 project which contains 150 affordable rental units. Starting on May 1, 2023, a late fee of \$20-\$25 for the first day late will be added for any late rent. Plus, \$5.00 per each additional day up to \$ 75.00 in additional fees not to exceed a total of \$100.00 if tenants choose not to pay rent on time. Haltom City HA noticed too many tenants not paying on time which necessitated the additional fee. Like any other rental, a thirty day eviction notice will be given for non-payment of rent. The County will continue to coordinate with local housing authorities on issues which affect both parties. Since year 2000, the Public Housing Authorities have developed 5-year Agency Plans and Annual Plans under federal requirements (Public Housing Agency Plans, 24 CFR 903).



## **Actions planned during the next year to address the needs to public housing**

Tarrant County Housing Assistance Office does not have any public housing. Tarrant County does not own any public housing; however Grapevine Housing Authority owns 98 units and Haltom City Housing Authority own 150 units. The latter two housing authorities do not have any plans to add to the current public housing stock; however, will continue to engage in the needs of current tenants and upgrade where needed. More transportation needs have been the main request and is an ongoing issue in general for the County.

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

In Homeownership Program meetings, potential homeowners obtain and are taught how to read credit reports then are given assistance in how to clean-up their credit prior to purchasing a home. TCHAO utilizes the same criteria established by HUD for the Housing Choice Voucher Homeownership Option program. TCHAO has established a minimum down payment requirement of at least three percent of the purchase price and requires that at least one percent of the purchase price come from a family's resources. They also require that financing for the purchase of a home under its Housing Choice Voucher Homeownership Option program will be provided, insured, or guaranteed by the state or Federal government and complies with underwriting requirements.

Tarrant County Housing Assistance Office also manages a Family Self Sufficiency (FSS) program to enable participating voucher families to achieve economic independence and self-sufficiency. The FSS Program is an employment and savings incentive program providing families a unique opportunity to free themselves of government assistance. During the 5-year contract period, the family continues to pay 30% of their income as their portion of rent. As their earned income increases and their portion of rent increases and the housing subsidy decreases. The amount of decrease in subsidy is deposited into an escrow account for the family. Upon the family's successful completion of the contract, the escrow account is awarded to the family to be used for purchasing homes and other purposes. TCHAO funds match all earned income increases during the time the person is enrolled in the program. It is not uncommon for graduates to receive checks that range from \$200 to over \$23,000.

GHA and HCHA does not have a FSS program or equivalent program which leads to homeownership due to the mainly older population they currently serve in their public housing program and lack of funds in their housing voucher program.

## **If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance**

Tarrant County Housing Assistance Office, Grapevine Housing Authority and Haltom City Housing

Authority are not troubled. Tarrant County Housing Assistance is exemplary.

**Discussion**

Tarrant County does not own any public housing; however, the City of Arlington, Fort Worth and Grand Prairie each have public housing authorities in which assist and house the same population. Please refer to those cities for more detail about their programs.

## **AP-65 Homeless and Other Special Needs Activities - 91.420, 91.220(i)**

### **Introduction**

Tarrant County through the Community Development Division collaborates with the Continuum of Care and Tarrant County Homeless Coalition to ensure continuity throughout the County. With over 200 individual members representing over 40 organizations, the Continuum of Care (CoC) contracts with the Tarrant County Homeless Coalition to plan and manage HMIS for the Continuum of Care. Sub-committees and work groups are developed within the Continuum of Care to ensure needs are kept up with demands and changes. Goals and objectives are made through these groups which are approved through a certification of consistency with applications for funding opportunities including the annual CoC grants.

Tarrant County participates in meetings with other local, state and federal agencies to assist persons with special needs who are not homeless. Solutions for transportation issues for persons with mental and/or physical impairments are discussed, analyzed and planned with transportation agencies, mental health service providers, employers, the North Central Texas Council of Governments and the County. The County will continue to participate in trainings, meetings, and activities for persons who are not homeless but have other special needs when opportunities arise. It is often the lack of funding that inhibits forward solutions and executing plans.

