

TARRANT COUNTY, TEXAS

CAPER PY 2024 - **DRAFT**

CONSOLIDATED ANNUAL PERFORMANCE EVALUATION REPORT (CAPER)



THIS REPORT IS FOR ACTION PLAN PROGRAM YEAR 2024 (July 1, 2024 – June 30, 2025)



The Consolidated Plan is designed to help states and local jurisdictions (grantees) to assess their affordable housing and community development needs and market conditions, and to make data-driven, place-based investment decisions to focus funding from the CPD formula block grant programs: Community Development Block Grant (CDBG) Program, HOME Investment Partnerships (HOME) Program, Emergency Solutions Grants (ESG) Program, and other disaster related HUD funding. The Consolidated Plan is carried out through Annual Action Plans, which provide a concise summary of actions, activities, and the specific federal and non-federal resources that will be used each year to address priority needs and specific goals identified by the Consolidated Plan. Grantees report on accomplishments and progress toward Consolidated Plan goals in the Consolidated Annual Performance and Evaluation Report (CAPER).

Contact Information: Please submit questions and comments by email to Mr. James A. McClinton, JAMcClinton@tarrantcountytexas.gov, or by mail, Tarrant County Community Development, Attn: James A. McClinton, 2501 Parkview Dr., Ste. 420, Fort Worth, TX 76102. Residents may also call 817-850-7940 for more information.

TABLE OF CONTENTS

CR – 05 Goals and Outcomes.....	3
Outcomes	Error! Bookmark not defined.
CR-10 Racial and Ethnic composition of families assisted	5
CR-15 Resources and Investments 91.520(a)	6
Leveraging.....	7
CR-20 Affordable Housing 91.520(b)	7
CR-25 Homeless and Other Special Needs 91.220(d,e); 91.320 (d,e); 91.520 (c).....	9
CR-30 Public housing 91.220 (h); 91.320 (j).....	11
CR-35 other actions 91.220 (j-k); 91.320 (l-j).....	14
CR-40 Monitoring 91.220 and 91.320.....	20
CR-45 CDBG 91.520 (c)	21
CR-50 Home 24 CFR 91.520 (d).....	21
CR-58 Section 3.....	23
CR-60 ESG 91.520 (g) – ESG supplement to the CAPER in SAGE.....	23
CR-65 ESG persons assisted	24
CR-70 ESG 91.520(g) – assistance provided and outcomes.....	26
CR-75 ESG Expenditures	27



Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)

This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.

The specific goals and objectives established in the 2020 – 2024 Consolidated Plan are centered on increasing the availability and accessibility of decent, affordable housing and creating a suitable living environment for low- to moderate-income Tarrant County residents.

In Program Year (PY) 2024 (July 1, 2024 – June 30, 2025), Tarrant County used Community Development Block Grant (CDBG), HOME Investment Partnerships Program (HOME), Emergency Solutions Grants (ESG), Community Development Block Grant-CARES Act (CDBG-CV), and HOME-ARP funds to meet identified needs through the following activities:

CDBG:

- 11 public works improvement projects were completed, including 9 water and/or sewer, one (1) sidewalk, and one (1) street reconstruction
- 1,071 students were provided anti-bullying education through the SafeSchools program.
- 36 households (91 people experiencing homelessness) were provided case management to help move towards self-sufficiency
- 25 households were provided decent, affordable housing through the homeowner rehabilitation program, including five (5) full rehabs, and twenty (20) Priority Repair projects.

CDBG-CV:

- One (1) water improvement project has been completed in the City of Forest Hill. One more water infrastructure project in the City of Watauga will be completed and accounted in CAPER 2025. The grant will close out in June 2026.

ESG:

- Approximately 9,945 households (11,515 people) experiencing homelessness were assisted at emergency shelters and day shelters funded by ESG
- 55 extremely low-income households (93 residents) with eviction notices were provided short-term rental assistance to prevent homelessness with supportive case management through the ESG homelessness prevention program

HOME:

- 23 renters assisted with Tenant Based Rental Assistance (TBRA) where rents up to 3 months were paid for low income persons with a notice to vacate or eviction notice.
- Tarrant County completed seven (7) monitoring visits for several HOME-funded properties to ensure quality, affordable housing remained available to eligible residents. Five (5) complexes had failed units but

were repaired and all passed inspection. Two (2) complexes passed initial inspection.

- Six (6) single-family owner-occupied homeowners were provided decent, affordable housing through the homeowner rehabilitation program.
- Homebuyer/owner assistance has been contracted in PY2024 but has not been drawn to date. The program will be better managed when a new HOME manager has been hired to oversee this program. Although

HOME-ARP

- Seven (7) non-profit agencies were awarded HOME-ARP funds for supportive services; MHMR Highway to Housing, MHMR Mental Health Diversion, Partnership Home Landlord Engagement, Guardian Services Life Skills Training, GRACE Outreach and Food Services, DRC Homeless Outreach, and Catholic Charities TBRA and Services. Funds for the tenant-based rental assistance (TBRA) program remained in-house to serve households with up to 60% AMI with evictions or letters to vacate. Some agencies have started spending late spring while others are slow to start.



Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)

Goal	Source / Amount	Unit of Measure	Expected Program Year	Actual – Program Year	Percent Complete
Homeless Prevention	ESG HP: \$82,595 HOME TBRA: \$150,000	# Persons Assisted with Homelessness Prevention	75 60	93 + 43	1.24% 71.67%
Homeless Shelter Operations	ESG: \$ 152,483	# Persons Assisted with Overnight Shelter	10,725	11,515	107.36%
Increase Affordable Housing Stock	HOME: \$1,000,000	# HHLD with Direct Financial Assistance	20	0	0.00%
Preserve Affordable Housing	CDBG: \$249,008 HOME: \$293,947	# HHLD Homeowner Housing units Rehabilitated	19	25 + 6	163.16%
Public Infrastructure and Facilities	CDBG: \$2,906,272 CDBG-CV: \$554,744	# Persons Assisted with Public Facility or Infrastructure Activities	14,435	15,670 + 965	115.24%
Public Services	CDBG: \$212,000 HOME-ARP: \$4,000,000	# Persons Assisted with Public service	1,080 2,405	1,162 + 1,288	107.59% 53.56%

economic development and rental assistance were eligible items to spend CDBG-CV funds on in relation to COVID-19, no projects or rent was paid in PY2024. Tying back COVID-19 to rental assistance at this point is hard to qualify. All funds used for ESG-CV was included in CAPER 2023. ESG-CV grant was officially closed in September 2024.



Assess how the jurisdiction's use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.

During the fifth year of the 2020 – 2024 Consolidated Plan, Tarrant County has made great strides in completing all public works projects funded by CDBG in a timely manner with public infrastructure improvements as a high priority to assist the greatest number of people and community at large. In PY 2024, Tarrant County completed 11 infrastructure projects, serving 15,670 people in ten (10 cities).

The second highest priority is to maintain housing and add to the housing supply. The owner-occupied homeowner rehabilitation program successfully assisted 31 households through CDBG and HOME funds. ESG funds were allocated to homeless shelter operations assisting 11,515 residents and 55 households (93 extremely low-income people) through homelessness prevention activities. Nearing the end of CDBG-CV, only two water infrastructure improvements remain. One in Forest Hill was completed and the last in City of Watauga is substantially completed but remains open. Both projects improved water infrastructure to keep residents healthy and prevent the spread of COVID-19.

