



# PY 2025 ACTION PLAN

Tarrant County, TX

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## AP-05 Executive Summary

Program Year (PY) 2025 (July 1, 2025-June 30, 2026) is the first (1<sup>st</sup>) year of the Tarrant County Consortia Five- (5- ) Year Consolidated Plan (2025-2029). This planning process combines the application, planning, and reporting requirements for Community Development Block Grant (CDBG), HOME Investment Partnerships Program (HOME), and Emergency Solutions Grant (ESG) funds. As an urban entitlement, Tarrant County must comply with the Consolidated Plan requirements to receive funding for these formula-based programs.

As 2025 allocations have not been released by HUD yet, Tarrant County will use 2024 allocations for planning purposes. The following are 2024 allocations for each grant: As of June 4, 2024, Tarrant County's allocations are the following for each grant: CDBG, \$4,208,280.00; HOME, \$1,437,719.26; and ESG, \$254,138.00.

Summarize the objectives and outcomes identified in the Plan

**HUD instructions:** *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 and outcomes identified in the Plan by providing low- and moderate- income residents with a suitable living environment and decent, safe, affordable housing.

### CDBG

Approximately \$2,136,272 in CDBG funds will be used for public infrastructure activities under area-wide benefit, including project delivery costs. \$87,814.03 from previous unspent CDBG allocations from completed 2023 projects in Crowley and Sansom Park will be reallocated for 51<sup>st</sup> year (PY 2025) infrastructure activities. In PY 2025, approximately 16,363 people in 10 Tarrant County cities will be assisted with improved access to infrastructure benefits.

Approximately \$1,009,008 from PY 2025 CDBG funding and previous unspent CDBG allocations to rehab as well as about \$1,150 in CDBG program income will be used for the rehabilitation of at least 49 owner-occupied single-family housing units and program administration. Three (3) full home rehabs with a cap of \$40,000 per home assisted in the City of Benbrook, 44 priority repairs with a cap of \$15,000 per home assisted, and two (2) ADA barrier removals capped at \$5,000 per home assisted, are estimated to be completed. No affordability period is required when using CDBG.

Approximately \$222,000 in PY 2025 CDBG funds will be used for two (2) public service activities. \$180,000.00 will be used for case management for enrolling an estimated 30 families/80 people experiencing homelessness into the Tarrant County Transitional Housing Program, and \$42,000 will assist 1,000 youth through SafeHaven of Tarrant County's SafeSchools Anti-Bullying Program.

Remaining CDBG funds will be used for the administration of these programs, planning, and meeting other federal requirements.

## HOME

2025 HOME funding, as well as uncommitted funding from PYs 2022 and 2023, will focus on increasing affordable housing inventory by providing down payment assistance, closing costs, and/or applicable fees up to \$50,000 to an estimated 25 eligible homebuyers, and administration costs. Match will be provided by Housing Channel through other homebuyer assistance activities. Prior year funding from 2017-2021 will newly construct new affordable housing in the City of Mansfield. HOME-ARP funds will continue to focus on supportive services, tenant-based rental assistance, and administration. At the time of publication, approximately \$4,000,000 in HOME-ARP supportive services funding has been contractually committed.

### Reallocation of funds:

Development	\$152,617.40 (2017); \$411,163.47 (2018); \$539,777.05 (2019); \$872,459.00 (2020); \$822,864.35 (2021)
Homeowner Assistance	\$801,664.40 (2022); \$168,683.40 (2023)

## ESG

Approximately \$122,480 in ESG dollars will provide funding for emergency shelter operations to provide temporary housing for approximately 10,725 individuals experiencing homelessness at overnight shelters and a daytime shelter. Approximately \$112,595 will be allocated to pay short-term rental assistance for at least 20 households with eviction notices or notices to vacate through Homelessness Prevention programming. The remaining funds will pay for administration, reporting, training, and Homeless Management Information System (HMIS) data administration costs.

### Evaluation of past performance

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

PY 2024 completed and closed the ESG-CV grant and have two (2) remaining infrastructure projects Forest Hill and Watauga using CDBG-CV to complete. Six (6) water improvement projects were completed in Blue Mound, Grapevine, Hurst, Mansfield, North Richland Hills, and River Oaks in PY2024. These water improvements will help mitigate any system failures ensuring public safety against COVID transmission.

Upon submission of the PY 2025 Plan, Tarrant County will be in final year of the five- (5-) Year Consolidated Plan (2020-2024). To date, the timeliness expenditure rate of CDBG is below the threshold of 150%, as required by HUD.

PY 2022 – All CDBG public works projects were completed, except two (2).

PY 2023 – Eight (8) CDBG public works projects were completed and four (4) are currently under construction.

PY 2024 to date – Due to late receipt of grant, all CDBG public works projects are in early stages of plan review and pre-construction.

As of January 31, 2025, 11 single-family owner-occupied homeowner rehabilitations, funded by CDBG and HOME, have been completed. 1,210 duplicated students received anti-bullying and anti-violence education through SafeHaven's SafeSchools program. CDBG funds also provided case management services to 16 families experiencing homelessness.

ESG funds assisted residents within the service area, often referred through United Way's 2-1-1 hotline and other service agencies. These funds assisted approximately 25 low-income households. Additionally, ESG funds assisted emergency shelters with operating costs, fully exhausting PY 2023 funds and nearly expending all PY 2024 funds; rising utility costs across the nation demonstrate the demand for this type of operational assistance. HMIS data, reporting, and technical assistance have been received when requested.

The housing market has not been favorable. Further, the costs of materials and construction remained high. This combination has made HOME funding out of reach for many developers; however, Tarrant County is collaborating with Housing Channel and City of Mansfield to potentially construct new townhomes or single family homes within the City of Mansfield.

Fewer people were served over the PY due to the difficulty in finding affordable housing. Although units are being built, construction is not keeping up with the pace of population growth. Further, the influx of people moving to the region that can afford to pay above market rate rent is driving out those that cannot afford as many residents cannot afford the rent increases. Additionally, landlords can pick and choose who to lease to and do not have to negotiate lower rates paid by federal programs when others can afford above-market rents. These challenges could be addressed in a variety of ways, including policy changes and/or setting aside a percentage of affordable housing units within new housing builds.

#### Summary of citizen participation and consultation process

Tarrant County encourages citizen participation in the development of planning documents, particularly from low- to moderate-income target areas. Public notices are prepared and published for public meetings held in accordance with Tarrant County policy, resulting in at least two (2) public meetings a year with additional public hearings as needed for any substantial amendments. Further, Consortium-member cities have additional opportunities for public comment as public infrastructure projects are considered. Additional details of this process are included in Section AP-12.

No substantial amendments occurred during PY 2024.

#### PR-05 Lead & Responsible Agencies

The Tarrant County Community Development Department (CDD), a division of the Tarrant County Administrator's Office, has been designated as the lead agency for the development and implementation of the jurisdiction's Five- (5-) Year Consolidated Plan and is charged with the preparation and the submission of the annual Action Plan to the U.S. Department of Housing and Urban Development (HUD) on behalf of the Tarrant County Consortium and four (4) entitlement Cities under joint agreements: Euless, Grapevine, Mansfield, and North Richland Hills. Additionally, CDD is responsible for overseeing

the public notification process, program management, and administration of these grants<sup>1</sup>, including the environmental review process for all proposed projects.<sup>2</sup>

Housing Opportunities for Persons with AIDS (HOPWA) and HOPWA COVID-19 (HOPWA-C) are administered by the Tarrant County HIV Administrative Agency housed within the County Judge's Office.

