Tarrant County
PY 2011 Action Plan for
Housing and Community Development

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I. Executive Summary

PY 2011 is the second action plan of the Tarrant County Consortia five-year 2010-2015 Consolidated Plan. The Consolidated Planning process combines the application, planning, and reporting requirements for Community Development Block Grant (CDBG), HOME Investment Partnership Program (HOME), and the Emergency Shelter Grant (ESG).

As an Urban Entitlement County, Tarrant County must comply with the Consolidated Plan requirements in order to receive funding for these formula-based HUD programs. Designated as the lead agency by the Tarrant County Commissioners Court, the Community Development Division (CDD) of the County Administrator's Office is charged with the preparation and the submission of this Consolidated Plan to HUD. The CDD is also responsible for overseeing the public notification process, approval of projects, and the administration of these grants.

Tarrant County published a Public Notice announcing and summarizing the proposed Draft Action Plan for PY 2011 in the Commercial Recorder on March 25, 2011, opening the 30-day public comment period, concluding on April 26, 2011. A public hearing was held on April 26, 2011 at Tarrant County Commissioners Court, 10:00am. No comments were submitted and no comments were raised during the public hearing.

Activities to be funded under each program are described within the Action Plan. The Mayors' Council of Tarrant County reviewed and approved the Action Plan on April 4, 2011. The resolution can be found at the end of this report in the final Action Plan. The CDD staff also prepared an environmental review of the projects under the plan and complied with all consultation and public notice requirements. The Environmental Review Record is on file at the Tarrant County Community Development office.

It is Tarrant County's goal to provide a healthy environment in the urban county that supports, develops, and maintains viable communities by providing decent and affordable housing, suitable living environments, and expanded economic opportunities for low- and moderate-income persons and special populations. The Tarrant County Community Development Division is assisted in carrying out this mission through the use of three major HUD-sponsored programs: CDBG, HOME, and ESG.

The 2010 - 2015 Tarrant County Consolidated Plan details the comprehensive housing affordability strategy, the community development plan and serves as the submission for funding for CDBG, ESG, and HOME grant programs. The Action Plan identifies objectives and outcomes for 2011 that will provide a tool by which both the County and HUD can measure the County's success in accomplishing the priorities and meeting the priority needs identified in the Strategic Plan of the Consolidated Plan.

The combined Tarrant County formula allocations for CDBG, HOME, and ESG for PY 2011 is $4,820,880 (a 17 percent decrease from PY201) which includes entitlement city funds for Cities of Euless, Grapevine and North Richland Hills.

	PY 2011 Allocation	PY2010 Allocation
CDBG – Tarrant County	$ 2,448,291	2,926,431
CDBG – Euless	342,605	409,912
CDBG – North Richland Hills	298,903	357,533
CDBG – Grapevine	236,014	282,537
HOME	1,376,505	1,555,503
ESG	118,562	112,596
Reallocated CDBG funds	480,534	254,509
Program Income (CDBG)	8,000	8,000
TOTAL	**$ 5,309,414**	**5,907,021**

Summary of Annual Objectives

Tarrant County activities will address the objectives of providing low and moderate-income residents with a suitable living environment and decent affordable housing. The following are activities in which Tarrant County will focus on for PY2011.

- $ 2,371,407.60 of PY 2011 CDBG funds for Public Infrastructure Improvement activities under area wide benefits which includes $99,950 for program delivery to provide sustainability for the purpose of creating a suitable living environment. $420,379.71 in previous year's CDBG funds will be reallocated for 37th year activities also. In PY 2011, 19,980 persons will be assisted with improved access to infrastructure benefits in 24 urban county cities. [Objective # SL-3(1)]

- $ 159,101.60 + $60,154.55 (reallocation from PY2004 Public Services funds-NETS) CDBG funds for Owner Occupied Housing Rehabilitation activities will provide for the availability and accessibility of decent housing for an estimated 6 households and to maintain the program. Additionally, $69,000 of CDBG funds will assist two households specifically in North Richland Hills and one will be specific to the City of Benbrook. These estimated 9 households may include: homes rehabilitated from substandard to standard condition; elderly and disabled households; qualify as Energy Star; and/or brought into compliance with lead safe housing rule. Approximately 60% of these homeowners are elderly and 10% are disabled. Approximately 30% are minority race/ethnicity. [Objective # DH-1 ((2a) and (2b)]