CR-10 RACIAL AND ETHNIC COMPOSITION OF FAMILIES ASSISTED



Describe the families assisted (including the racial and ethnic status of families assisted). 91.520(a)

Table 1 – Table of assistance to racial and ethnic populations by source of funds	CDBG	HOME	HOME-ARP	ESG
White	644	14	578	3,176
Black or African American	323	34	200	6,257
Asian	25	0	67	87
American Indian or American Native	0	0	1	53
Native Hawaiian or Other Pacific Islander	1	0	3	29
Middle Eastern or North African	0	0	0	20
Multi-racial	0	0	0	1,091
Other	173	0	65	0
Client doesn't know/prefers not to answer	0	0	0	54
Data not collected	0	0	0	205
Total	993	48	914	11,608
Hispanic	573	9	370	636
Not Hispanic	420	39	544	10,972

The data under the CDBG program includes information on race and ethnicity for households that have completed home rehabilitations. It also includes the number of students served by the SafeSchools anti-bullying program and case management for individuals experiencing homelessness. Race and ethnicity for public infrastructure programs have not been included in this list since these projects use area-wide benefit criteria.

Under the HOME program, the data includes the number of households assisted for households that have completed home rehabilitations and received tenant based rental assistance. Please note there is no “Black + White” nor “Other” racial and ethnic category in HUD’s system. Four (4) families are listed as Other under the CDBG Rehab program and 169 students are listed as “Other” in the SafeSchools program. “Other” populations will be added to the White count in HUD’s system due to HUD’s reporting system limitations.

Under ESG, only race by number of people is available: 3,155 White, 6,188 Black or African American, 86 Asian, 53 American Indian or Alaska Native, 29 Native Hawaiian or Pacific Islander, 20 Middle Eastern or North African, 633 Hispanic, 1,091 multiple race combinations greater than one percent (1%), 54 did not know or refused and 205 had missing data. Data on race is not collected by family due to the make-up of some blended families.

CR-15 RESOURCES AND INVESTMENTS 91.520(A)



Identify the resources made available

Source of Funds	Source	Resources Made Available in PY2024	Amount Expended During Program Year
CDBG	public - federal	\$ 4,620,191.00	\$331,725.15
HOME	public - federal	\$ 1,587,719.26	\$165,062.81
ESG	public - federal	\$ 264,138.00	\$206,035.98
TOTAL		\$6,472,048.00	\$702,823.94

In PY2024, Tarrant County and the four (4) entitlement cities receiving CDBG received \$4,208,280.00 and \$410,761.24 in reallocated funds from previous years. \$1,150 of CDBG program income was applied to the rehab program. During PY2024 CDBG did not recapture any funds. Tarrant County received \$1,587,719.26 in HOME funding. Unspent HOME dollars since 2017 were added to a Request for Proposals (RFP) and are committed to a new home construction project of adding 42 new townhomes in City of Mansfield. 2017 HOME funds of \$152,617.40 will not likely be expended due to timing of contracts and will likely be returned to HUD. Tarrant County received \$254,138.00 in ESG funding and has a \$41,025.49 unexpended balance. No HOME funds were recaptured, but \$955,625.00 was repaid from DCTC due to contractual issues. Amounts expended in each grant in above table only reflect amounts drawn from PY2024 grants. Additional funds from previous years have been expended in PY2024.



Identify the geographic distribution and location of investments

No specific target areas have been identified as the needs are throughout Tarrant County. Tarrant County works with consortium cities to determine specific needs of each City and a ranking committee comprised of mayors helps prioritize funding and need. Ten cities and four (4) entitlement cities under Tarrant County’s supervision have public infrastructure activities currently under construction in low- to moderate-income areas or serve residents in the limited clientele category. Tarrant County is an urban county entitlement comprised of a 30-City consortium for 2024-2026: 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. In 2021, Colleyville joined the consortium to participate in programs and funding opportunities. In 2024, Burleson had the option to become their own City entitlement, but opted to stay within the

consortium as usual. In PY2013, Tarrant County split consortium cities into two (2) groups based on geography and weight of annual activities. In PY2024, Group B was funded, Group A was funded in PY2025. Entitlement cities continue to receive funding annually.

Programs that serve all residents of Tarrant County are eligible even if the main place of service is within Fort Worth or Arlington, such as shelters for those experiencing homelessness. Arlington, Fort Worth, and Grand Prairie receive their own HUD funds and manage their own programs. All low-moderate area-wide benefit activities are based HUD data or approved surveys. Direct assistance such as homeowner repair, priority reconstruction and ADA barrier removal programs will assist those who qualify on an individual basis.

Leveraging



Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.

Federal funds are leveraged as Cities pay any remaining balance from CDBG-funded infrastructure projects. In PY2024, 11 infrastructure projects were leveraged with \$1,162,510.16 from City sources.

When matching occurs in HOME or ESG, match commitments are met in a variety of ways, including cash, waived fees, donations, and/or volunteer hours. Tarrant County expended approximately \$163,639 in HOME funds for owner-occupied rehabilitation projects with cities applying 30% match for the program. \$121,177.25 in HOME funds was expended for tenant based rental assistance with excess match used as match. For ESG, match was made with salary from other HUD grants, as allowable, donations provided by private companies and individuals, proceeds from participating agency stores, and/or volunteer hours.

The HOME Match Report and the HOME MBE/WBE report will be available in the final CAPER.

CR-20 AFFORDABLE HOUSING 91.520(B)



Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	0	0
Number of Non-Homeless households to be provided affordable housing units	82	0
Number of Special-Needs households to be provided affordable housing units	0	0
Total	82	0

Number of Households Supported	One-Year Goal	Actual
Number of households supported through Rental Assistance	43	78
Number of households supported through The Production of New Units	0	0
Number of households supported through Rehab of Existing Units	19	31
Number of households supported through Acquisition of Existing Units	20	0
Total	82	109

In PY2024, 109 households were supported, but no affordable housing was added or provided. 42 new single-family townhomes will be added within the next two years which will provide affordable housing units.



Discuss the difference between goals and outcomes and problems encountered in meeting these goals.

80 people within 31 owner-occupied single-family homes underwent home rehabilitations in PY 2024. 25 homes were rehabilitated with CDBG funds with an additional six (6) homes were rehabilitated with HOME funds. Due to urgency of more homes needing only priority repair, Tarrant County increased the number of homes assisted.

In PY2024, 93 people (55 households) with 30% or less area median income (AMI) and an eviction notice or letter to vacate were provided rental assistance with ESG homelessness prevention funds. 46 people (23 households) with less than 60% AMI with an eviction notice or letter to vacate were provided rental assistance with HOME funds. These families were also assisted by a case manager to provide as many alternate service resources as necessary to help offset costs so the families can continue to pay their own rent and improve their situation. Some people that need assistance to prevent homelessness are low-to moderate- income (50-80% AMI) and need temporary assistance due to unforeseen circumstances. The use of HOME funds will help a higher income group, although are still considered “low-income”.



Discuss how these outcomes will impact future annual action plans.