A summary of the responsible agencies can be found in **Table 1** of the Appendix.

## AP-10 Consultation

As the Lead Agency, Tarrant County's Community Development Department (CDD) continues to work collaboratively with area partners and organizations interested in improving local neighborhoods and the community at-large. These partners and organizations include, but are not limited to:

- Mayors' Council of Tarrant County;
- Partnership Home, lead Continuum of Care (CoC) agency
- Intellectual and Developmental Disabilities (IDD) Council of Tarrant County
- My Health My Resources (MHMR) of Tarrant County
- John Peter Smith (JPS) Hospital
- Public school districts
- Housing assistance programs

All priorities are reviewed and discussed at Tarrant County meetings, workshops, public forums, and public hearings held throughout the year and specific measures are taken to ensure that residents of low- to moderate-income target areas are invited to participate (e.g., CDD informs Housing Assistance Offices of upcoming public meetings). Additionally, representatives from each Precinct are invited to participate in scoring program proposals.

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.

The Mayors' Council of Tarrant County (the "Council") is a nonprofit organization of local elected officials dedicated to working on countywide challenges and initiatives together and establishes priorities for CDD under the guidance of Tarrant County Administration. Each Tarrant County City is represented on the Council by their mayor and may serve on various committees and boards as needs arise in the community.

The Council meets six (6) times per year. In between meetings, CDD staff maintains a constant dialogue among Consortium members. Topics of discussion have included public health challenges, legislative updates, quality of life, efforts to end homelessness, and partnerships. Information gathering has cumulated into action on several occasions, including convening on mental health and law enforcement and transportation efforts.

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<sup>1</sup> CDBG, ESG, and HOME

<sup>2</sup> Environmental reviews are kept on file at the TCCD offices and through the HUD Environmental Review Online System (HEROS).

Describe coordination with the Continuum of Care (CoC) and efforts to address the needs of people experiencing homelessness, particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth, and those at-risk of homelessness. The Continuum of Care (CoC), City of Fort Worth, City of Arlington, and Tarrant County meet on a quarterly basis to discuss how to best allocate funding amongst nonprofit agencies to best serve clients through high performance standards and HMIS data collection. Since the Cities of Fort Worth and Arlington only serve nonprofit agencies within their respective city limits, Tarrant County aids beyond those bounds within its Consortium area through subrecipient agreements and in-house homelessness prevention efforts.

Tarrant County will continue to consult with the CoC regarding performance standards for activities under ESG by discussing how to produce uniform reports across all partner agencies. Additionally, monthly general meetings have been replaced with on-going case conferencing and a monthly virtual meeting “huddle.”

The Consolidated Plan, Annual Action Plan, Consolidated Annual Performance and Evaluation Report (CAPER), and quarterly e-Snaps reports will be used to guide performance standards. Data-driven information and evaluation of each service provider’s effectiveness shows how well the service provider succeeded at (1) targeting those who need the assistance most; (2) reducing the number of people experiencing homelessness; (3) reducing the length of time people experience homelessness; and (4) reducing each program participant’s housing barriers and/or housing stability risks.

Describe consultation with the CoC that serves the jurisdiction’s area in determining how to allocate ESG funds, develop performance standards 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 people experiencing homelessness as possible by funding operational costs of emergency shelters that are mainly located in Arlington and Fort Worth. As programs serving the same population emerge and evolve, Tarrant County continues to work 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 is correct and reflective of actual funds expended. Partnership Home continues to train agency staff and provide technical support to ensure data is correct in the system.

During quarterly meetings, discussion regarding the increased need for homelessness prevention services has led to increased funding of these programs and improved communication to expend funds timely by providing improved service to those in need that qualify. Tarrant County continues to meet with the City of Arlington, City of Fort Worth, and Partnership Home to ensure timely response to needs. Past meetings have made collaboration between public and nonprofit partners seamless, even given large amounts of HUD funding.

Describe the agencies, groups, organizations, and others who participated in the process and consultation.

Agencies, groups, and organizations who participated may be found in **Table 2** of the Appendix.

Identify any agency types not consulted and provide rationale for not consulting.

Agencies such as the Veterans Administration (VA), Meals on Wheels, and Tarrant County Area Agency on Aging were not formally consulted as ESG funds are specific for services for people experiencing homelessness. That said, clients from these organizations were provided information about Tarrant County programs in other ways. For example, to assist Veterans currently being served by the VA, Tarrant County provides flyers to the VA on home rehabilitation for distribution so that Tarrant County may better serve Veterans and their families.

Identify other local, regional, state, and/or federal planning efforts considered when preparing the plan.

Other local, regional, state, and/or federal planning efforts considered may be found in **Table 3** of the Appendix.

Tarrant County's ARPA funds from U.S. Treasury funded many programs, including food programs, daycare facilities, and an array of social services. Tarrant County anticipates additional requests for funding for ongoing support of programs after ARPA funds have been depleted.

## AP-12 Participation

Tarrant County encourages resident participation in the development of its planning documents, including the Annual Action Plan and Five- (5-) Year Consolidated Plan. As previously stated, public notices are prepared and published for public meetings held in accordance with Tarrant County policy, resulting in at least two (2) public meetings a year for the Annual Action Plan and CAPER, as well as additional public meetings for substantial amendments. Public comments are also received in each Consortium-member City where CDBG funds will be used in accordance with policy as well as through Advisory Councils, including Mayors' Council, partner agencies, and Partnership Home to capture public comments from vulnerable populations and incorporate them into final documents.

Public notification of public hearings takes place at least ten (10) days prior to the hearing date. Notifications from Tarrant County are published in the Commercial Recorder and posted online. Public hearings are held at central locations which are convenient to residents and ADA accessible to people with disabilities. Interpreters are provided upon request per Tarrant County policy. Additionally, Tarrant County policy also calls for at least one (1) technical assistance workshop each year. Tarrant County ensures that the Texas Open Meetings Act (Local Government Code, Chapter 551) is followed whenever applicable.

All public comments are captured in final documents. Annual Action Plans, CAPERs, and other formal reports are available in the CDD Office and online and may also be emailed or mailed on request.

An overview of participation outreach efforts may be found in **Table 4** of the Appendix.

### Public Notice, Hearings, and Meetings

Tarrant County published a public notice summarizing the proposed draft Action Plan for PY 2025 in the Commercial Recorder on February 14, 2025, opening the 30-day public comment period. A public hearing will be held at 10:00 AM on March 18, 2025 in Tarrant County Commissioners Court, 100 E. Weatherford St., Fort Worth, TX 76196, concluding the public comment period.



The Mayors' Council of Tarrant County will review the Action Plan at their regularly scheduled meeting on April 7, 2025. If approved, a copy of this Resolution will be included in the Appendix.

#### *Summary of public comments*

No comments were made from past year substantial amendments or CAPER 2023. Any comments made regarding the 2025 Action Plan or five- (5-) year 2025-2029 Consolidated Plan will be provided in the final Action Plan.

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

To be determined.

## AP-15 Expected Resources

### 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 special needs populations, such as people experiencing homelessness, Tarrant County competes for Continuum of Care (CoC) funding. In 2021, competitive Housing Opportunities for People with AIDS (HOPWA) grants were moved to the Judge's Office, where they remain housed today.