- $ 20,000 in CBDG funds will be used for CDBG Public Service activities for supportive housing services and case management to provide for the availability and accessibility of decent housing to approximately 40 persons. The supportive housing positions are responsible for outreach and enrolling homeless individuals and families into the Tarrant County Transitional Housing Program. In PY 2011, approximately 40 homeless persons will have access to transitional housing through the services of the Supportive Housing staff. [Objective # DH-1 (1)]

- $41,140 in CBDG funds will be used for Meals on Wheels to elderly and disabled households that will provide availability and affordability of a suitable living environment to approximately 50 unduplicated individuals with 32 meals per day and 8,228 meals in a contract year. Meals on Wheels of Tarrant County provides home delivered meals to elderly and disabled homebound people who are unable to prepare meals for themselves and have no one to rely on to help them on a regular basis within Tarrant County. In PY2010, Meals on Wheels provided an estimated 985,361 meals to 3,949 homebound individuals. The grant funding for PY2011 will provide delivery of 8,228 meals to 50 unduplicated clients. [Objective # SL-2 (1)]

- $112,634 for ESG Homeless Shelter operations support activities will provide accessibility for the purpose of providing availability and accessibility to a suitable living environment for approximately 10,703 homeless individuals at nighttime and daytime shelters at six emergency shelter facilities receiving ESG utility cost assistance. [Objective # SL-1 (1)]

- $ 625,000 ($500,000 HOME funds plus 25% non-federal match) for HOME CHDO set aside will provide affordability for 4 households for the purpose of providing decent affordable housing. [Objective #DH-2 (3)]

- $ 923,568.13 ($738,854.50 in HOME funds plus 25% non-federal match) for Owner Occupied Home Rehabilitation activities will provide for the availability and accessibility of decent housing for approximately 33 households. These 33 households may include: homes rehabilitated from substandard to standard condition; elderly and disabled households; qualify as Energy Star; and/or brought into compliance with lead safe housing rule. Participating cities who can meet the 25% match will participate under HOME funds. Under PY2011 funding, these cities include; North Richland Hills, Hurst, Richland Hills, Euless, Forest Hill and Azle. Approximately 60% of these homeowners are elderly and 10% are disabled. [Objective # DH-1 ((2a) and (2b)]

Activities to Be Undertaken

Specific activities to be undertaken can be found in the Appendix

II. Introduction

Community Development Block Grant - CDBG

Tarrant County received $ 2,448,291 in CDBG funds in Program Year (PY) 2011. In addition to Tarrant County's CDBG allocation, the entitlement municipality of North Richland Hills received $298,903, $342,605 for the City of Euless and the City of Grapevine received $236,014. Tarrant County will administer CDBG programs through joint administrative agreements.

Projects funded through the Community Development Block Grant Program comprise mostly of Tarrant County's community development activities. One hundred percent of CDBG funds received by the County are to be used to benefit persons of low- and moderate-income. In Tarrant County, funds are primarily used for infrastructure rehabilitation within the County's designated low- and moderate-income target areas within each city. These types of projects benefit the greatest number of residents. CDBG funds are also used for Public Service projects. Public Service projects do not exceed the 15 percent cap set by HUD funding guidelines.

Through the citizen participation process, special attention is given to CDBG projects to ensure that citizens have ample time to comment on a proposed project located in their neighborhood. Tarrant County requires each city in the urban county consortium to conduct a public hearing prior to approving an application for a CDBG funded city project. Under the funding criteria established by the Mayors' Council of Tarrant County, each member city is allowed to submit one project for CDBG funding on an annual basis. CDD staff reviews each project to ensure eligibility under HUD guidelines and presents eligible projects to the Mayors' Council CDBG Ranking Committee for review, approval, and recommended funding allocations. The Ranking Committee prioritizes submitted projects by a point system that examines the proposed project target area by community need measuring: 1) project beneficiaries including number served, demographics, percentage low mod/elderly, and age and condition of housing stock; 2) financial resources such as city funds available, expenditure per capita, and area development activities; 3) city comprehensive plan for housing and neighborhood improvement; and 4) performance measures for the project. Top scoring projects are allocated the highest tier of funding and the balances of projects are funded at the next level of funding. The amounts allocated at each tier level are based on the CDBG funds available. The Mayors' Council CDBG Ranking Committee is made up of four mayoral representatives appointed by the Mayor's Council Executive committee. The CDBG review committee met and reviewed all proposals on February 24, 2011.