### **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**

Tarrant County's goals to reach out to homeless persons, especially unsheltered persons and assess individual needs will be met by remaining an active member of the Continuum of Care's various committees and participating in coordinated entry. Through coordination, state ESG funds administered by Tarrant County Homeless Coalition will be used for street outreach to agencies that provide the service and apply for funding. Tarrant County Hands of Hope and Tarrant County Homeless Coalitions teams will outreach to unsheltered homeless in hopes to house and assist homeless on the streets to end homelessness. The Improvement, Coordination, & Training Committee also reviews and provides input into the Annual Work-Plan objectives as established by the Department of Housing and Urban Development. Assessment tools will be evaluated and modified continually as needed by the CoC with input from Tarrant County. The ICT Committee meets at least monthly to discuss current matters to help best serve the homeless population. If pressing issues need to be raised, the information will be provided to the CoC Board of Directors.

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

To address the emergency shelter and transitional housing needs of persons, Tarrant County will remain an active member of the Continuum of Care's various committees. The Improvement, Coordination, & Training Committee oversees planning and evaluation of the effectiveness and directs strategies to improve the efficiency and of housing services for the homeless. This committee also tracks the

progression of information being reported to the CoC board; assesses that HUD objectives are being met; and collaborates and gathers feedback from local housing service providers for any information necessary to ensure effective evaluations.

CDHD will continue to work with CoC agencies and TCHC to increase diversion and prevention. Homeless can be diverted to family and friends with assistance of transportation or case management. Often the barrier is being able to reach family and friend resources or not understanding what is available for a situation. Housing navigators can help explain resources and direct homeless to them to divert out of emergency shelters. Transitional housing needs include increasing income through benefits and employment. Maintaining a relationship with Workforce Solutions of Tarrant County and knowing what jobs are available and upgrading skills is important to homeless in transition towards self-sufficiency. Case managers try to provide or direct clients to resources that access day care and necessities in order to support jobs or education. Private foundation funds have also been obtained by TCHC to support diversion and rapid exit efforts.

**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**

Tarrant County addresses permanent housing, length of stay and prevention primarily by the CoC Coordinated Entry System. Tarrant County Homeless Coalition (TCHC) is responsible for administering the CES along with the planning and evaluation of program effectiveness. Clients entering the local system are evaluated through CES to identify the most appropriate housing intervention and screened for employment and benefit eligibility. Diversion efforts are utilized throughout the process. Tarrant County plays a critical role in the CES process by engaging in planning and implementation efforts and serving on relevant CoC committees who oversee and evaluate local efforts.

**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.**

Assisting low-income persons avoid homeless and ensuring persons and families are housed is a top priority for Tarrant County. To ensure that those who are housed and are threatened with eviction and potential homelessness, ESG prevention funds are budgeted to assist. Coordination with other agencies that assist with health, social services, employment, education and youth needs are vital and done through the Continuum of Care's committees. Tarrant County is an active member of the CoC committees and meets with TCHC to assist in planning efforts to eliminate homelessness, including the ICT committee.

TCHC serves as the lead agency and is responsible for the planning and evaluation of the effectiveness of services in the Continuum of Care. TCHC facilitates the local Coordinated Entry system for the CoC; part of the CES process includes Landlord engagement, a critical component to identify resources and build relationships necessary to help individuals maintain existing housing. Additionally, the CES process incorporates agencies that address physical and mental health, social services, employment, education and/or youth needs. Work is being done to better coordinate services for high utilizers of the emergency medical services and this is expected to enhance the CES process moving forward.

## **Discussion**

As the County begins to add mental service facilities throughout the County, communication with non-profits and emergency personnel will continue to provide similar clientele mental health services.

## **AP-75 Barriers to affordable housing -91.420, 91.220(j)**

### **Introduction**

Barriers to affordable housing can include lack of monetary resources, lack of information to maintain housing (legal and operational) and lack of availability of affordable housing. Tarrant County is assisting to add to the affordable housing stock through our HOME funds; however markets rates are only easing now. Often the same areas that lack affordable housing also do not have access to a variety of transportation options. Working with developers and cities to add affordable housing is important as is working with regional partners to improve alternate mobility options, employment and affordable child care to maintain housing.

As mortgage rates decrease and the cost of homes to purchase are stabilizing, we want to assist income-eligible homebuyers with down-payments costs. Often saving for this initial down-payment cost is a barrier to home ownership in relation to current costs of living. Alleviating this burden will help lead to a path of stability.

CDHD receives fair housing complaints and provides informational resources to best maintain housing. Information provided is guidance of how the eviction process works to a phone number to legal aid or guidance on how the rehabilitation program works to providing direction on educational classes towards home ownership. Without education and resources, people can have a barrier to affordable housing.