In 2020, additional COVID-19 funding was provided through the CARES Act, commonly referred to as "CV" funding. Tarrant County received its own allocations of CDBG-CV, ESG-CV, and HOME-ARP funding, which are administered by the Community Development Department. ESG-CV grant has been completed December 2024 with a final balance of \$547.70 to be re-captured by HUD. CDBG-CV will be completed by June 12, 2026. HOME-ARP funding is currently contracted for supportive services to assist special qualifying populations (QPs). Tarrant County also received general American Rescue Plan Act (ARPA) funding. These funds are administered through the Tarrant County Administrator's Office.

The Tarrant County Housing Finance Corporation (HFC) has the authority to issue bonds for affordable housing activities. Additionally, proceeds from these funds may be used to support service agencies throughout the Tarrant County community.

Local service agencies have other funding streams available to them to carry out their respective missions. These funding sources include, but are not limited to, private funds and donations, local grants, and foundation funding. Often, these funding streams provide greater flexibility than federal dollars.

CDBG funds are allocated and spent in each Consortium-member City according to concentrations of low- to moderate-income populations, as designated by CDBG-eligible areas. To be considered a CDBG-eligible area, at least 51 percent (51%) of the population must be considered low- to moderate-income households, based on the latest HUD calculations or HUD-approved income survey. Currently, there are no other designated general "target areas."

Other program funds, such as those for the single-family homeowner rehabilitation program, represent a direct benefit activity, and are allocated on a first-come, first-served basis to ensure that all eligible residents will have the same opportunity to benefit 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 the location of affordable housing development include the technical capacity of selected development teams and the ability of beneficiaries to match effort.

An overview of anticipated resources may be found in **Table 5** of the Appendix.

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

CDBG funds do not require matching funds; however, at least \$1,193,160 will be leveraged from non-federal sources by Cities for PY 2025 infrastructure projects. The HOME program will match at least 25 percent (25%) from all funding, including prior years, to successfully execute their projects through participating Consortium Cities, developers, and CHDOs. 2025 match will be provided by Housing Channel through other homebuyer assistance activities. As stated in their RFP response, "Housing Channel will work to identify lenders that are interested in discounting fees and providing below market interest rate financing for CRA-qualified mortgage loans, additional (non-federal) down payment assistance funds from banks and the Federal Home Loan Bank and partnerships with TDHCA and TSAHC to layer additional assistance and secure lower interest rates to provide for the match requirement. Additionally, Housing Channel will contribute toward the match to provide homebuyer education to all interested Tarrant County residents including financial literacy, pre-purchase counseling and the homebuyer certification workshop required for participation in federal-funded homebuyer programs."

The 100 percent (100%) match for ESG shelter operations is provided by each participating emergency shelter through in-kind salary costs incurred, private donations, and/or the United Way. Matching funds for ESG Administration and Homelessness Prevention programming will be matched by CoC grants awarded to Tarrant County.

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

Tarrant County does not typically own land for the purposes of the activities outlined in the Plan.

#### Other Discussion

ESG-CV grant has been completed December 2024 with a final balance of \$547.70 to be re-captured by HUD. CDBG-CV will be completed by June 12, 2026. HOME-ARP funding is currently contracted for supportive services, homebuyer activities, and tenant-based rental assistance (TBRA) to assist special qualifying populations (QPs).

### AP-20 Annual Goals and Objectives

Goal summary information may be found in **Table 6** of the Appendix.

Goals descriptions may be found in **Table 7** of the Appendix.

### AP-35 Projects

#### Introduction

Tarrant County allocates a significant portion of CDBG funds to infrastructure improvement, the highest priority identified in the 2025-2029 Consolidated Plan. The next priorities are to rehabilitate single-family owner-occupied homes and provide homeowner assistance within the Tarrant County Consortium

service area. Finally, providing public services through case management, operating costs for emergency shelters, rental assistance to prevent homelessness and education to youth round out the priorities for PY 2025.

Project information may be found in **Table 8** of the Appendix.

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs. As outlined in the Introduction, priorities were identified according to need in order to provide the greatest assistance to the greatest number of people. Improving basic infrastructure directly assists residential neighborhoods and indirectly assists all the lines and roads in various cities throughout the County. Focusing on individual homeowners provides direct assistance where homeowners may not have enough funds to acquire their own home or improve their existing home. Market events and supply chain issues created obstacles to meet all identified needs; delays in receiving materials prolonged construction projects. Finding qualified contractors for reasonable costs has also been difficult; however, Tarrant County has added new eligible contractors due to expanded outreach efforts.

### AP-38 Projects Summary

Projects summary information may be found in **Table 9** of the Appendix.

### AP-50 Geographic Distribution

Describe 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 through 2026. The following Cities are members: 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. Letters to each municipality were mailed and emailed on May 4, 2023, for the 2024 through 2026 period.

Additionally, Tarrant County has joint administrative agreements with four (4) entitlement cities to administer CDBG funds for each. The City of Burleson was eligible to be an entitlement city in 2023; however, the City opted to remain with the Tarrant County Consortium.

All low- to moderate-income area wide benefit activities for PY 2025 are based on the 2024 HUD calculations of U.S. Census data. As previously stated, areas served using CDBG must meet the minimum of 51 percent (51%) threshold to be eligible, as Tarrant County is no longer considered an “exception grantee” since 2021. For HOME-funded projects, market studies and environmental reviews are conducted prior to further investment to ensure affordable housing exists in connection with transportation options, infrastructure availability, quality schools, medical care, and other amenities, to support quality of life.

Geographic distribution information may be found in **Table 10** of the Appendix.

Automatic recertification’s for the 2027 through 2029 Consortium will take place during summer 2026. During this time, Cities may opt in or out.

### Rationale for the priorities for allocating investments geographically

Seven (7) cities and four (4) entitlement cities in the Tarrant County Consortium have submitted proposals for CDBG funds for these areas. Back in PY 2012, Tarrant County anticipated a cut in CDBG funding and split the Consortium members into two (2) groups, which would alternate receipt of annual funding. The split was dictated by the weight of annual activities, County Precinct, and geographic grouping. With rising costs and more expensive projects, the groups remain split. Group A will receive funding in PY 2025, and all odd years. Group B received funding in PY 2024, and all even years. The four (4) entitlement cities, Euless, Grapevine, Mansfield, and North Richland Hills, continue to receive annual funding.

Funding group distributions may be found in **Table 11** of the Appendix.

The City of Benbrook has opted to allow homeowner rehabilitation activities open to all eligible residents within their city, rather than an infrastructure project. CDBG public services funding will be available for all Tarrant County Consortium members with eligible projects, and Tarrant County at-large for certain eligible populations.

All areas within the Tarrant County Consortium service area will be eligible for ESG and HOME funding based on qualifications for respective programs. Arlington, Fort Worth, and Grand Prairie have their own HUD funding and manage their own programs. Only in cases where programs serve countywide, rather than a specific area, will funding be spent in Arlington, Fort Worth, and/or Grand Prairie.

### Discussion

There are pockets of cities with areas of low-income and minority concentrations; however, all cities within the Tarrant County Consortium are treated in the same way and funding is shared across the membership. In doing so, Cities are more open to assisting each other in other programs, resulting in more significant economic development opportunities that may benefit areas with greater needs. Tarrant County strongly encourages Cities to collaborate on projects and to provide more cohesive systems.