Home Investment Partnership Program – HOME

$ 1,376,505 was allocated from U.S. Department of Housing and Urban Development for the HOME program in PY2011. Funds received for the HOME Investment Partnership Program may be used for a variety of housing activities in accordance with Tarrant County's housing strategy as contained in the Housing Needs section of the Consolidated Plan. The HOME program requires participating jurisdictions to form partnerships with public and private entities to provide decent, affordable housing for County residents. The following cities form the HOME consortium from 2009-2011: Azle, Bedford, Benbrook, Blue Mound, Burleson, Crowley, Dalworthington Gardens, Everman, Euless, Forest Hill, Grapevine, Haltom City, Haslet, Hurst, Keller, Kennedale, Lake Worth, Mansfield, North Richland Hills, Pantego, Richland Hills, River Oaks, Saginaw, Sansom Park, Southlake, Watauga, Westworth Village, and White Settlement. Tarrant County administers the single unit owner-occupied housing rehabilitation program within the Community Development office. Also, project proposals are received from community-based non-profit and for profit agencies for homebuyer program funding, single-family and multi-family acquisition and/or rehabilitation and new construction (single family and multi-family) of owner occupied and rental properties.

Emergency Shelter Grant – ESG

ESG funding had increased 5 percent in PY2011 from PY2010 allocation, receiving $118,562 total for ESG. The Emergency Shelter Grant supports local emergency shelters by assisting with offsetting operational costs. Tarrant County primarily funds shelter-operating expenses, particularly utilities, in order to maintain adequate emergency shelter space. A portion of this grant is open to use for homeless prevention and essential services providing temporary financial assistance and services to families on the verge of becoming homeless. However, due to ARRA funds being used for this area in PY2011, ESG will be used to assist with costs associated with providing operational services at emergency shelters. A second ESG allocation will occur later during the year at which time a substantial amendment to this action plan will occur.

III. EVALUATION OF PAST PERFORMANCE

Community Development Block Grant

Upon submission of the PY 2011 Action Plan, Tarrant County will be in the tenth month of year two of the five-year 2010-2015 consolidated plan. To date, the timeliness expenditure rate for CDBG is 1.41%, below the threshold as required by HUD. Of the public works projects that were drawn down; all public works projects within the PY 2007 Action Plan are completed, including the four projects that had been combined with 34th year (PY2008). In PY2008, all projects were completed, except for three. All PY2009 projects have completed except five and one project was cancelled. Thirty-one owner occupied home rehabilitations were completed through the CDBG and HOME programs in PY 2009. As of April 25, 2011 in PY 2010; 34 are complete, 7 are in rehabilitation, 9 homeowners are currently undergoing eligibility verification and 1 home has been inspected and 6 homes have been inspected and out for bid for construction contracts.

The public service projects, Meals on Wheels has served 65 unduplicated people with meals to seniors and disabled persons. Funds received enabled Meals on Wheels of Tarrant County opportunity to receive other state funds. Funds for public services assisted 40 persons with temporary transitional housing to date in PY2010. Goals are to help families become self-sustaining at the end of the program year.