### **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**

Tarrant County will continue the following actions in PY 2024 to remove the negative effects of public policies that serve as barriers to affordable housing: (1) continue to work with Continuum of Care and local agencies to expand public and private resources and use other resources to assist in improving housing and community needs. For example, by applying for grants outside of HUD and creating partnerships with other agencies and non-profits we may reach the same clientele on multiple levels. (2) Educate and encourage urban county cities and agencies to leverage federal funds to produce more cost-effective housing, increase jobs and community development programs. Tarrant County continues to meet with cities and work with the Council of Governments to implement cohesive plans that will better support all cities and their citizens with more sustainable building practices and codes. The Council of Governments shares information with Tarrant County, cities, developers and builders to provide guides on best building practices. The County works with cities to ensure the information has been conveyed. (3) Seek more opportunities with private entities and/or non-profit agencies to enhance current programs and services. For example, working with more diverse rehabilitation contractors to better serve and reflect our client base. (4) Explore opportunities and educate local communities and citizens to live more sustainable in light of ever changing environmental conditions. Through the Mayors' Council of Tarrant

County, CDHD will disseminate information to cities and receive feedback from cities to improve public policies. For example, providing information on sustainable practices and providing resources on permitting for special sustainable projects to help move the processing along faster will help attract builders with more sustainable practices.

**Discussion**

The main barrier is the lack of affordable housing - for renters and buyers. Unfortunately this is a national problem driven by multiple factors.

## **AP-85 Other Actions - 91.420, 91.220(k)**

### **Introduction**

Tarrant County continues to stay involved in community needs through citizen comments, CoC involvement, and through Tarrant County's involvement regionally. With decreasing resources and greater need, more collaborations have been created to serve unmet needs in the community. CDHD will continue to advocate for citizen needs and implement changes. In an event of emergency, CDHD has updated policies to allow for reallocation of CDBG funds for public infrastructure needs and respond to homeowners and renters in disaster areas faster. However, dedicated CDBG-DR funds directly to the County would better serve our residents quickly.

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

Despite continued coordination between government agencies, non-profit organizations, churches, and others to serve the needs of the most vulnerable populations, economic prosperity, job availability, transportation, affordable housing and access to healthcare are not at everyone's doorstep. Increased costs, lack of available affordable housing and regulations that have not kept up with changes has prohibited us from meeting underserved needs. Cities and the County continue to work closer to leverage funding where possible and better coordinate use of funds.

Lack of knowledge of available resources is often an obstacle to meet underserved needs. Those citizens that truly need assistance often do not know about available programs. Sharing opportunities and knowledge of resources have increased between departments within Tarrant County to serve populations in need. With this coordination, there have been increased opportunities to provide services, resources, and work together to tackle challenges. The Mayors' Council has been able to convey needs and inform citizens on where opportunities are available relative to their city. Where possible, more affordable housing is being added with imaginative collaborations between private public partnerships. Members of the Continuum of Care share resources and work as a network streamlining programs and available resources where possible. A good example of this can be seen in the Coordinated Entry System whereby resources are prioritized to assist the direst populations.

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

To assist consortium member cities maintain quality housing stock where 72.5% of all housing units are single-family detached residential and 62.7% of that housing stock was built before 1989, CDHD will continue to assist homeowners with home rehabilitation. Many aging streets located in low/moderate income areas will be assisted with improved infrastructure to ensure a neighborhood remains vital and blight is prevented. Providing homebuyer assistance to assist income-eligible homebuyers with down-payments costs will help remove the barrier and foster home ownership. CHDOs will develop (and redevelop) affordable housing as the market and funding allow. When seeking affordable housing, transportation and marketability are at the forefront of justifying development. CDHD will continue to



monitor development of transportation and add to the affordable housing stock based on housing needs and surrounding amenities of the proposed housing.

Use of CBDG-CV will continue to be used to assist with rents, improve water infrastructure and public facilities in low to moderate income areas to prevent COVID-19 and other viruses. 80% will be expended by June 2023 and the remaining fund will be expended by June 2026. ESG-CV will continue to increase capacity at agencies providing funding for housing and services for the homeless. HUD provided Tarrant County with an additional \$480,373 on June 12, 2022. All \$4,059,159 in ESG-CV funds have almost been completely expended and the grant will close out at the end of 2024.