## AP-55 Affordable Housing

### Introduction

Tarrant County Community Development will foster relationships with nonprofit and for-profit groups throughout the year to promote the development, construction, production, and maintenance of affordable housing opportunities. Leveraging HOME funds with Low-income Housing Tax Credit (LIHTC) projects and other bond programs will help add affordable housing units with longer affordability periods in the community. In the past, Tarrant County has funded multifamily rental projects, both new construction and acquisition-rehabilitation, along with the funding of single-family housing scattered throughout the Consortium service area and will continue to do so in partnerships with CHDOs and the development community. This year's focus on assisting potential homebuyers to acquire their own home is another avenue to provide affordable housing. In addition to the programs outlined above, Tarrant County will use ESG funds for homelessness prevention activities, ensuring Tarrant County residents are able to stay in their homes rather than be evicted due to nonpayment of rent.

One-year goals for affordable housing by support requirement and type, are available in **Tables 12 and 13** of the Appendix, respectively.

### Discussion

The actual number may exceed the goals. Households experiencing homelessness will be supported through competitive Continuum of Care (CoC) grants that are not reflected in HUD annual entitlement grant reporting.

## AP-60 Public Housing

### Introduction

There are currently six (6) providers of HUD-assisted housing in Tarrant County: Tarrant County Housing Assistance Office (TCHAO), Fort Worth Housing Solutions (FWHS), Grand Prairie Housing Authority, Arlington Housing Authority, Grapevine Housing Authority, and Haltom City Housing Authority. Each entity manages their own programs; however, TCHAO, Grapevine Housing Authority, and Haltom City Housing Authority are covered under this Plan as Grapevine and Haltom City are members of the Tarrant County Consortium.

The public housing inventory located in Grapevine and Haltom City is generally well-managed and in good condition. There are 3,458 Housing Choice Vouchers (HCVs) through TCHAO, including 159 vouchers for the Family Reunification Program, nine (9) for the Foster Youth Initiative, 90 for Emergency Housing, 200 for Veterans Affairs Supportive Housing, 250 for Non-elderly Disabled, 220 for Mainstream, 99 for Grapevine Housing Authority, and 188 for Corsicana Housing Authority. TCHAO currently works with 1,025 landlords that accept vouchers. There are approximately 1,012 households on the waitlist as of January 21, 2025.

As of 2016, the Grapevine Housing Authority only administers their public housing program; TCHAO currently manages their HCV program. In 2022, the waiting list opened for Grapevine Housing Authority and received over 4,000 applications. The list will open again in three (3) to five (5) years.

Grapevine Housing Authority owns 98 housing units located on five (5) streets nearby. Rent is based on approximately 30 percent (30%) of the household's income or a flat rent rate (resident's choice). Starr Place has 20 units for elderly and disabled residents: 10 efficiencies, eight (8) one- (1-) bedrooms, one (1) ADA one- (1-) bedroom, and one (1) two- (2-) bedroom. West Texas Street has 19 units for elderly and disabled residents: eight (8) efficiencies, 10 one- (1-) bedrooms, and one (1) ADA two- (2-) bedroom. Starnes/Brewer has nine (9) housing units for families consisting of six (6) two- (2-) bedrooms and one (1) ADA two- (2-) bedroom located on North Starnes and two (2) three (3-) bedrooms located on Brewer. South Scribner has 10 family housing units consisting of eight (8) two- (2-) bedrooms and two (2) three- (3-) bedrooms. West Worth has 40 housing units for elderly and disabled units consisting of 37 one- (1-) bedrooms and three (3) ADA one- (1-) bedrooms. Grapevine Housing Authority has an established Resident Council that sponsors social and informational activities.

Housing Authority of Haltom City administers a public housing program where the agency manages one (1) project with 150 affordable rental units within one building. The majority of tenants are elderly or have families.

Tarrant County will continue to coordinate with local housing authorities on issues that impact both parties. Since 2000, each of the local housing authorities have developed five- (5-) year agency plans and annual plans under federal requirements.

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

TCHAO does not own any public housing; however, Grapevine and Haltom City own housing units as described in previous sections. At this time, none of the local housing authorities have plans to add to the affordable housing inventory; however, all will continue to meet the needs of current tenants and make improvements to housing units as needed. Overall, transportation needs have been the main request and is an ongoing challenge for Tarrant County as a whole.

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

In homeownership program meetings, potential homeowners obtain credit reports, learn how to interpret them, and receive assistance to clean-up their credit scores prior to purchasing a home. TCHAO uses the same criteria established by HUD for the HCV Homeownership Option program. TCHAO has established a minimum down payment requirement of at least three percent (3%) of the purchase price and requires at least one percent (1%) of the purchase payment to come from the family's personal resources. TCHAO also requires that financing will be provided, insured, or guaranteed by the state or federal government and complies with all underwriting requirements.

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

Grapevine Housing Authority and the Haltom City Housing Authority do not have FSS programs (or equivalent) due to the older population currently served in the public housing program and a lack of funding.

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

TCHAO, Grapevine Housing Authority, and the Haltom City Housing Authority are not considered troubled PHAs. In fact, TCHAO is considered exemplary.

#### Discussion

As previously stated, TCHAO does not own any public housing. Arlington, Fort Worth, and Grand Prairie each have their own housing authorities which assist and house the same populations. Please refer to those cities for additional information.

## AP-65 Homeless and Other Special Needs Activities

### Introduction

Tarrant County Community Development collaborates with the CoC and Partnership Home to ensure continuity of service across the County. With over 200 individual members representing over 40 organizations, the CoC contracts with Partnership Home to plan and manage HMIS for data collection. Subcommittees and work groups are developed within the CoC to ensure needs are kept up with demands and changes. Goals and objectives are made through these groups and 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 people with special needs that are not experiencing homelessness. For example, solutions for transportation challenges for people with mental and/or physical impairments are discussed, analyzed, and planned with partner transportation agencies, mental health service providers, employers, North Central Texas Council of Governments (NCTCOG), and Tarrant County. Tarrant County will continue to participate in trainings, meetings, and activities for people who are not experiencing homelessness, but have other special needs, as those opportunities arise. It is often the lack of funding that inhibits execution of forward-thinking solutions.

### Goals and actions for reaching out to people experiencing homelessness, especially those who are unsheltered, and assessing their individual needs

These goals will be met by continuing to be an active member of the CoC's various committees and participating in coordinated entry. Through coordination, state ESG funds administered by Partnership Home are used to support agencies conducting street outreach. Partnership Home and Hands of Hope outreach teams hope to reach people experiencing unsheltered homelessness. The Improvement, Coordination, and Training Committee (IC-T) also reviews and provides input into the Plan objectives. The IC-T Committee meets at least monthly to discuss current matters to help best serve people experiencing homelessness. If pressing challenges arise, information will be provided to the CoC Board of Directors for immediate action. Finally, assessment tools will be evaluated and modified continually as needed by the CoC with input from Tarrant County.

### Goals and actions for addressing the emergency shelter and transitional housing needs of people experiencing homelessness

Tarrant County Community Development will continue to work with CoC agencies and Partnership Home to increase diversion and prevention activities. People experiencing homelessness can sometimes be diverted to family and friends with assistance of transportation or case management. Often, the barrier is being able to reach family and friends or not understanding what is available for a particular situation. Housing navigators can help explain resources and direct and divert people accordingly. Increasing income through benefits and employment continues to be a need of those residing in transitional housing options. Workforce Solutions for Tarrant County is an excellent resource for providing information about available jobs and skills training. Additionally, case managers direct participants to resources that support jobs or education, such as childcare. Private foundation funding has also been obtained by Partnership Home to support diversion and rapid exit efforts.

