



## COMMISSIONERS COURT COMMUNICATION

REFERENCE NUMBER CD 4848

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DATE: 11/24/2020

SUBJECT: **AUTHORIZATION FOR DIRECTOR OF COMMUNITY DEVELOPMENT OR  
DESIGNEE TO SIGN CERTAIN U.S. DEPARTMENT OF HOUSING AND  
URBAN DEVELOPMENT RELATED HOLDS**

### **\*\*\* CONSENT AGENDA \*\*\***

#### **COMMISSIONERS COURT ACTION REQUESTED:**

It is requested that Commissioners Court appoint the Community Development Director, or their designee, as the signatory authority for certain U.S. Department of Housing and Urban Development (HUD) related holds, specifically for first-time homebuyer and homeowner rehabilitation programs.

#### **BACKGROUND:**

The Community Development Department uses Community Development Block Grant (CDBG) and HOME Investment Partnerships Program (HOME) funds to promote local housing strategies designed to preserve and increase affordable housing opportunities for low- and very low-income Tarrant County residents, including first-time homebuyer and homeowner rehabilitation assistance. By using these funds, HUD requires certain "affordability periods" be put in place for homeowners that have benefited from financial assistance provided by these programs, which act as a hold. These affordability periods range in time, depending on the amount of financial assistance provided; however, most are for five (5) years.

From time to time, homeowners will contact the Community Development Department to release the hold on their property, especially when the property is refinanced or sold. Community Development staff reviews each case to determine whether HUD funds are still owed or if the hold can be released without financial consequence due to the affordability period obligations being met. The Community Development Director, or their designee, then reviews supporting documentation prior to signing the release.

These HUD related holds are routine and, especially in the case of a sale, have very short windows to not negatively impact closing terms and timelines.

#### **FISCAL IMPACT:**

There is no direct fiscal impact on general County funds. All costs of monitoring these grants are paid for with grant funds.

SUBMITTED BY:	Community Development	PREPARED BY:	Marguerite Jones
		APPROVED BY:	