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

Tarrant County notifies all clients of its homeowner housing rehabilitation and homebuyers' assistance programs of the potential hazards of lead-based paint. Assisted residences are reviewed for peeling paint and the age of resident children. All Housing Quality Standards (HQS) inspectors have been certified as visual inspectors. CDHD also has three staff members certified as Lead Paint Risk Assessor. All homes built before 1978 are analyzed for lead-based paint and remediated according to HUD guidelines as needed. Tarrant County is in full compliance with the Lead Safe Housing Regulation (24 CFR Part 35) which took effect September 15, 2000. Tarrant County Community Development staff regularly consults with NACCED, NAHB (National Association of Home Builders), and the Tarrant County Health Department on the lead based paint program. CCD Staff undergoes continuing education from GEBCO training institute for state license renewal. All homeowners participating in and home rehabilitation programs are provided a copy of all lead-based paint documentation required by HUD.

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

Tarrant County will continue programs directed toward reducing poverty: the most important element in the prevention of poverty is ensuring housing is livable, affordable and available. One area of concern that continues to impact the ability of low income families to improve their standard of living is lack of reliable public transportation that will accommodate flexible work schedules and cross city limits. Trinity Metro has implemented opportunities to provide greater options of bus service to cities outside of the City of Fort Worth. Other alternate transportation options have provided discounted services for some populations and programs. While businesses are more inclined to provide reliable transportation or work schedules to maintain dependable workforce. By collaborating with various groups and exploring opportunities we are able to provide greater opportunity to shared clients.

Tarrant County's Department of Human Services (DHS) administers a County Homeless Prevention Program which provides emergency funds for payment to prevent utility termination and security deposits for rental housing and utilities. To address the needs of clients that are facing eviction or homelessness due to emergencies, family crisis and other circumstances, Tarrant County will also use ESG Homelessness Prevention funds prevent poverty level families from falling further below the poverty line.

The home rehab program uses energy efficient maters and sustainable building practices to lower long

term costs for home owners. Those on fixed incomes can better control expenses and safely use heat and air conditioning during appropriate times.

Tarrant County, the Homeless Coalition, Cities of Arlington and Fort Worth meet quarterly to coordinate ESG funds and ensure that resources are directed where needed most. With ESG prevention funds, we are able to all ensure some funds are provided to assist the greater population that are seeking short term rental assistance to prevent homelessness after receiving evictions. Tarrant County Homeless Coalition manages a Coordinated Entry System and collaborates with all agencies and grantees to assist families seeking assistance and identify additional funds to assist families and individuals in poverty. References will be provided for homeless persons to obtain housing and start on the path to self-sufficiency.

Lastly, SafeHaven's Safe School program supports staff to go to elementary, middle and high schools to educated students about bullying and dating violence. By educating students about what is acceptable and not, what to do in various cases and how to receive further assistance; students are empowered to be independent and stand up for themselves. Often this empowerment carries into the future which means less reliance on others and to encourage individuals to not remain in poverty or a state with limited choices to move out of poverty.

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

Tarrant County has institutional structure and will continue to enhance coordination and encourage the creation of affordable housing by continuing to sponsor programs to expand technical capacity and improve coordination among local agencies, such as planning forums, homeless surveys, workshops, and joint venture housing activities. Through the Mayors' Council of Tarrant County, the Cities within Tarrant County will be informed of actions and will help decide on how HUD funds are expended. Through their guidance and the needs of the community, our funds will be expended accordingly.

Tarrant County is at the forefront of understanding community needs and are working with Cities, agencies and businesses to assist low income and vulnerable populations with their needs during this time. Constant communication is open and shared daily to address emergencies amongst cities, agencies, businesses and between Tarrant County Departments.

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

The CDHD continues to coordinate with Continuum of Care members, the cities of Fort Worth and Arlington, the Tarrant County Homeless Coalition, local housing authorities, and the Tarrant County Housing Assistance Office in sharing information. Chronic homelessness, minority homeownership, local housing issues, and assistance in developing resident initiative and family self-sufficiency programs, and other improvements to public and assisted housing will continue to be discussed.