Assessment of past performance and forecasting of future funding will dictate goals in future action plans. For example, using ESG to prevent homelessness will continue to be a need, but goals will fluctuate depending on the amount of funding available as well as program capability. In PY2024 Action Plan, HOME funds were planned to be used under TBRA to open the income level to serve those that do not income qualify in the ESG homeless prevention program. As HOME funding remains level, market costs increase, interest rates increase, the demand for homes to be rehabilitated increases, but the number of affordable housing units added will likely be reduced in future years. Luckily, CDBG provides flexibility where ADA barrier removal and rehabbing homes that need only one or two priority repairs will assist more people. More substantial amendments may occur for annual Action Plans due to nature of markets and public need.



Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity

Number of Households Served	CDBG Actual	HOME Actual
Extremely Low-income	21	4
Low-income	30	2
Moderate-income	3	0
Total	54	6

For the purposes of this section, we are only looking at the activities which produce affordable housing and affordable housing support determined by income and family size;

- 31 families assisted through the Owner-occupied single-family rehabilitation program (CDBG funded affordable housing includes 12 single family homes rehabilitated for extremely low-income households, 10 low income and three (3) moderate income households. HOME funded four (4) extremely low-income households and two (2) low-income households with owner-occupied single-family rehabilitation)
- 23 families assisted with HOME funded tenant based rental assistance (TBRA); includes, five (5) extremely low income (< 30%), 12 with 30%-50% area median income (AMI) and six (6) with 50%-60% AMI households.
- Two (2) groups are not reflected in the table above: (1) ESG prevented 93 extremely low to moderate income people (55 households) from experiencing homelessness. (2) 91 people (36 households) experiencing homelessness with no income were provided case management funded by CDBG public services and rental assistance from CoC grant funds. All are extremely low income.

CR-25 HOMELESS AND OTHER SPECIAL NEEDS 91.220(D,E); 91.320 (D,E); 91.520 (C)



Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through: Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

When a person experiencing homelessness calls any agency or local government in Tarrant County, they are referred to the Tarrant County Homeless Coalition (TCHC) Helpline, available via phone and online access, to maintain a CoC-wide client prioritization method that guides the referral to housing process. As the Coordinated Assessment System (CAS) model continues to evolve and integrate into the community, those with the highest barriers to assistance are reached through targeted physical locations and well-trained outreach teams. An appeals process offsets clients who are unable to participate in the typical assessment process due to disability. All providers and relevant partners in the community are trained on the evolving system and educate clients on CAS access. Since 2020 the CAS process has become more electronically driven, with the goal to lessen the length of time between assessment to referral and ultimately housing placement.

Tarrant County Community Development's (TCCD's) homelessness prevention program works closely with MHMR PATH, the HOPE Team, JPS Care Connections Team, and the VA street outreach teams to coordinate client housing needs. Occasionally, agencies encounter persons with evictions and provide referrals to TCCD and other local municipalities and agencies with homelessness prevention resources to assist those that are not technically homeless but are on the brink of becoming homeless. In some cases, the client has waited too long in the eviction process and becomes evicted and homeless. TCCD works with agencies to document homelessness for purposes of

obtaining housing through the Coordinated Assessment System (CAS). TCCD is often referred to by 211, other cities, landlords and the State of Texas; however, the TCHC hotline is the best option. The number is (817) 996-8800 and the website form is accessible at ahomewithhope.org.



Addressing the emergency shelter and transitional housing needs of homeless persons

With inflation, increased costs, and housing markets more strained, there is greater potential to see more people enter into homelessness. Emergency Solutions Grant (ESG) supported operations for seven (7) emergency shelters in Tarrant County this year. CoC Grants funded Tenant Based Leasing Assistance and Rapid Rehousing since ESG funds are limited. In 2020, Partnership Home (formerly TCHC) developed Leadership Academy for Homeless Services to help further educate case managers on care for clients in emergency shelters and transitional housing which will enable them to better meet the needs of people experiencing homelessness. Goals for the Leadership Academy include:

- Increased knowledge on selected topic areas
- Increased collaboration between partner agencies
- Expanded leadership opportunities for graduates
- Improvement in system performance Improved service delivery



Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after 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); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

Partnership Home coordinates resources and services amongst member agencies. To ensure they are reaching and assisting the correct population, the CoC uses the software program Green River to collect HMIS data, merge record sets for analyses, access combined data on individual clients, review data quality, run operational HUD-mandated reports, and assist in managing coordinated entry and integrated care. The system combines medical records with HMIS data to support planning to improve the social determinants of health. As a member of the CoC, Tarrant County actively participates in coordinating and assisting agencies assist our common clientele.

The CoC works to leverage all available resources to prevent homelessness. The number of households becoming homeless per month in 2020 and 2021 was significantly lower than in 2019, but has raised in 2023-2024. The CoC credits the eviction moratorium and significant funding of prevention resources as a reason for the previous decrease. Partnership Home reviews the eviction court docket weekly to determine if anyone on the list has experienced homelessness previously; people who have experienced homelessness in the past have the greatest risk of experiencing homelessness again.

The ESG Homelessness Prevention program prevented a total of 55 households (93 people) from experiencing homelessness in PY2024. This program also coordinates with other financial assistance programs throughout Tarrant County such as, City of Fort Worth's Community Action Partners (CAP) program and Arlington Housing Authority's financial assistance programs to divert households from experiencing homelessness. As a collaborative group of entitlement grantees, we strive to meet the needs of all residents within Tarrant County and ensure our funding is allocated at appropriate levels.



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

The redesigned CAS program includes specific targets and goals that have been adopted by CoC participating organizations. The goals state that 100 percent (100%) of CoC- and ESG-funded housing providers will participate in CAS; 100 percent (100%) of PSH and RRH enrollments will come from CAS; 90 percent (90%) of CAS referrals will be accepted by housing providers; and the average length of time between referral to lease up is less than 35 days. All targets are being met, except for the length of time between referral to lease up is sometimes more than 35 days due to the housing market and the severity of the needs of the most vulnerable clients who are now given top priority. In calendar years 2020-2021, a Coordinated Entry redesign resulted in a 35 percent reduction in the time to lease-up Continuum-wide. This reduction occurred because of the redesign of Coordinated Entry, the addition of landlord engagement for the Continuum, increased diversion practices, and implementation of a new Rapid Exit program, which provides three (3) months of rental assistance for newly homeless households who have income.

To ensure the CAS program works, additional committees that focus on the CoC's most vulnerable homeless clients have been created. The committees identified needs to focus on trends among people experiencing homelessness and to have better relationships with health and emergency services. The Youth, Family, and Veterans Committees and the Hope Team meet monthly to discuss needs and gaps, present recommendations, and share successful projects and methods. In spring of 2024, the Fatality Review Committee was reestablished, working to identify the most common health and safety risks for those in our community who have experienced homelessness and to make system level recommendations for improvement based on these findings.

Additionally, HUD required all CoC's to submit System Performance Measures. These measures track community level progress on challenges such as length of time homeless, increase in participant incomes, exits to permanent housing destinations, and returns to homelessness. These measures, along with the redesigned CAS, allow for the CoC to better track and monitor the transition to housing and identify opportunities for system improvements as issues are identified. Ongoing tweaks continue to be made to the CAS system, including the May 2022 change from the VI-SPDAT (Vulnerability Index - Service Prioritization Decision Assistance Tool) to the HAT (Housing Assessment Tool). This change aims to better connect those in need to resources designed to assist them. Youth, families, and veterans are prioritized through CAS by reported homelessness span.