Emergency Shelter Grant Program

The ESG prevention program continue to serve families in crisis, and have developed a well networked program with other emergency assistance families to assure well documented and coordination of services to maximize the number of families being assisted and pooling the limited resources when able. As was indicated in the 2011 Tarrant County Homeless Survey, the main reason for becoming homeless was unemployment, the inability to pay rent or mortgage and/or physical/mental disabilities. The Point in Time (PIT) Count for 2011 is 2,243 which are 62 persons or a 2.8 percent increase from 2009 in the number of persons experiencing homelessness; however, the number of those housed in permanent shelter has also increased and substantially so in comparison with the percentage of homeless. 588 children are homeless in 2011 which is a 7.9% increase in homeless children in comparison to 2009 PIT. With the decrease in donations and increase cost to utilities and basic needs there is a greater need to assist shelters in their operations cost and even greater need to prevent homelessness with aide in utility costs. Expending funds to assist in prevention has continued to be a challenge due to eligibility of clients and HUD program rules.

No ESG funds required reallocation for PY 2009. As ESG funds must be expended in two years, an evaluation will occur July 2011 to find if there are difficulties in expending PY2010 funding. To date, no reallocations are required.

ESG funds used to offset emergency shelter operations have been used in a timely manner by all shelter agencies. Increases in utility costs across the nation demonstrate the strong need for this type of operational assistance to maintain the Tarrant County emergency shelters.

HOME Program

In PY 2010, the HOME program has assisted four households with the purchase of a new home by providing down payment and closing cost assistance through subrecipient Tarrant County Housing Partnership. The Tarrant County Housing Partnership has become a sub recipient in October 2009 to help with the Homebuyers Assistance program and assist citizens in acquiring a home. TCHP began marketing the program in their lender orientations in November 2009 and each month thereafter. It is through TCHP's program and educational sessions that homebuyers purchase and retain their homes without entering foreclosure.

Thirty-one owner occupied home rehabilitations were completed through the CDBG and HOME programs in PY 2009. As of April 25, 2011 in PY 2010; 34 are complete, 7 are in rehabilitation, 9 homeowners are currently undergoing eligibility verification and 1 home has been inspected and 6 homes have been inspected and out for bid for construction contracts.

Nine single family units were acquired and rehabilitated and Emerald Run Apartments with over 100 multi-family units were acquired using CHDO set aside funds in PY 2009. To date, TCHO and DCTC (both Tarrant County CHDO's) are contracted to acquire, rehabilitate and resell or rent approximately 25 single family units.

IV. CITIZEN PARTICIPATION & COMMENTS

Tarrant County encourages citizen participation in the development of its Consolidated Plan, particularly in low/moderate income target areas. Public notices are prepared and public meetings held in accordance with established County policy that calls for at least two public meetings a year. Public comments are heard in each of our consortium cities where CDBG funds will be expended. Notices were distributed through the Tarrant County Homeless Coalition list serve that is distributed to hundreds of individuals within the social services community representing over seventy agencies, government, faith based organizations and private businesses. Lastly, public hearings are held and comments heard at Commissioner's Court.

Inviting representative organizations to public hearings encourages participation of disabled, minority, and other special populations. Other specific measures may be taken to ensure that residents of public housing and low/moderate income target areas are informed of public meetings. The Tarrant County and Fort Worth Housing Authority personnel are also informed of notices and meetings to ensure information is distributed to interested persons served by these agencies.

Public notification of all hearings takes place at least ten (10) days prior to the hearing date. Hearings are held at central locations, which are convenient to residents and accessible to

persons with disabilities and in public areas. For hearings where a significant number of non-English-speaking residents are anticipated, interpreters will be generally provided.

The county citizen participation policy also calls for at least one technical assistance workshop a year and also publishes all related materials such as the Consolidated Plan, making them available at county sub courthouses and on the Internet.
Public hearings were held in each of the urban county consortium member cities to discuss community development activities. Notifications of the public meetings were posted by each of the 24 cities submitting Community Development Block Grant project proposals through their respective city secretary or city administration offices. The public hearings must have ten (10) days notice and take place prior to completion of the County's yearly action plan. Verification of the hearing is sent to the Tarrant County CDD office in the form of certified minutes from the public hearing and a copy of the public notice published in the jurisdiction's commonly read newspaper. All were found to be in compliance with the Texas Open Meetings Act (Tex. Government Code Ann. ch. 551, Vernon 1994 & Supp. 2001). Public hearings held for proposed projects in the PY 2011 Action Plan are listed below.