## Program Specific Requirements

### AP-90 Program Specific Requirements - 91.420, 91.220(I)(1,2,4)

#### Introduction

Tarrant County allocates a significant portion of CDBG funds to infrastructure improvement and single family owner-occupied housing rehabilitation. The highest community development priority identified in the 2020-2024 Consolidated Plan was replacing and upgrading of deteriorated and inadequate infrastructure. Having exceeded a population of 50,000, the cities of Euless, Grapevine, Mansfield and North Richland Hills qualify as city entitlement jurisdictions under CDBG. Each city has executed a contract with Tarrant County to cooperate on the planning and administration of these funds and have agreed to develop programs under the Tarrant County's Consolidated Plan. To date, in addition to public infrastructure and housing rehabilitation, CDBG will also fund public services: (1) case management for homeless programs and (2) educational services to middle and high school students about bullying and violence prevention. In an event of emergency, CDHD has updated policies to allow for reallocation of CDBG funds for public infrastructure needs due to disaster and assist homeowners in disaster areas with home rehabilitation faster, or provide public services to assist with emergencies due to the disaster. For the 2024 HOME program, the majority of funds will be used to provide down payment and assistance to homebuyers wanting to own their own home. The remaining funds will be used to assist homeowners with full home rehabilitation and administration of the programs. \$150,000 from 2022 funds will be reallocated to assist with Tenant Based Rental Assistance. The ESG program for PY2024 will continue to assist emergency shelters stay operational and assist persons and families with short term rental assistance to prevent homelessness

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

##### Reference 24 CFR 91.220(I)(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	1,150
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	410,761
5. The amount of income from float-funded activities	0
<b>Total Program Income:</b>	<b>411,911</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. | 80.00% |

## HOME Investment Partnership Program (HOME)

### Reference 24 CFR 91.220(I)(2)

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

HOME funds are awarded annually as a formula grant to Tarrant County. CDHD (Community Development and Housing Department) has elected to provide down payment and assistance to potential homebuyers in purchasing their own home as well as continue with home rehabilitation for owner-occupied single family homes. \$150,000 from 2022 funds will be reallocated to assist with Tenant Based Rental Assistance. CDHD will use prior year funding to continue to add to the housing stock with assistance and activities by developers and CHDOs (Community Development Housing Organizations). Other reasonable and necessary expenses related to the development of non-luxury housing, including site acquisition or improvement, demolition of dilapidated housing to make way for HOME-assisted development, and payment of relocation expenses are also eligible. HOME requires at least a 25 percent match. Developers, CHDO's and cities provide cash match, waivers associated with properties and other non-cash match. Renters will provide match through expended fees, utility costs and other associated fees relative to their rent. Homebuyers will provide match through fees and other associated costs in acquiring their home.

The eligibility of households for HOME assistance varies with the nature of the funded activity. For rental housing and rental assistance, at least 90 percent of benefiting families must have incomes that are no more than 60 percent of the HUD-adjusted median family income for the area. In rental projects with five or more assisted units, at least 20% of the units must be occupied by families with incomes that do not exceed 50% of the HUD-adjusted median. The incomes of households receiving HUD assistance must not exceed 80 percent of the area median. HOME income limits are published each year by HUD.

Tarrant County through CDHD is the grantee for all entitlement funds under HUD Community Development formula programs, including HOME posted an open Request for Proposals (RFP) to encourage submission of projects/activities to match ever changing market availability. Activities

range from homebuyer assistance program, new construction or acquisition and rehab of single family homes and/or multi-family complex for rent. Approximately \$212,274 will be applied to the HOME rehabilitation program to assist at least six homes with 2024 HOME funds. Applications are sent to all Cities that are interested in assisting citizens that own single family homes within their city. Cities provide match on behalf of their citizens to maintain housing stock and prevent neighborhood blight. Single-family homes are assisted first-come, first-served based on the cities that provide match on behalf of their citizens.

Request for Proposals (RFP) for home development will be announced through the Commercial Recorder, on Community Development and Housing's website, and by email to existing developers and CHDOs. Email and hard copy versions are available on request. For the homeowner rehabilitation program, each city was emailed an application with additional information about the benefits of the program. CDHD works directly with each homeowner.