CR-30 PUBLIC HOUSING 91.220 (H); 91.320 (J)



Actions taken to address the needs of public housing

There are currently three (3) providers of HUD-assisted housing in the Tarrant County Consortium: Tarrant County Housing Assistance Office (TCHAO), the Grapevine Housing Authority (GHA), and the Haltom City Housing Authority (HCHA). Arlington Housing Authority and Housing Solutions of Fort Worth are not included in this section as both cities are not in the Tarrant County consortium. The public housing supply in Grapevine and Haltom City is generally well-managed and in good condition. Tarrant County does not own housing property and administers the Housing Choice Voucher (HCV) Program for Tarrant County, Corsicana and Grapevine. GHA currently owns 98 housing units,

over 70 percent (70%) of the residents at Grapeview Housing Authority are over 62 years of age and; over 200 applicants remain on the waiting list. HCHA has 150 housing units in their inventory and does not have an HCV program.

In PY2024, There are 3,321 Housing Choice Vouchers (HCVs) through TCHAO, including 159 vouchers for the Family Reunification Program, 37 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. Most household sizes on the waiting list are two- (2-) person households, then one- (1-) person households, followed closely by three- (3-) person households. Approximately 715 elderly and 1,425 family members with at least one (1) person with disabilities were served within the same time period.

Specific Housing Authorities

TARRANT COUNTY HOUSING ASSISTANCE OFFICE

The Family Unification Program (FUP) and Foster Youth to Independence (FYI) are programs under which Housing Choice Vouchers (HCVs) are provided to three (3) different populations:

1. Families for whom the lack of adequate housing is a primary factor in: a) The imminent placement of the family/child or children in out-of-home care, or b) The delay in the discharge of the child or children to the family from out-of-home care. There is no time limitation on FUP family vouchers.
2. For a period not to exceed 36 months, otherwise eligible youths who have attained at least 18 years and not more than 24 years of age and who have left foster care.
3. The FYI initiative makes HCV assistance available to Public Housing Agencies (PHAs) in partnership with Public Child Welfare Agencies (PCWAs). Under FYI, PHAs provide housing assistance on behalf of: Youth at least 18 years and not more than 24 years of age (have not reached their 25th birthday) who left foster care, PHAs administer the FUP in partnership with Public Child Welfare Agencies (PCWAs) who are responsible for referring FUP families and youths to the PHA for determination of eligibility for rental assistance.

The HUD-Veterans Affairs Supportive Housing (HUD-VASH) program combines HUD's Housing Choice Voucher (HCV) rental assistance for homeless Veterans with case management and clinical services provided by the Department of Veterans Affairs (VA). VA provides these services for participating Veterans at VA medical centers (VAMCs), community-based outreach clinics (CBOCs), through VA contractors, or through other VA designated entities.

The Emergency Housing Voucher (EHV) program is available through the American Rescue Plan Act (ARPA). Through EHV, HUD is providing housing choice vouchers to local Public Housing Authorities (PHAs) in order to assist individuals and families who are: (1) Homeless, (2) At risk of homelessness, (3) Fleeing, or attempting to flee, (4) domestic violence, (5) dating violence, (6) sexual assault, (7) stalking, or human trafficking, or (8) were recently homeless or have a high risk of housing instability. The EHV referrals are sent to Tarrant County Housing Assistance Office from Tarrant County Homeless Coalitions CoC.

GRAPEVINE AND HALTOM CITY HOUSING AUTHORITIES

The Grapevine Housing Authority (GHA) participates in HUD's Public Housing Program. GHA owns 98 units located on five (5) streets; Starr Place has 20 elderly and disabled units consisting of ten (10) efficiencies, eight (8) one-bedroom, one (1) handicap one-bedroom, and one (1) two-bedroom. W. Texas Street has 19 elderly and disabled units consisting of eight efficiencies, 10 one-bedroom, and one handicap two-bedroom units. Starnes / Brewer has nine (9) family units consisting of six (6) two-bedroom and one (1) handicap two-bedroom located on N. Starnes,

and two (2) three-bedroom units located on Brewer. S. Scribner has ten (10) family units consisting of eight (8) two-bedroom and two (2) three-bedroom units. W. Worth has 40 elderly and disabled units consisting of 37 one-bedroom and three (3) handicap one-bedroom units. There are over 790 applicants on the waiting list, so new applications are not being accepted. Over 70% of the residents at Grapeview Housing Authority are over 62 years of age. GHA has replaced the HVAC units and renovated restrooms. Grapevine Housing Authority updated its policies and procedures to be in compliance with HUD's new HOTMA (Housing Opportunity through Modernization Act) implementation January 1, 2025.

Haltom City Housing Authority (HCHA) administers one low income housing project subsidized by HUD. There is a total of 150 apartments located on this one site with 60- one bedrooms designated for elderly age 62 and older, 26- two-bedrooms, 34-three-bedrooms, four (4) – four-bedrooms and six (6) - one bedrooms for families. For PY2024, HCHA has not made structural improvements. There are currently no programs to encourage public housing residents to become more involve in management and participation in homeownership.



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

Tarrant County Housing Assistance Office manages a Family Self Sufficiency (FSS) program and a Home Buyer's Club providing resources 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 percent 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. Many participants of the FSS program have achieved stable, well-paid employment, which has made it possible of them to overcome the need for federal assistance. Currently 180 FSS families are in the program, 25 people graduated from the FSS program and 2 are new homeowners. In addition to the FSS program, TCHAO also has a viable HCV Homeownership program that has 180 families in the program currently and 27 families have already purchased their own homes from previous years. All voucher holders who are interested in becoming first time homeowners using their voucher, participate in monthly classes, workshops and seminars.

GHA participates in HUD's Public Housing Program where approximately 72% of the residents at Grapeview Housing Authority are over 62 years of age. Since the majority of residents are elderly, there are no programs that encourage homeownership.

There is currently no program at HCHA to encourage public housing residents to become more involve in management and participation in homeownership in the future.



Actions taken to provide assistance to troubled PHAs

Grapevine, Haltom City and Tarrant County PHA are not troubled.



Actions taken 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. 91.220 (j); 91.320 (i)

Tarrant County Community Development (TCCD) encourages affordable housing by working with cities and other public agencies to avoid barriers to affordable housing through education and meetings. To educate other cities and agencies, Tarrant County staff is educated with the most up-to-date fair housing policies and work to ensure barriers are removed. The Mayors' Council of Tarrant County meetings are used as a forum to provide information to help enlighten local governments of the potential barriers to accessing affordable housing and other common challenges. Tarrant County works with cities, banks, and developers with various incentive programs, including low-income housing tax credits (LIHTC), to promote affordable rental housing throughout Tarrant County. Considering limitations on transportation options within Tarrant County, members of Mayors' Council of Tarrant County and NCTCOG's Regional Transportation Coalition provide input to transportation agencies to identify alternate modes of transportation for all residents.

TCCD strives to market infrastructure jobs available at each work site for low-income individuals and encourages recognition of laborers in our single-family rehabilitation projects. All programs are based on income eligibility and serving low to moderate income areas. There is a wait list where programming is based on a first-come first-served basis, unless it is for ADA barrier removal, in which those households are served immediately.



Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)

Despite continued coordination between government agencies, nonprofit organizations, churches, and others to serve the needs of the most vulnerable populations, economic prosperity, job availability, transportation, affordable housing, and healthcare are not accessible to everyone. Rental costs have increased significantly due to the competitive housing market, rising interest rates and overall increased costs in living. According to MIT living wage calculations, the annual living wage in Tarrant County, TX for a single person with no children is \$48,214.40; a family of two (2) working adults and two (2) children is \$54,308.80; whereas a family with two (2) adults and two (2) children with only one (1) adult working is \$84,822.40. Not everyone can make this amount to maintain a healthy standard of living, pay rent and save to own their own home with high housing market prices and unattainable for first time homebuyers. To increase assistance for families to own their own home, TCCD has contracted with Housing Channel to administer a first time home buyer/owner assistance program whereby the program can help with down payment and closing cost fees in purchasing a first time home in Tarrant County cities outside of Arlington, Fort Worth and Grand Prairie.

HUD funds are slowly decreasing, costs to building materials have increased, and cost of auto and home insurance has increased significantly for existing owners and renters. Combined, these obstacles make it difficult to meet underserved needs. We work with multiple groups, such as HTF, HOME and developers, to try to add more affordable/workforce housing. 42 townhomes are proposed to be added in City of Mansfield within the next 2 years.

In 2024, TCCD case managers have seen an increasing demand to continue to provide rental assistance to some renters whose wage is stagnant and struggle to keep up with rising costs of living. Such is seen in our elderly population where incomes are fixed and costs have skyrocketed. An article by the Harvard Joint Center for Housing Studies (JCHS) stated that one (1) in three (3) older households is cost burdened. TCCD has added another funding

source to assist a higher, but still low income group of renters, which have received an eviction or letter to vacate. The trend of increased elderly seeking assistance follows JCHS findings.

Opportunities to higher education are limited due to barriers to transportation, daycare, or having to work to pay for rent. For those who can work, the pay rates are discouraging when cost of living and rental costs have increased significantly. By working with employers and Workforce Solutions of Tarrant County, case managers encourage our clients to take advantage of rebate programs, use workforce solutions to increase wage capacity and use other agency resources to be work ready.

TCHAO coordinates with landlords by providing monthly landlord training and hosting meetings so that both parties understand client trends and landlord needs. TCHAO coordinates with other government agencies such as Child Protective Services (CPS) on a quarterly basis and the VA office on a monthly basis to discuss cases and identify ways to best serve those populations. Likewise, TCHAO staff attends monthly CoC meetings and meets with community providers on a quarterly basis to discuss gaps in services and provide solutions.

Cities and TCCD continue to collaborate with the private industry to leverage funding where possible and better coordinate use of funds. Members of the CoC are responding to the continued tightening of funding by sharing information amongst each other and by using the CAS system to better match clients to agencies that can best serve them. Collaboration among CoC members resulted in new mutually beneficial work groups and creative ideas to maximize funding to serve similar populations.



Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)

Tarrant County Community Development (TCCD) notifies all clients of its homeowner housing rehabilitation and rental assistance programs of the potential hazards of lead-based paint. Assisted residences are inspected for peeling paint and the age of resident children. All Housing Quality Standards (HQS) inspectors for the Supportive Housing Programs (SHP) have been certified as visual inspectors. TCCD has two (2) staff members certified as a Lead Paint Risk Assessor. As part of the HQS inspection, inspectors note the age of resident children and inspect all assisted structures for peeling paint. All homes built before 1978 are analyzed for lead-based paint and remediated according to HUD guidelines, as needed. Of the 29 homes rehabbed, ten (10) homes were built before 1978 and were tested for lead. Of those homes, all had lead and subsequent abatement.

TCCD is in full compliance with the Lead Safe Housing Regulation (24 CFR Part 35) which took effect September 15, 2000. In addition, staff undergoes continuing education for state license renewal. All homeowners participating in home rehabilitation and rental assistance programs are provided a copy of all lead-based paint documentation as required by HUD.



Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)

TCCD will continue to manage programs directed toward reducing poverty and work with other agencies and funding sources to maximize limited resources. Important elements in the prevention of poverty is adding more affordable housing, accessing affordable housing, providing quality education and child care, creating and retaining jobs for area residents and improving transportation to get to those jobs. TCCD will continue to help pay rents with ESG and HOME/HOME-ARP funds to help households avoid homelessness. Assessments are occurring constantly to accommodate the ever changing landscape of needs. We encourage those who are unemployed to work with workforce development to obtain education or explore other types of jobs so that they can gain employment and

maintain self-sufficiency. To encourage employment on HUD funded projects, contractors will post signs encouraging interested parties to inquire about jobs and alert businesses that we will hire subcontractors that hire low income persons to assist in labor related jobs.

Non-profit agencies such as Housing Channel often pair with other housing programs such as First Time Homebuyers or FSS Program to offer financial education to potential home buyers. The First Time Homebuyers program helps families with down payment and closing costs of their first home and FSS is an employment and savings incentive program that provides families a unique opportunity to free themselves of government assistance. Both encourage financial education to better manage and reduce the chances of living in poverty.

The change in work created by the pandemic requires improved connections, communications, and productivity. For poor, elderly and non-English speaking individuals, being able to have access to high-quality broadband will provide greater opportunities. Although Tarrant County has a 98% coverage rate to access broadband, it is often the cost and knowledge of how to use or access discounted programs that lacking. Case managers educate clients on these opportunities and CDD avails CDBG funds to expand Wi-Fi service to consortium Cities.



Actions taken to develop institutional structure. 91.220(k); 91.320(j)

TCCD is involved with community planning and has developed relationships to develop institutional structure and enhance coordination to encourage the creation of affordable housing. Referrals are made to the Community Development and Housing departments especially when Commissioners have been asked for assistance by their constituents. Quick response, coordination, and collaboration are keys to the Department's success. By continuing to sponsor programs to expand technical capacity and improve coordination among local nonprofit and governmental agencies, such as planning forums, surveys, workshops, and joint venture housing activities, TCCD can further assist the community. Through the Mayors' Council of Tarrant County, the Cities within Tarrant County help decide how HUD funds are expended.



Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)

TCCD continues to coordinate with CoC members, the cities of Fort Worth and Arlington, Partnership Home, and local housing authorities, including the TCHAO in sharing information. TCHAO hosts regular landlord fairs, monthly landlord orientation, online portals, and consultation when needed. Meetings with CoC members have been held to ensure gaps are met and resources have not been duplicated in times of reduced funding. TCCD attends meetings with other County departments to know what is happening across Tarrant County and aid in joint efforts when possible. Transportation challenges, emergency management matters, and cooperation with other Cities through the Mayors' Council of Tarrant County and the Regional Transportation Coalition (RTC) have enhanced coordination between public entities. Relationships with banks and Community Housing Development Organizations (CHDOs) have provided homebuyer opportunities to access fair mortgage programs to families that may not qualify for a mortgage through conventional methods.

Building off past programs with agencies we are better informed on available resources to share with all the Cities and County residents. For example, in sharing the homeowner rehabilitation program information with Meals on Wheels clients, Meals on Wheels also shared information about their AC program. Window unit AC systems are available to all in Tarrant County where Meals on Wheels could also help install. Open communication and sharing of resources to help like clients help the County run smoother.



Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)

The Analysis of Impediments report was produced with the 2025-2029 Consolidated Plan submitted July 2025. A certification of affirmatively furthering fair housing and the same analytical content identifying fair housing choice needs will be available within the next Consolidated Plan.

TCCD is responsible for reviewing the impact of policy-makers, government officials, public and private lenders, landlords, and others on fair housing issues. TCCD has identified six (6) impediments to fair housing choice that will strive to address during the next five years.