Goals and actions for helping people experiencing homelessness, 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 through the CoC Coordinated Entry System (CES). Partnership Home 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.

Goals and actions for 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 healthcare 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 people to avoid homelessness and ensuring people and their families stay 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 CoC's committees. Tarrant County is an active member of the CoC committees and meets with Partnership Home to assist in planning efforts to reduce homelessness.

As previously stated, Partnership Home is the lead agency and is responsible for the planning and evaluation of the effectiveness of services in the CoC. Partnership Home facilitates the CES for the CoC. Part of this 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, enhancing the work of the CES moving forward.

#### Discussion

As Tarrant County begins to add mental health facilities throughout the County, communication with nonprofits and emergency personnel will continue to provide these special needs populations with mental health services.

### AP-75 Barriers to Affordable Housing

Barriers to affordable housing include lack of monetary resources, lack of information to maintain housing (e.g., legal, operational), and lack of availability. For those that have housing vouchers, there is



great difficulty in finding a landlord that will accept the vouchers due to such high demand of at-market priced renters. To further exasperate availability for low-income renters, the Texas Local Government code, states that a municipality may not pass an ordinance or set a regulation "that establishes a maximum sales price for a privately produced housing unit or residential building lot." Tarrant County will add to the affordable housing inventory through HOME funding when opportunities arise. Working with member cities and the development community to add affordable housing is as important as working with regional partners to improve alternate mobility options, employment, and affordable childcare.

Often saving for an initial down payment can be a barrier to homeownership, especially given the current cost of living. As the market becomes more favorable for renters to become homebuyers, Tarrant County will provide homebuyer assistance through its HOME grant, leading homebuyers to a path of financial stability.

The Community Development Department receives fair housing complaints from Tarrant County residents. The Department provides informational resources, such as Legal Aid or additional programs, as well as technical guidance to residents as well as property managers and owners. This education helps break down potential affordable housing barriers and resolve potential issues before they become significant challenges.

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

Tarrant County will continue the following actions in PY 2025 to remove the negative effects of public policies that serve as barriers to affordable housing: (1) continue to work with the CoC 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 nonprofits, Tarrant County may reach the same clientele on different levels; (2) educate and encourage Consortium members and agencies to leverage federal funding to produce more cost-effective housing and engage in economic development and community development programs; (3) seek more opportunities with private entities and/or nonprofit agencies to enhance current programs and services; and (4) explore opportunities and educate local communities on lowering energy costs, protecting property and preventing system failures in homes and businesses.

Tarrant County continues to attend meetings hosted by the North Texas Council of Governments (NCTCOG) and partner cities to implement cohesive plans that will better support the region with more sustainable building practices and codes. NCTCOG shares information with Tarrant County, cities, developers, and builders to provide guides on best building practices. Tarrant County ensures that the information is conveyed to residents through a variety of methods, including the Tarrant County Mayors' Council.

## Discussion

The lack of quality affordable housing for renters and homebuyers continues to be a main obstacle. Unfortunately, this is a national problem driven by multiple factors.

## AP-85 Other Actions

### Introduction

Tarrant County continues to stay involved in community needs through resident comments, CoC involvement, and the organization's involvement on regional and national stages. With decreasing resources and greater need, strong partnerships have emerged to serve unmet needs in the community. The Community Development Department (CDD) will continue to advocate for resident needs and evolve along the way.

In the event of an emergency, the CDD has updated policies to allow for reallocation of CDBG funds for public infrastructure needs and respond to homeowners and renters in disaster areas at a faster rate; however, dedicated CDBG-DR funds provided directly to the County for such instances would allow for greater flexibility and faster assistance.

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

Despite continued coordination between governmental agencies, nonprofit organizations, churches, and others to serve the needs of the most vulnerable populations, economic prosperity, job availability, transportation, affordable housing, and access to healthcare and other services are not at everyone's doorstep. Increased costs, lack of affordable housing, and policy have not kept up with market changes, prohibiting action partners from meeting underserved needs. Tarrant County and Consortium member cities continue to work more closely to leverage funding whenever possible to better coordinate the use of funds.

Lack of knowledge of available resources is often an obstacle. Often, residents that need the assistance most do not know about available programs. Sharing opportunities in a variety of ways, including between Tarrant County Departments and resource sharing groups, has increased opportunities to provide services, resources, and work together to tackle challenges. The Mayors' Council of Tarrant County has been able to convey needs and inform residents on where opportunities are available relative to where they reside. Where possible, more affordable housing is being added with imaginative collaborations between public and private entities. As mentioned previously, the CoC continues to share information as a network, and streamlines available programs and resources whenever possible, evidenced by the Coordinated Entry System (CES).

### Actions planned to foster and maintain affordable housing

67.79% of all housing units in the Tarrant County Consortium are single-family detached residential housing units. More than half of these housing units were built before 1989. As these homes continue to age, CDD will continue to assist homeowners with rehabilitation programs to preserve the affordable housing inventory when possible.

Many aging streets located in low- to moderate-income areas will be assisted with improved infrastructure to ensure a neighborhood remains vibrant and blight is prevented. Providing homebuyer assistance to help income-eligible homebuyers will help remove financial barriers and foster homeownership. Additionally, Community Housing Development Organizations (CHDOs) will continue to develop and redevelop affordable housing as the market will allow.

When seeking affordable housing, transportation and marketability are at the forefront of justifying the need for development. CDD will continue to monitor development of transportation and add to the affordable housing inventory based on housing needs and surrounding amenities.

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

Tarrant County notifies all program participants of the potential hazards of lead-based paint. Assisted residences are reviewed for peeling paint, especially those with young children, and provided lead-based paint education, as required by HUD. All case managers and housing inspectors have been certified as visual inspectors. Inspire certified inspectors will also review for lead based paint. CDD has two (2) staff members certified as Lead Paint Risk Assessors through GEBCO Training Institute.

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 on September 15, 2000. The Community Development team consults with the National Association for County Community and Economic Development (NACCED), National Association of Home Builders (NAHB), and the Tarrant County Health Department on any lead-based paint issues as needed.

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

Tarrant County will continue programs directed towards 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 a lack of reliable public transportation that will accommodate flexible work schedules and cross city limits. Trinity Metro has implemented some opportunities to provide greater options of bus service to cities outside the City of Fort Worth. Other alternate transportation options have provided discounted services for some populations and programs as businesses are more inclined to provide reliable transportation or work schedules to maintain a dependable workforce. By collaborating with various groups and exploring opportunities, the community can provide greater opportunity to its residents.

Tarrant County's Department of Human Services (DHS) administers a rental assistance 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 crises, and other circumstances, Tarrant County will also use ESG homelessness prevention program funds to prevent poverty-level families from falling further below the poverty line.

The homeowner rehabilitation program uses energy efficient methods and sustainable building practices to lower long-term costs for homeowners. Households on fixed incomes can better control expenses and safely use heat and air conditioning during appropriate times, actions that may have been difficult otherwise.

SafeHaven's SafeSchools program supports staff to go to elementary, middle, and high schools to educate students about bullying and dating violence. By educating students on what is acceptable and what isn't, 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 adulthood which means less reliance on others and to encourage individuals not to remain in 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, surveys, workshops, and joint ventures. Through the Mayors' Council of Tarrant County, Tarrant County Cities will be informed of actions and will help decide on how HUD funds will be expended. The Community Development team will work to ensure these funds are spent 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 these ever-changing times. Constant communication is open and shared daily to address emergencies amongst cities, agencies, business, and between Tarrant County Departments, as necessary.