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:*

Tarrant County does not impose resale requirements, but does exercise a recapture option for its HOME Program in accordance with 24 CFR 92.254 (a) (5). Recapture is enforced for a period relative to the amount assisted on the Homebuyer Assistance Programs where direct subsidy to the homebuyer is subject to recapture. Direct subsidy consists of down payment assistance and/or closing costs that are up to \$40,000 or pass through rates which is subject to a lien on the home mortgage. If the buyers of the housing unit assisted is noncompliant and does not satisfy principle residency requirements, repayment of full subsidy is required. In the event of sale, short sale and/or foreclosure, the amount recaptured will be limited to the net proceeds and the pro-rata amount at the period in time of sale. Net proceeds are defined as the gross sales price minus the balance of all outstanding mortgages and additional liens on the property, commissions to sellers and buyers' agents, excise tax and any additional closing costs owed by the seller. Pro-rata repayment occurs in the event the homeowner sells the property before the affordability period is met. As an example, if the homeowner was assisted with \$10,000, they will repay the amount of HOME assistance given according to the following schedule. Sold or not used as a primary residence within 1 year = 100% repayment costs, within 2 years = 80% repayment, within 3 years = 60% repayment, within 4 years = 40% repayment, within 5 years = 20% repayment, AFTER five years = 0% repayment. After the fifth year has ended, a request to release Tarrant County's lien may be granted without penalty. Any funds recaptured from homebuyers as a result of repayment of HOME assistance of down payment and closing costs prior to the expiration of the minimum recapture period as described in 24CFR 92.503 may be utilized for County approved HOME-eligible activities to benefit low-income families or individuals.

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) as follows:*

In the event of sale, short sale and/or foreclosure of a unit acquired with HOME funds, the amount recaptured will be limited to the net proceeds and the pro-rata amount at the period in time of sale. Net proceeds are defined as the gross sales price minus the balance of all outstanding mortgages and additional liens on the property, commissions to seller's and buyer's agents, excise tax and any additional closing costs owed by the seller. Pro-rata repayment occurs in the event the homeowner sells the property before five years of a home owner affordability period. The homeowner will repay the amount of HOME assistance given according to the following schedule. Sold or not used as a primary residence within 1 year = 100% repayment costs, within 2 years = 80% repayment, within 3 years = 60% repayment, within 4 years = 40% repayment, within 5 years = 20% repayment, after five years = 0% repayment.

Although not required by HUD, Tarrant County exercises recapture requirements with a 5 year affordability period.

Tarrant County will place a lien on the property to ensure ownership remains to original person during affordability period. Up front contracts will clearly stipulate the lien and purpose. In order to make any changes to ownership a request for lien release is required through Tarrant County. Annual proof of insurance is sent to Tarrant County or the CHDOs and annual homebuyer certification is filled out and returned from persons assisted with homebuyer subsidy during the affordability period. Units are physically monitored every 3 years to ensure affordability of units are maintained for rental and resale units.

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:*

Tarrant County does not plan on re-financing existing debt secured by multifamily housing.

## **Emergency Solutions Grant (ESG)**

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

Please see Written ESG Standards and performance measures in appendices of Final Action Plan.

2. *If the Continuum of Care has established centralized or coordinated assessment system that*

*meets HUD requirements, describe that centralized or coordinated assessment system.*

In accordance with the requirements provided in the Interim Rule for the Continuum of Care (CoC) Program recorded in 24 CFR 578.7(a)(8) to fulfill the goals of the Opening Doors: Federal Strategic Plan to Prevent and End Homelessness, the Tarrant County Continuum of Care has designed a Coordinated Entry System. The Coordinated Entry System is designed to meet the following requirements of the Homeless Emergency Assistance and Rapid Transition to Housing (HEARTH Act).

The following overview provides a brief description of the path a household will follow beginning their first night of homelessness/seeking assistance to permanent housing. Assessments are conducted at designated Program access points, Community hub locations, and the TCHC Helpline. Locations and hours for assessments can be found on the Tarrant County Homeless Coalition's website [www.ahomewithhope.org](http://www.ahomewithhope.org).

The Coordinated Entry System provides households experiencing homelessness access to services from multiple locations to ensure a fair and consistent process is applied across the continuum. Entry into the system may be initiated in person at a program access point or community hub location, through the TCHC helpline, or homeless outreach teams.

**Step 1: Assessment-** Assessments are facilitated by trained Housing Assessors using HMIS. The HUD

Assessment and population specific assessment is generated in HMIS for all households experiencing homelessness and seeking assistance. Households will be assessed every 90 days until exiting the coordinated entry system.