Impediment		Actions
1.	Supply and Production of Affordable Homes	<ul style="list-style-type: none">• Add new owner and rental housing units• Maintain existing homes to safe and livable standards to avoid housing stock decrease.• Build relationships with developers and CHDO's to leverage limited funding to build more units.• Work with cities to further educate on building with today's needs in mind.
2.	Limited knowledge about fair housing creating barriers to fair housing	<ul style="list-style-type: none">• Ensure that housing programs provide meaningful access to persons with Limited English Proficiency.• Be more deliberate with making multilingual and accessible communications available.• Encourage fair housing and accessibility trainings for landlords• Continue to collaborate with other state agencies on outreach efforts to homebuyers and homeowners to discuss fair lending issues.• Continue providing resources on fair housing rules
3.	Rising costs for homeowners and renters due to higher demand, lack of supply and limited income	<ul style="list-style-type: none">• Assist potential homeowners with acquisition and ownership• Help offset costs by supporting other costs such as child care, transportation, and other needs for persons with disabilities, youth, and seniors.• Continue to assist with homelessness prevention with rental assistance.• Provide other resources of opportunities to increase income.• Increase supply of at or below market rate rental housing units. This does not necessarily mean a whole complex, but a percentage of affordable units within multiple complexes.
4.	Lack of alternate transportation services to move people without a personal vehicle from home to job/school/appointments and services.	<ul style="list-style-type: none">• Continue supporting transportation groups and cities to encourage greater alternate transportation services• Build infrastructure conducive of more walkability and bicycle use within communities.• Support programs that use public transit• Support programs that provide services to home bound persons due to lack of access to transportation
5.	NIMBYism - Personal ideas that lead to "Not in My	<ul style="list-style-type: none">• Work with trade organizations, local jurisdictions, and policy makers to maximize accessible housing choice by promoting preservation and limiting displacement

	Backyard” syndrome	<ul style="list-style-type: none"> • Continue to encourage development in high opportunity areas • Encourage creative, innovative solutions for neighborhoods and overall community. • Educate the public of what is being built, who it serves, and amenities the build will provide to the community
6.	Insufficient accessible housing stock and discrimination against persons with disabilities	<ul style="list-style-type: none"> • Improve compliance with state and federal building codes related to the number of accessible units in HUD funded activities through monitoring and technical assistance. • Partner with Public Housing Authorities and other subsidized housing providers to provide trainings on reasonable accommodations for people with disabilities. • Further integrated housing options for persons with disabilities. • Require accessible units to be distributed throughout projects and sites (to the maximum extent feasible) in a range of sizes and amenities

Fair housing issues for Tarrant County are similar to other counties in the country; however, the coordination and information sharing between cities and the county is unique whereby changes can be made with common goals. Although cities and towns have differences, common issues arise; NIMBYism remains an issue which may be dispelled with greater education to the public and improved development requirements to address amenities not only for tenants, but for the neighborhood. Other issues are choices of current affordable housing, the availability of housing relative to location, surrounding amenities and alternate transportation. Lastly, the cost to maintain housing is the biggest issue for all in which assisting income eligible persons based on a first come, first served basis will remain the fairest for all.

The following are goals that we hope to accomplish through HUD funds. Every goal is a high priority serving different concerns that compounded improve overall opportunities for fair housing.

1. Maintain safe and affordable housing
2. Add to the affordable housing stock
3. Educate the public on fair housing rights
4. Create livable and sustainable neighborhoods.

Goals and Priorities

Goals and Priorities to address housing challenges, TCCD plans with fair housing goals and priorities. The following goals and priorities presented will be enforced through the Tarrant County five- (5-) year Consolidated Plan and executed through annual Action Plans.

Maintain safe and affordable housing;

- a) Rehabilitation of single-family, owner-occupied homes
- b) Provide Housing Quality Standards (HQS) inspections, or equivalent as required, for rental assistance clients
- c) Homebuyer assistance
- d) Public infrastructure improvements
- e) Ensure HUD properties are monitored consistently in accordance with federal regulations

Add to the affordable housing stock;

- a) Working with developers to build new multi-family and single-family homes where appropriate and affordable
- b) Work with developers and CHDO's to acquire and rehabilitate multi-family and/or single-family homes based on financial feasibility
- c) Assist Tarrant County Housing Assistance Office and Housing Partnership during landlord meetings to encourage landlords to accept rental assistance and provide tenant rights guidance when needed.
- d) Work with partners to ensure opportunity zones are appropriately housed.

Educate the public on fair housing rights

- a) Answer fair housing inquiries from residents, tenants, and landlords
- b) Distribute fair housing brochures in English, Spanish, and other languages HUD publishes
- c) Engage with landlords to answer fair housing questions
- d) Provide informational material as requested or required

Create livable and sustainable neighborhoods.

- a) Assisting cities in improving facilities and infrastructure
- b) Encourage the use of sustainable and resilient building practices
- c) Ensure a certain percentage of accessible units are built for any new units added
- d) Work with Cities to construct new sidewalks and bike paths, providing alternate transportation options

Priorities

Maintaining neighborhood infrastructure and safe and affordable housing will be a top priority as residents' age and low-income households continue to experience difficulty in finding affordable housing. Tarrant County's housing rehabilitation programs will help the elderly age in place, families with children to live in a safer environment, and improve the physical conditions of a home to accommodate a person with special needs. Infrastructure in older neighborhoods will be improved to maintain safe neighborhoods. Case management for our residents experiencing homelessness and homelessness prevention clients will include fair housing education and HQS inspections to ensure the safety of housing.

Using HOME funds, multifamily and single-family homes will continue to be added to the market where feasible. Developers will be encouraged to add amenities within each development. In building with a more holistic approach, NIMBYism may be decreased in a community and environmental standards will be increased with higher energy efficiency standards in place. TCCD will regularly monitor and address any issues to ensure standards are upheld, and units remain affordable within set affordability periods. Homebuyer assistance will be available to eligible potential homeowners to access first time homeownership.

To further educate citizens and providers about fair housing, TCHAO will continue to engage with landlords and quickly address any issues with tenants subsidized by TCHAO. As TCCD receives calls regarding Fair Housing, the office will continue to assist callers and redirect any legal questions to appropriate agencies. All fair housing materials will be available in print and on the Tarrant County website in multiple languages. To meet the stated goals, TCCD will use the objectives throughout the five- (5-) year Consolidated Plan and the annual Action Plans. Each objective will be measurable through our Annual Action Plans and CAPERs. Updates may occur based on need, regulatory and/or societal changes.



Describe the standards and procedures used to monitor activities carried out in furtherance of the plan and used to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

Each grant is treated separately and each have their own policy and procedures for monitoring. Monitoring HOME funded multi-family units will assist in keeping units affordable thereby providing more opportunities for affordable housing. All HOME funded single family and multi-family homes are desk monitored regularly and on-site inspections must occur within 12 months after project completion and at least once every three (3) years thereafter during the period of affordability per 24 CFR 92.504. Inspections must be based on a statistically valid sample of units appropriate for the size of the HOME-assisted project, typically 15 to 20 percent (15-20%). If there are four (4) or fewer HOME-assisted units, 100 percent (100%) of HOME-assisted units are inspected. Physical monitoring of seven (7) HOME funded Multi-family units occurred August and November 2024. Some units failed initial inspection due to minor issues, but passed after re-inspection. All units passed in two (2) multi-family complexes. Tarrant County staff works with the developer to ensure the properties meet regulatory requirements during the affordability period.