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

The Community Development Department continues to coordinate with CoC members, the Cities of Fort Worth and Arlington, Partnership Home, local housing authorities (including TCHAO), and others to share information. Chronic homelessness, minority homeownership, local housing issues, and assistance in developing programs and activities will continue to be discussed.

## AP-90 Program Specific Requirements

### Introduction

Tarrant County through CDD 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 2025-2029 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 two (2) 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, CDD 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 2025 HOME program, funds will be used to assist potential homeowners with down payment and closing costs to acquire their own home, and administration of the programs. The ESG program for PY2025 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 (CDBG)

Projects planned with expected CDBG funding are identified in the Appendix.

### *Program Income*

The total amount of program income that will have been received prior to the start of the next program year that has not been reprogrammed is \$1,150.

### *Other CDBG Requirements*

80 percent (80%) of CDBG funds will be used for activities that benefit people with low- and moderate-incomes. There are zero urgent need activities.

### HOME Investment Partnerships Program (HOME)

#### *A description of other forms of investment being used beyond those identified*

HOME activities require at least 25 percent (25%) match. Developers, CHDOs, cities, and other partners provide cash match, fee waivers, and in-kind match (among other forms). Homebuyer assistance program match will be provided by Housing Channel through other homebuyer assistance activities.

Tarrant County released several Requests for Proposals (RFPs) to encourage submission of eligible projects and activities. In most cases, it is anticipated that HOME funds will provide a portion of the program investment but will not be the only funding source.

#### *A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities*

Tarrant County does not impose resale requirements but does exercise a recapture option for its HOME program. Recapture is enforced for a period relative to the amount assisted, where the direct subsidy is subject to recapture. In the case of homebuyer assistance, direct subsidy may consist of down payment assistance and/or closing costs that are up to \$50,000 or pass through rates which are subject to a lien on the home mortgage. If the buyer is noncompliant and/or does not satisfy principal residency requirements, repayment of full subsidy is required. In the event of a sale, short sale, or foreclosure, the amount recaptured will be limited to the net proceeds and the pro rata amount at the time of sale. Net proceeds are defined as the gross sales price minus the balance of all existing mortgages and liens, commissions, 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.

For example, if the homeowner was assisted with \$15,000, they will repay the amount of HOME funds given in accordance to the following schedule:

- Sold within one (1) year – 100% repayment
- Sold within two (2) years – 80% repayment
- Sold within three (3) years – 60% repayment
- Sold within four (4) years – 40% repayment
- Sold within five (5) years – 20% repayment
- Sold *after* five (5) years – no repayment

After the fifth (5<sup>th</sup>) year, a Lien Release may be granted without penalty. Any funds recaptured from homebuyers as a result of the above may be utilized for County-approved HOME-eligible activities to benefit low-income households.

*A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds*

As in homebuyer assistance programs, repayment occurs according to contract guidelines and/or HUD guidance. Tarrant County will typically place contractual obligations and/or a lien on the property to ensure ownership remains the same during the period of affordability. Additionally, multifamily units are physically inspected every three (3) years to ensure quality, affordable housing is available to the community and financial records and documents are inspected to ensure ownership has not changed and the development continues to be managed effectively.

Tarrant County will monitor the subrecipient that will manage the homebuyer program on Tarrant County's behalf to ensure that controls such as deed restriction or land covenant, affidavit, or liens, are in place. Additionally, Tarrant County will monitor client files to ensure eligibility. Any funds determined to be ineligible will be subject to recapture.

*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*

Tarrant County does not plan to refinance any existing debt secured by multifamily housing.

*Emergency Solutions Grant (ESG)*

Projects planned with expected ESG funding are identified in the Appendix.

*Include written standards for providing ESG assistance*

Written standards for providing ESG assistance are identified in the Appendix.

*If the CoC 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 CoC Interim Rule, the Tarrant County CoC has designed a Coordinated Entry System (CES) designed to meet the 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 may take beginning their first night of experiencing homelessness to permanent housing. Assessments are conducted at designated program access points, community hub locations, and the PARTNERSHIP HOME Helpline. More details may be found online: <https://www.ahomewithhope.org>.

The CES provides households experiencing homelessness access to services from multiple locations to ensure a fair and consistent process is applied across the Continuum.

1. Assessment – assessments are facilitated by trained Housing Assessors using HMIS. These assessments are generated in HMIS for all households experiencing homelessness and seeking assistance. Households will be assessed every 90 days until exiting the CES.
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 in the process.
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 CoC's priority ranking.

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 CES Housing Navigator, outreach worker, housing assessor, or housing case manager. The Housing Navigator begins the process for preparing the housing. This process may include but is not limited to the following activities: obtaining identification and other critical documents, social security cards, verification documents, and beginning the search for a housing unit. When necessary, Housing Navigators will assist with securing the housing unit, application fees, and security deposits.
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.

It should be noted that CES is not used locally to assign or coordinate initial emergency shelter beds.

*Identify the process for making subawards and describe how the ESG allocation is available to private nonprofit organizations, including community and faith-based organizations*

A Request for Proposals (RFP) to receive Tarrant County ESG funds was issued on December 10, 2024 and was due back to the Community Development Department on January 24, 2025. Seven (7) agencies applied for funds for emergency shelter operations. Each proposal will be reviewed by committee in March 2025. Tarrant County will provide funding to emergency homeless shelters directly assisting people experiencing homelessness anywhere in Tarrant County and to prevent homelessness for people that have an active eviction or have received a Notice to Vacate.

*If the jurisdiction is unable to meet the homeless participation requirement, the jurisdiction must specify its plan for reaching out to and consulting with people experiencing homelessness or who have formerly experienced homelessness in considering policies and funding decisions regarding facilities and services funded under ESG*

Tarrant County meets this requirement by participating in the CoC's planning and committees. Partnership Home executes focus groups and compiles surveys to understand the unique needs of people experiencing homelessness. Comments and information are also collected from the advisory council meetings held monthly that are comprised of CoC-member agencies and administrators that manage programs and services that serve people experiencing homelessness. Combined, the organization can better identify needs and move those experiencing homelessness into housing or prevent homelessness altogether.

*Describe performance standards for evaluating ESG*

The performance standards will require initial evaluations and reevaluations. 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. The evaluation must comply with the County's written standards and the local CoC's CES. In order to successfully record performance outcomes, the CoC system requires that once a household is enrolled in an ESG program, nondomestic violence agencies must complete an initial HUD intake assessment within the HMIS system, the HUD mid-program assessment, and the HUD exit assessment. Performance

outcomes will be reported using the HMIS-generated reports. Domestic violence organizations will provide the same data utilizing similar data systems.

Reassessments may be necessary or required for program participants. Participants receiving homelessness prevention assistance must be reassessed monthly. Rapid rehousing participants must be reassessed quarterly. All participants will receive an exit assessment, as previously stated. Partnership Home 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 Partnership Home will be provided quarterly and upon request. The administration of the HMIS has been contracted to Partnership Home as assigned by the CoC.