**Step 2: Housing Match-** Information gathered from the HUD Assessment and local assessments are used to determine which housing intervention is the most appropriate to meet the needs of the household. HMIS will automatically complete this step of the process.

**Step 3: Prioritization-** Once the appropriate housing intervention is determined households are sorted with the most vulnerable receiving priority. HMIS automatically compiles lists according to the information provided through the HUD Assessment and local assessments and in accordance with the Continuum's priority ranking.

**Step 4: Housing Navigation-** Housing Navigators will work with households at the top of the list. The Navigator can be one of the following: a designated Coordinated Entry Housing Navigator; the Outreach Worker; the initial Housing Assessor; or the Housing Case Manager of the program providing housing. The Housing Navigator begins the process of preparing for housing. This process may include but is not limited to the following activities: obtaining ID, security cards, homeless verification documents, and beginning search for a housing unit. When necessary, Housing Navigators will assist with securing the housing unit, application fees, and security deposits.

**Step 5: Referral-** As program openings become available, Housing Navigators will connect households to housing program options. Navigators will assist in scheduling initial housing intake appointments and will serve as the household's advocate.

Coordinated entry is not utilized locally to assign or coordinate initial shelter beds.

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).*

A Request for Proposals (RFP) to receive Tarrant County ESG funds was issued December 8, 2023 and was due back to Tarrant County Community Development on January 19, 2024. Funds were open to emergency shelter which seven agencies applied for funds for emergency shelter-operational funds. Each RFP for each activity will be reviewed by review committee in March 2024 and funds allocated accordingly. As there is a 60% cap on Emergency Shelter activities, Tarrant County will provide funding to shelters directly assisting homeless persons coming from anywhere within Tarrant County. Balance of ESG funds will be applied to prevent homelessness for persons with evictions or letters to vacate.

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.*

Structure with the homeless coalition lead has changed, but Tarrant County meets the homeless participation requirement by participating in the Homeless Coalition's planning and committees. The Tarrant County Homeless Coalition (TCHC) executes focus groups and compiles surveys to understand the needs of homeless people. Comments and information are also collected from the advisory council meetings held monthly that is comprised of CoC member agencies administrators that manage homeless programs and services. Combined, we can better identify homeless needs and move those experiencing homeless into housing or prevent homelessness. See Final Action Plan for compilation of comments.

5. *Describe performance standards for evaluating ESG.*

The performance standards will require initial evaluations and re-evaluations. Subrecipients will be required to conduct initial evaluations of all households interested in receiving ESG assistance in order to determine eligibility and the cost and type of assistance necessary for the household to regain stability in permanent housing. The evaluation must comply with the County's written standards and the local Continuum of Care's centralized or coordinated assessment system. In order to successfully record performance outcomes, the CoC system requires that once a household is enrolled in an ESG program, non-domestic violence agencies must complete an initial HUD Intake Assessment within the HMIS system (ETO), the HUD Mid-Program Assessment, and the HUD Exit Assessment upon program. Performance outcomes will be reported to the County using the HMIS generated ESG reports. Domestic Violence Organizations will provide the same data utilizing their similar data systems. Reassessments are required



for program participants receiving homelessness prevention assistance and rapid re-housing assistance. Participants receiving homeless prevention must be reassessed monthly; rapid re-housing participants must be reassessed at least quarterly. All participants must receive an exit assessment. The Tarrant County Homeless Coalition (TCHC) will help provide data to assess performance of sub recipients thereby allowing Tarrant County to best allocate program funds for the program year. Data collected by the TCHC will be provided quarterly and upon request. The administration of the HMIS has been contracted to the TCHC as assigned by the CoC. The following is Tarrant County's performance standards as agreed upon with other grantees within Tarrant County and HMIS administrator.

**Street Outreach:** Number of persons receiving case management and placed into housing

**Emergency Shelter Operations:** Number of persons receiving case management and have exited to transitional or permanent housing.

**Homelessness Prevention:** Number of persons receiving case management, with higher income at program exit, with non-cash benefits at exit that do not enter the CoC system shelters during the remainder of the ESG year.

**Rapid Re-Housing:** Number of persons receiving case management, exited to or maintained permanent housing at exit, with higher income at program exit, with non-cash benefits at exit that do not enter into the CoC system shelters during the remainder of the ESG year.

See agreed uniform performance standards in the appendices in the Final Action Plan.