CDBG facility projects are monitored annually for up to five years upon completion of a project to ensure use of facility still serves the originally intended population. Data is submitted by the project coordinator for the facility annually and kept on file.

Homeowner Rehabilitation projects have a five (5) year affordability period on each assisted home. A homeowner that requires a release of lien will contact TCCD to file a release with any funds recaptured if still within the affordability period. Processes are being assessed to create an automatic release once the five year period has expired.

CDBG public services, HOME TBRA, and ESG funds are used for shelter operations of shelters and for homelessness prevention. No monitoring is required after funds have been expended. All checks and balances are done prior to fund expenditure to ensure eligibility.



Citizen Participation Plan 91.105(d); 91.115(d)

Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.

For the CAPER, a public notice was placed in the Commercial Recorder on August 13, 2025 to provide interested parties an opportunity to comment on the CAPER during the minimum 15 day comment period beginning August 13 and ending September 3, 2025. A copy of the draft CAPER is available online at <http://www.tarrantcounty.com/en/community-development-and-housing-department.html> and in Community Development's office (2501 Parkview Dr, Suite 420, Fort Worth, Texas 76102). The document is also available via mail or email by request. A public hearing will be held on September 3, 2025 to hear any public comments at 10:00AM in the Commissioner's Court, 5th Floor, 100 East Weatherford, Fort Worth, TX 76196. The public notice and minutes will be found in the appendices in the final CAPER.

For the Consolidated Plan/Annual Action Plans, and any substantial amendment, a 30-day public notice is published in the Commercial Recorder, a request for public hearing is posted at least 2 weeks prior to the actual Public hearing in the County court system, and a public hearing is held to hear any comments. County comment process is used.

CR-45 CDBG 91.520 (C)



Specify the nature of, and reasons for, any changes in the jurisdiction's program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.

Changes in CDBG objectives are uncommon, but activities may be changed to better serve communities in need and for better fiscal impact. For example, an activity can be modified to serve a greater geographic area and more citizens due to increased funding. Tarrant County encourages all cities to expend all CDBG funds in a timely manner to maintain spending ratios and timeliness of project completion. If Tarrant County does require any changes to its program, significant justification must be provided followed by a 30 day comment period and a public hearing on the final comment day would first be made prior to any changes.



Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?

No.

CR-50 HOME 24 CFR 91.520 (D)



Include the results of on-site inspections of affordable rental housing assisted under the program to determine compliance with housing codes and other applicable regulations

Please list those projects that should have been inspected on-site this program year based upon the schedule in 24 CFR §92.504(d). Indicate which of these were inspected and a summary of issues that were detected during the inspection. For those that were not inspected, please indicate the reason and how you will remedy the situation.

Alsbury Villas (Burleson), Villas on Calloway Creek (Hurst), Emerald Run Apartments (North Richland Hills), Plaza Apartments (Richland Hills), Cambridge Court (White Settlement), Sansom Ridge (Sansom Park), and Sansom Bluffs (Sansom Park) were physically monitored in August and November 2024. Most housing units passed housing quality standards (HQS) inspections and any issues identified were resolved.

Name	Activity Address	Total # Units	# Home Units	# units Inspected	Findings/Concerns
Alsbury Villas	711 Alsbury, Burleson TX, 76028	150	11	5	3 Units failed initial HQS on 11/12/2024, Repaired and passed re-inspection on 01/08/2025
Villas on Calloway Creek	901 W Hurst Blvd Hurst TX, 76053	135	69	10	One unit failed HQS on 09/11/2024, repaired and passed re-inspection on 09/14/2024
Emerald Run Apartments	7500 Maplewood Ave NRH, TX, 76180	104	77	17	9 units failed initial HQS on 11/12/2024, repaired and passed re-inspection on 01/17/2025

Plaza Apartments	6731 Hardisty St , Richland Hills TX, 76118	14	12	3	2 units failed initial HQS on 11/14/2024, repaired and passed re-inspection on 01/02/2025
Sansom Ridge	3100 La Junta, Sansom Park, TX 76114	100	5	5	All units passed initial HQS
TCHP activity: Cambridge Court	8009, 8017 and 8025 Cambridge Circle, White Settlement, TX	12	8	3	1 unit failed initial HQS on 11/15/2024, repaired and passed re-inspection on 01/17/2025
Sansom Bluffs	2900 La Junta, Sansom Park, TX 76106	296	6	6	All units passed initial HQS

Tarrant County staff works with property management teams to ensure all resident files are complete and up-to-date.



Provide an assessment of the jurisdiction's affirmative marketing actions for HOME units. 24 CFR 91.520(e) and 24 CFR 92.351(a)

For all HOME-assisted housing contracts, Tarrant County and partners have adopted the affirmative marketing procedures outlined below to (1) ensure all businesses will receive information about available housing opportunities; and (2) tenant-based rental assistance programs and homebuyer development programs attract eligible persons in the market area without regard to race, color, national origin, sex, religion, familial status, or disability.

To ensure outreach to contractors in the implementation of its community development and housing programs, Tarrant County publishes notices of all engineering, housing rehabilitation, and public works contracting opportunities in the *Commercial Recorder*. CivCast, subscribing plan rooms have open access to all project information. HOME funded contracts stipulate marketing requirements to meet 24 CFR 91.520(e) and 24 CFR 92.351(a).

For multifamily rehabilitation projects, a sign is placed on the site to provide opportunities to persons in the area to contract to do work. A Fair Housing sign is required in apartment complexes marketing material when reaching out to possible tenants.



Refer to IDIS reports to describe the amount and use of program income for projects, including the number of projects and owner and tenant characteristics

In PY2024, no program income was collected for HOME.



Describe other actions taken to foster and maintain affordable housing. 24 CFR 91.220(k)

Tarrant County Cities face the task of trying to maintain quality housing supply in a County where approximately 67 percent (67%) of all housing units are single-family. Many aging streets and housing options are not located in low-to moderate-income target areas and they must fully fund the costs of repair and maintenance of aging infrastructure. In PY2024, an estimated \$1,385,000.00 of CDBG funds were expended for Public Infrastructure Improvement activities under area-wide benefits. At least 15,670 residents in ten (10) cities were assisted with

improved access to infrastructure benefits through four (4) sewer, three (3) water and sewer, one (1) water, two (2) street improvements, and one (1) sidewalk addition.

For eligible homes, CDBG- and HOME-assisted owner-occupied single-family homes were rehabilitated to standard living conditions to prevent blight in neighborhoods and/or assisted with ADA barrier removal. Lead-based paint hazards were evaluated and reduced in each home where standard living conditions were brought back up to building code for income-qualified homeowners. CHDOs will add to the affordable housing supply by building new units. Coordination between the public, private, and nonprofit sectors help stretch resources to better develop and maintain affordable housing to meet the needs of underserved households. TCHAO maintains a positive relationship with landlords and encourages relationship building through annual landlord meetings and open communication. Partnership Home has a Landlord Engagement Team to include a Landlord Engagement Specialist to focus on building relationships with landlords in the greater Tarrant County area. Mediation services will also be available to all tenants served by this project. By working with landlords, the intent is to avoid evictions and create a better experience for the renter and owner.