# Appendix

Table 1 – Responsible agencies

Role	Name	Department/Agency
Lead Agency	Tarrant County	Tarrant County
CDBG Administrator	Tarrant County	Community Development Department
HOME Administrator	Tarrant County	Community Development Department
ESG Administrator	Tarrant County	Community Development Department
HOPWA-C Administrator	Tarrant County	Judge’s Office

Table 2 – Agencies, groups, organizations who participated

<b>Organization</b>	Partnership Home
<b>Organization Type(s)</b>	Services-homeless Planning organization
<b>What section of the Plan was addressed by Consultation?</b>	Homelessness needs – Chronically homeless, families with children, veterans, unaccompanied youth Homelessness strategy
<b>Briefly describe how the Organization was consulted. What are the anticipated outcomes of the Consultation or areas for improved coordination?</b>	Partnership Home and Tarrant County sub grantees discussed needs and type of services expected in exchange for payment of HMIS fees. To better serve all clients, the nuances of a Coordinated Assessment System (CAS) are discussed to enhance data collection and improve service to program participants. The Continuum of Care (CoC) manages the CAS to best prioritize those in need and address ever-changing social and environmental dynamics.
<b>Organization</b>	City of Arlington
<b>Organization Type(s)</b>	Public Housing Authority (PHA) Other Government - Local

<b>What section of the Plan was addressed by Consultation?</b>	Housing Needs Assessment Public housing needs Homelessness strategy Non-homelessness special needs Anti-poverty strategy
<b>Briefly describe how the Organization was consulted. What are the anticipated outcomes of the Consultation or areas for improved coordination?</b>	City of Arlington receives their own entitlement funding for CDBG, HOME, and ESG. Tarrant County aims to coordinate funds across agencies by comparing and synchronizing ESG funds.
<b>Organization</b>	City of Fort Worth
<b>Organization Type(s)</b>	Other Government - Local
<b>What section of the Plan was addressed by Consultation?</b>	Housing Needs Assessment Public housing needs Homelessness strategy Non-homelessness special needs Anti-poverty strategy
<b>Briefly describe how the Organization was consulted. What are the anticipated outcomes of the Consultation or areas for improved coordination?</b>	City of Fort Worth receives their own entitlement funding for CDBG, HOME, and ESG. Tarrant County aims to coordinate funds across agencies by comparing and synchronizing ESG funds.

Table 3 – Other planning efforts

Name of Plan	Lead Organization	How do the goals of your strategy overlap with the goals of each plan?
Continuum of Care (CoC)	Tarrant County Homeless Coalition (TCHC)	The goal of ending homelessness overlaps with programs and strategic planning efforts.
2021-2024 Workforce Innovation and Opportunity Act (WIOA) Local Plan	Workforce Solutions for Tarrant County	This four- (4- ) year plan focuses on strategies 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	This plan includes information and perspectives from residents and community stakeholders to better help understand the needs for programs and services.
North Central Texas Council of Governments (NCTCOG) planning efforts (various)	NCTCOG	These regional plans focus on topics such as environmental concerns and efforts, transportation, and emergency preparedness.

Table 4 – Participation outreach efforts

Date	Type	Target Audience	Summary of Responses, Attendance	Summary of Comments Received	Summary of Comments Not Accepted	URL (if applicable)
May 21 and 31, 2025	Public meeting	Non-targeted, broader community	State of the Homeless Address held in Fort Worth	TBD May 21 at Texas Wesleyan University May 31 at Tarrant County Sub	N/A	<a href="https://www.ahomewithhope.org">https://www.ahomewithhope.org</a>

				courthouse in Arlington		
Various	Public hearing	Non-targeted, broader community	Each City held public meetings during regular City Council meetings to discuss CDBG projects for the program year (PY).	All comments received were in support of public infrastructure projects, no specific comments related to projects	N/A	
Various	Public hearing	Non-targeted, broader community	Tarrant County held public meetings during regular Commissioners' Court meetings to discuss Annual Action Plans, CAPER, and any amendments.	TBD	N/A	

Table 5 – Anticipated resources

Program	Source of Funds	Uses of Funds	Annual Allocation	Program Income	Prior Year Resources	Total	Expected Amount Available for Remainder of Con Plan	Narrative
CDBG	Public – Federal	Administration and planning, economic development, housing, public improvements, public services	\$4,208,280.00	\$1,150	\$410,761.00	\$4,620,191.00	\$0	All funds are expected to be obligated and projects in progress during the program year and funds to be expended as we near the end of the program year.
HOME	Public – Federal	Acquisition and rehabilitation, administration, homebuyer assistance, homeowner rehabilitation, new construction, tenant-based rental assistance (TBRA)	\$1,437,719.26	\$0	\$6,105,025.21	\$7,542,744.47	\$0	Tarrant County aims to commit HOME funding and draw down funds within HUD’s time constraints.
ESG	Public – Federal	Emergency shelter operations, homelessness prevention through rental assistance	\$254,138.00	\$0	\$10,000.00	\$264,138.00	\$0	Almost all funding will be drawn down during the PY with some remaining to pay between grant agreement terms.

Table 6 – Goals summary

Goal	Start	End	Category	Geographic Area	Needs Addressed	Funding	Goal Income Indicator
Public infrastructure, facilities	2025	2029	Non-housing community development	Tarrant County Consortium service area	Non-housing community development	\$2,136,272.00 (CDBG)	16,363 people assisted w/public infrastructure and/or facility improvements
Preserve affordable housing	2025	2029	Affordable housing, non-homeless, special needs	Tarrant County Consortium service area	Affordable housing	\$1,009,008.00 (CDBG);	49 SF owner-occupied housing units; 3 complete homeowner rehabilitation in Benbrook, 44 priority repair, 2 ADA barrier removal
Increase number of affordable housing units	2025	2029	Affordable housing, non-homeless, special needs	Tarrant County Consortium service area	Affordable housing	\$1,293,947.33 (HOME)	Estimated 25 households assisted w/homebuyer assistance funding
Public services	2025	2029	Affordable housing, homeless, non-homeless, special needs, non-housing community development	Tarrant County Consortium service area	Non-housing community development	\$222,000.00 (CDBG)	1,080 people will be served by public service activities
Homeless shelter operations	2025	2029	Homelessness	Tarrant County Consortium service area*	Homelessness	\$122,483.00 (ESG)	10,725 people provided emergency overnight shelter

Homelessness Prevention	2025	2029	Affordable housing, non-homeless, special needs	Tarrant County Consortium service area	Affordable housing	\$112,595.00	Short-term rental assistance for at least twenty (20) households
Administration	2025	2029	Administrative costs to manage programs	Tarrant County Consortium service area	Administration of programs	\$841,000.00 (CDBG); \$143,771.93 (HOME); \$19,060.00 (ESG)	Successful implementation of Action Plan, Consolidated Plan, and all associated reports

\*Consortium-area shelters are in Arlington and Fort Worth

Table 7 – Goal descriptions

<b>1</b>	<b>Goal Name</b>	Construct public infrastructure, facilities
	<b>Goal Description</b>	Construction of public infrastructure improvements for 10 cities within Tarrant County, including sewer, water, streets, ADA barrier removal, sidewalks, and improved drainage
<b>2</b>	<b>Goal Name</b>	Preserve existing affordable housing
	<b>Goal Description</b>	Major housing rehabilitation (up to \$40,000 per home) of three (3) single-family homes in the City of Benbrook; priority reconstruction rehabilitation (up to \$15,000 per home) of forty-four (44) single-family homes; ADA barrier removal (up to \$5,000 per home) for two (2) homes
<b>3</b>	<b>Goal Name</b>	Increase affordable housing inventory
	<b>Goal Description</b>	Increase affordable housing inventory by providing down payment assistance, closing costs, and/or applicable fees to an estimated 25 eligible homebuyers

<b>4</b>	<b>Goal Name</b>	Provide public services
	<b>Goal Description</b>	Provide case management to approximately 80 people (30 households) experiencing homelessness, and provide anti-bullying and dating violence education to approximately 1,000 students
<b>5</b>	<b>Goal Name</b>	Prevent homelessness
	<b>Goal Description</b>	Provide up to three (3) months of short-term rental assistance and/or utility assistance to at least 20 extremely low-income renter households with either a Notice to Vacate or an Eviction Notice
<b>6</b>	<b>Goal Name</b>	Provide emergency shelter operations
	<b>Goal Description</b>	Assist up to seven (7) area shelters by paying for a portion of their operating costs, serving approximately 10,725 people
<b>7</b>	<b>Goal Name</b>	Provide grant, program administration
	<b>Goal Description</b>	Provide administrative costs to plan and manage all programs.