City	Project Category: Water and/or Sewer Improvement, Street and/or Drainage Improvement, Sidewalk installment, Energy Efficiency	Public Hearing Date
Azle	Drainage Improvement – Lynn Drive	1/18/2011
Bedford	Sewer Improvement – Winchester Way	1/11/2011
Benbrook	Drainage Improvement – Mercedes St	1/20/2011
Blue Mound	Street Improvement – Waggoman Rd	2/15/2011
Crowley	Water Improvement – McCurdy St	2/17/2011
Euless	Sewer Improvement – Falls, Travis, Dallas, Tarrant, Collins	2/8/2011
Everman	Water Improvement – Michael Dr	2/8/2011
Forest Hill	Water Improvement – Cardinal Ridge & Mahaney	*6/21/2011
Grapevine	Street Improvement – Franklin St	2/1/2011
Haltom City	Street Improvement – Jerri Lane	2/10/2011
Haslet	Water Improvement – Brentwood Park Subdivision	2/7/2011
Hurst	Street Improvement - Valentine	2/8/2011
Keller	Energy Efficiency-Senior Center 660 Johnson Rd	1/18/2011
Kennedale	Sewer Improvement – Kenney, Sulphur and W. Broadway St	2/8/2011
Lake Worth	Sewer Improvement – Foster Drive	2/8/2011
Mansfield	Street Improvement – North 4th & Oak Street	12/13/2010
North Richland Hills	Sewer Improvement – Scuggs Dr.	2/28/2011

City	Project Category: Water and/or Sewer Improvement, Street and/or Drainage Improvement, Sidewalk installment, Energy Efficiency	Public Hearing Date
Richland Hills	Drainage Improvement – Reeves Dr & Henry Dr	12/14/2010
River Oaks	Sewer Improvement – Shenna Blvd	2/8/2011
Saginaw	Street & Sidewalks – Northern Ave	1/18/2011
Sansom Park	Sewer Improvements – Behind 2225 Andover St	2/3/2011
Watauga	Street & Drainage – Perdido Dr.	1/24/2011
Westworth Village	Water Improvement – Carb Dr	1/11/2011
White Settlement	Drainage Improvement – Comal & Easley	3/14/2011

*Changed due to inclemental weather

Applications for CDBG projects were distributed on November 22, 2010 through the Mayors' Council. A CDBG review and technical assistance workshop was held on December 8, 2010 for consortium member cities and 13 cities participated. The Action Plan was reviewed and approved by the Mayor's Council of Tarrant County on April 4, 2011 for support of the recommended allocations of funds to consortium projects. The resolution of approval can be viewed in the appendix.

Notice of the public hearing and a summary of the proposed PY 2011 Action Plan were published in the Commercial Recorder on March 25, 2011 and a copy of the Draft Action Plan was posted on the County's website the same day. Copies of the draft plan were available at each sub courthouse building in Tarrant County. The public hearing was held on April 26, 2011 in the Tarrant County Commissioners Court. No comments were submitted during the public comment period and none were voiced during the public hearing.

A public notice for Affordable Housing HOME applications and Emergency Shelter Grant (ESG) applications was distributed in January 7, 2011 and published in the *Commercial Recorder* and made available on the internet on the same day.

Tarrant County, in collaboration with the cities of Fort Worth and Arlington, and the Tarrant County Homeless Coalition held a communitywide public forum on February 17, 2011 at the Salvation Army in Fort Worth. 115 persons were in attendance with a little over half of the number representing homeless persons, various funding agencies, citizens and Homeless Service Providers. The forum included a presentation of findings from the Point In Time count of the homeless, a discussion of outreach and service needs of the homeless, the barriers to various types of housing and a panel discussion to address additional matters such as transportation, landlord issues, furnishings, food and HUD priorities and goals. Notice of this meeting was also published on the Tarrant County and Tarrant County Homeless Coalition website, included in all mail outs and materials related to the homeless. During the February 17, 2011 public forum, public comment was received on many issues dealing with the homeless. A list of the comments will be available in the Appendix: Public Comments, in the Final Action Plan.