CR-58 SECTION 3



Identify the number of individuals assisted and the types of assistance provided

The Section 3 program requires that recipients of certain HUD financial assistance, to the greatest extent possible, provide training, employment, contracting and other economic opportunities to low- and very low-income persons, especially recipients of government assistance for housing, and to businesses that provide economic opportunities to low- and very low-income persons. Only CDBG Infrastructure projects required Section 3 reporting. 11 infrastructure projects were completed with 27,745.48 labor hours reported. Although efforts were made to hire Section 3 workers and businesses, only 1,095.5 hours were hired. Outreach efforts to generate job applicants include targeting applicants in other federally funded programs, hiring subcontractors that may be low-income, and having signs at construction sites for people to inquire about jobs. Tarrant County provides technical assistance during bidding during many phases of bidding and pre-construction to ensure contractors understand what is expected to outreach and potentially hire Section 3 employees and businesses. Once the Notice to Proceed is issued, staff provide forms and education on how to track hours to contractors.

CR-60 ESG 91.520 (G) – ESG supplement to the CAPER in SAGE

# People Served	Emergency Shelter	2023 Award
4,807	True Worth Place (Day Shelter)	\$ 22,637.18
1,412	SafeHaven of Tarrant County	\$ 42,265.16
165	ACH	\$ 13,834.49

800	Arlington Life Shelter	\$ 4,358.15
639	Salvation Army (FW Mabee Ctr)	\$ 18,637.16
179	Salvation Army (Arlington)	\$ 11,113.50
3,513	Presbyterian Night Shelter	\$ 39,637.17

Tarrant County was allocated \$82,594.84 for the homeless prevention program and served 55 households (93 people).

CR-65 ESG PERSONS ASSISTED



4a. Number of Persons Assisted with Homelessness Prevention Activities

Number of Persons in Households	Total
Adults	65
Children	28
Don't Know/Refused/Other	0
Missing Information	0
Total	93

All persons/families that receive prevention funds received case management. Case manager encourages self-sufficiency upon exit and will assist client with resources to employment, day care, education or other opportunities to offset costs and ensure self-sufficiency.



4b. Number of Persons assisted with Rapid Re-Housing Activities

Due to CoC grants, no ESG funds were expended on Rapid Re-Housing.



4c. Number of Persons assisted in Shelters

Number of Persons in Households	Total
Adults	9,761
Children	1,682
Don't Know/Refused/Other	13
Missing Information	59
Total	11,515

Although shelters are in Fort Worth and Arlington, Tarrant County funds agencies that serve all homeless persons within Tarrant County, especially when there are no other shelters in consortium cities.



4d. Number of Persons assisted with Street Outreach

No ESG funds were used for street outreach. CoC grant funds are used to pay for street outreach and HOME-ARP funds began using funds for street outreach late spring 2025.



4e. Totals for all Persons Served with ESG

Number of Persons in Households	Total
Adults	9,839
Children	1,710
Don't Know/Refused/Other	13
Missing Information	59
Total	11,608



5. Gender—Complete for All Activities

	Total
Male	N/A
Female	N/A
Transgender	N/A
Don't Know/Refused/Other	N/A
Missing Information	N/A
Total	N/A

Data is not available in HUD's SAGE system.



5. Age—Complete for All Activities

	Total
Under 18	1,710
18-24	800
25 and over	9,026
Don't Know/Refused/Other	13
Missing Information	59
Total	11,608



7. Special Populations Served—Complete for All Activities

Number of Persons in Households

Subpopulation	Total	Total Persons Served – Prevention	Total Persons Served – RRH	Total Persons Served in Emergency Shelters
Veterans	567	2	0	565
Victims of Domestic Violence	1,539	0	0	1,539
Elderly	854	9	0	845
HIV/AIDS	29	0	0	29
Chronically Homeless	683	0	0	683
Persons with Disabilities:				
Severely Mentally Ill	834	2	0	832
Chronic Substance Abuse	287	0	0	287
Other Disability	794	16	0	778
Total (Unduplicated if possible)	5,587	29	0	5,558

CR-70 ESG 91.520(G) – ASSISTANCE PROVIDED AND OUTCOMES



Shelter Utilization

Number of New Units - Rehabbed	TBD
Number of New Units - Conversion	TBD
Total Number of bed-nights available	TBD
Total Number of bed-nights provided	TBD
Capacity Utilization	TBD



11. Project Outcomes Data measured under the performance standards developed in consultation with the CoC(s)

See agreed performance standards developed in consultation with the CoC, City of Arlington and City of Fort Worth in the appendices. Meetings occur with CoC and all grantees to discuss performance standards, coordinate funds and to improve data measures when the need arises.

CR-75 ESG EXPENDITURES



11a. ESG Expenditures for Homelessness Prevention

	Dollar Amount of Expenditures in Program Year		
	2022	2023	2024
Expenditures for Rental Assistance	\$0.00	\$15,796.03	\$ 77,318.88
Expenditures for Housing Relocation and Stabilization Services - Financial Assistance	\$0.00	\$0.00	\$0.00
Expenditures for Housing Relocation & Stabilization Services - Services	\$0.00	\$0.00	\$0.00
Expenditures for Homeless Prevention under Emergency Shelter Grants Program	\$0.00	\$0.00	\$0.00
Subtotal Homelessness Prevention	\$0.00	\$ 15,796.03	\$ 77,318.88



11b. ESG Expenditures for Rapid Rehousing

No ESG funds were expended on Rapid Re-Housing.



11c. ESG Expenditures for Emergency Shelter

	Dollar Amount of Expenditures in Program Year		
	2022	2023	2024
Essential Services	\$0.00	\$0.00	\$0.00
Operations	\$0.00	\$ 36,558.81	\$ 122,183.13
Renovation	\$0.00	\$0.00	\$0.00
Major Rehab	\$0.00	\$0.00	\$0.00
Conversion	\$0.00	\$0.00	\$0.00
Subtotal	\$0.00	\$ 36,558.81	\$ 122,183.13

ESG funds are allocated annually, however has up to 2 years to expend. Typically there is some funds from previous years expended to carry through till new grant funds are available.



11d. Other Grant Expenditures

	Dollar Amount of Expenditures in Program Year		
	2022	2023	2024
Street Outreach	\$0.00	\$0.00	\$0.00
HMIS	\$0.00	\$0.00	\$0.00
Administration	\$0.00	\$18,772.35	\$13,610.50



11e. Total ESG Grant Funds

	2022	2023	2024
Total ESG Funds Expended			
	\$0.00	\$ 71,127.19	\$ 213,112.51



11f. Match Source

Other Funds Expended on Eligible ESG Activities	2022	2023	2024
Other Non-ESG HUD Funds	\$0.00	\$18,772.35	\$13,610.50
Other Federal Funds	\$0.00	\$0.00	\$0.00
State Government	\$0.00	\$0.00	\$0.00
Local Government	\$0.00	\$0.00	\$0.00
Private Funds	\$0.00	52,354.84	199,502.01
Other	\$0.00	\$0.00	\$0.00
Fees	\$0.00	\$0.00	\$0.00
Program Income	\$0.00	\$0.00	\$0.00
Total Match Amount	\$0.00	\$71,127.19	\$213,112.51

Other Non-ESG HUD funds comes from CDBG used as match. Private funds are donations provided to agencies that we fund.



11g. Total

Total Amount of Funds Expended on ESG Activities	2022	2023	2024
ESG + Match	\$0.00	\$ 142,254.38	\$ 358,341.62