Table 8 – Project information

#	Project Name
1	2025 Public Facility and Infrastructure Improvements
2	2025 SF Home Rehabilitation
3	2025 Homebuyer Assistance
4	2025 Public Services
5	2025 ESG Tarrant County TX
6	2025 Administration



Table 9 – Project summary information

<b>1</b>	<b>Project Name</b>	2025 Public Facility and Infrastructure Improvements
	<b>Target Area</b>	Tarrant County Consortium service area
	<b>Goals Supported</b>	Construct public infrastructure, facilities
	<b>Needs Addressed</b>	Non-housing community development
	<b>Funding</b>	\$2,136,272.00 (CDBG)
	<b>Description</b>	Construction of public infrastructure improvements for 10 cities within Tarrant County, including sewer, water, streets, ADA barrier removal, sidewalks, and improved drainage
	<b>Target Date</b>	June 30, 2026
	<b># of Beneficiaries, Type</b>	16,363 people assisted w/public infrastructure and/or facility improvements
	<b>Location Description</b>	Infrastructure projects will be located within the Tarrant County Consortium service area. See Planned Activities for specific cities.
	<b>Planned Activities</b>	Water and/or sewer improvements (National Objective Classification A) in the following cities: Dalworthington Gardens, Euless, Lake Worth, River Oaks, Sansom Park, White Settlement; new sidewalks (National Objective Classification A) in the following cities: Crowley and Mansfield; and street and drainage improvements (National Objective Classification A) in the following cities: Grapevine and North Richland Hills
<b>2</b>	<b>Project Name</b>	2025 SF Home Rehabilitation
	<b>Target Area</b>	Tarrant County Consortium service area

	<b>Goals Supported</b>	Preserve existing affordable housing
	<b>Needs Addressed</b>	Affordable housing
	<b>Funding</b>	\$1,009,008.00 (CDBG)
	<b>Description</b>	Major housing rehabilitation (up to \$40,000 per home) of three (3) single-family homes; priority reconstruction rehabilitation (up to \$15,000 per home) of forty-four (44) single-family homes; ADA barrier removal (up to \$5,000 per home) for two (2) homes. Major home rehabilitation will occur when there are multiple substantial failures in a home (e.g., electrical, plumbing, roof). Priority reconstruction will occur when there is one (1) substantial failure. ADA barrier removal will occur when a homeowner requires accommodation for physical, visual, or audio impairments. No affordability period for CDBG funded projects and lead-based paint rules will apply to all.
	<b>Target Date</b>	June 30, 2026
	<b># of Beneficiaries, Type</b>	49 owner-occupied housing units assisted w/homeowner rehabilitation activities
	<b>Location Description</b>	Homes assisted will be in the Tarrant County Consortium service area.
	<b>Planned Activities</b>	Major housing rehabilitation, priority reconstruction rehabilitation, and ADA barrier removal, as described above.
<b>3</b>	<b>Project Name</b>	2025 Homebuyer Assistance
	<b>Target Area</b>	Tarrant County Consortium service area
	<b>Goals Supported</b>	Increase affordable housing inventory by providing down payment assistance, closing costs, and/or applicable fees to an estimated 25 eligible homebuyers

	<b>Needs Addressed</b>	Affordable housing
	<b>Funding</b>	\$1,293,947.33 (HOME)
	<b>Description</b>	Increase affordable housing inventory by providing down payment assistance, closing costs, and/or applicable fees
	<b>Target Date</b>	June 30, 2027
	<b># of Beneficiaries, Type</b>	Estimated 25 homeowners will be assisted.
	<b>Location Description</b>	Tarrant County Consortium service area.
	<b>Planned Activities</b>	Development hard and soft costs to adding to the housing stock.
<b>4</b>	<b>Project Name</b>	2025 Public Services
	<b>Target Area</b>	Tarrant County Consortium service area
	<b>Goals Supported</b>	Public Services
	<b>Needs Addressed</b>	Non-Housing Community Development
	<b>Funding</b>	CDBG: \$222,000.00
	<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>	June 30, 2026

	<b># of Beneficiaries, Type</b>	1,000 Youth educated in SafeSchools program, and 30 homeless families / 80 persons assisted with case management
	<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>	Provide education to all levels of youth at schools about anti-bullying and dating violence to high school aged students. Provide case management for homeless families
<b>5</b>	<b>Project Name</b>	2025 ESG Tarrant County TX
	<b>Target Area</b>	Tarrant County Consortium service area
	<b>Goals Supported</b>	Homeless prevention and homeless shelter operations support
	<b>Needs Addressed</b>	Homelessness
	<b>Funding</b>	ESG: \$254, 138
	<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 (\$122,483.00), Homelessness Prevention: Rental assistance to prevent homelessness (\$112,595.00) ESG administration: administration and HMIS data reports and fees (\$19,060.00)
	<b>Target Date</b>	June 30, 2027
	<b># of Beneficiaries, Type</b>	Assist low income persons (<30% AMI) with short term rental assistance using ESG 2025 (20 families served) AND assist 10,725 Homeless Persons to be sheltered in up to six overnight shelters and 1 day time shelter,

	<b>Location Description</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>Planned Activities</b>	Homeless Prevention, Homeless Shelter Operations, and Administration
<b>6</b>	<b>Project Name</b>	2025 Administration
	<b>Target Area</b>	Tarrant County Consortium service area
	<b>Goals Supported</b>	Administration
	<b>Needs Addressed</b>	Program management and administration for all activities
	<b>Funding</b>	CDBG \$841,000.00, HOME \$143,771.93,
	<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>	June 30, 2026
	<b># of Beneficiaries, Type</b>	Number benefitted will be reflected in other projects.
	<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

## Table 10 – Geographic distribution

No targeted geographic areas.

## Table 11 – Funding group distributions

Group A (Odd Years)	Group B (Even Years)
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 allocations: Euless, Grapevine, Mansfield, and North Richland Hills*

## Table 12 – One (1) year goals for affordable housing by support requirement

One (1) Year Goals for Affordable Housing by Support Requirement	
Homeless	0
Non-homeless	94
Special needs	0
<b>Total</b>	<b>94</b>

Table 13 – One (1) year service goals by support type

<b>One (1) Year Service Goals by Support Type</b>	
Rental assistance	20
New unit production	25
Rehabilitation of existing units	49
<b>Total</b>	<b>94</b>