Action Plan and Consolidated Plan Comments

A Public Hearing on the Draft PY 2011 Tarrant County Action Plan was held on April 26, 2011 during the Tarrant County Commissioners Court meeting. The thirty-day comment period was from March 25, 2011 through April 26, 2011. No comments were made during the comment period and none voiced at the public hearing regarding the final 2011 Action Plan submitted to HUD.

V. CONSULTATION PROCESS

Tarrant County Community Development Division (CDD) has been designated as the lead agency for the development and implementation of the Tarrant County five year Consolidated Plan. Priorities are determined with input from numerous agencies, organizations, and individuals interested in improving neighborhoods. An on-going mission of the CDD is to assist and coordinate the work of housing and community development providers operating in the County's jurisdiction.

Tarrant County's Community Development Division encourages leveraging of local and private funds for all community development and housing activities contained in the Consolidated Plan. To that end, several consortium cities in the County's CDBG public works program contribute funds to the non-housing community development projects in their cities. Leveraging, however, is not always feasible. The types of projects, availability of local funds, and regulatory requirements, among other considerations, often dictate how or whether a specific project can be leveraged.

Priorities for non-housing and housing programs were established by the Mayors' Council of Tarrant County. Special needs populations and the homeless priorities were established through the Continuum of Care process and the Tarrant County Homeless Coalition. All priorities are reviewed and discussed at Tarrant County workshops, public forums, and public hearings held throughout the year.

The Mayors' Council is briefed by the Director of the CDD on housing and community development issues at each of its six meetings per year. The CDD also staffs the Mayors' Council and its sub-committees maintaining a constant dialogue among urban county consortium members.

Public works project proposals were received from twenty-four member cities. Each were reviewed for eligibility, area of benefit, environmental impact determination, and presented to the Tarrant County Mayors' Council CDBG Review Committee, made up of five member city mayors, for prioritization and funding recommendation. The recommendation of the committee was presented by the full Mayors' Council membership and will be reviewed on April 4, 2011. The rationale for prioritization of projects by the committee was made across several variables including: consistency with the priorities of the Consolidated Plan, area need, application completeness, city comprehensive planning, and city participation in the urban county consortium.

The CDD attends the Tarrant Regional Transportation Coalition meetings, a regional planning and advisory body addressing transportation issues such as federal and state funding, air quality mandates, proposed legislation, and other related economic development issues. The coalition meets on a monthly basis. A primary issue addressed by the coalition directly related to the needs of low income residents is the development of mass transit strategies including service development, funding, and regional planning. The CDD participates in all coalition meetings and committees.

VI. Efforts to Broaden Public Participation

Aside from publishing a public notice in the paper, the internet is the primary method for broadening public participation. RFPs for the ESG grant were sent out on an email broadcast and encouraged to be forwarded to interested parties. Members of email lists include members of the Continuum of Care planning body and to those who have direct contact with low and moderate income persons. The CDBG grant application and public hearing notices was also made available electronically and were mailed and e-mailed to each city.

Notices were e-mailed and mailed out to an expanded mail list as a reminder of the Community Development Public Forum held in February as well as mentioned at other related meetings such as the Tarrant County Homeless Coalition.

In addition, each individual city applicant conducts a public hearing on a proposed project, publishing in their newspaper of record and city public announcement posting procedures insuring a well distributed information flow to the specific locations that will receive CDBG benefits.

Each year, the county will hold separate distinct forums for each of the CDBG, HOME, ESG, and SHP programs targeting interest groups for these individual programs to allow for more detailed discussion of the goals and achievements of these grants.

VII. Resources

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 Partnership Program (HOME), and Emergency Shelter Grant (ESG). For activities affecting the homeless and other special needs populations, Tarrant County receives Supportive Housing Program (SHP) grant funds and HOPWA funds by competition. Local social service agencies have other funding streams available to them to carry out their mission within the community. Additionally, affordable housing projects may be funded through the Tarrant County Housing Finance Corporation, which has the authority to issue bonds in support of affordable housing activities.

CDBG funds allocated to projects in each consortium member city are expended within each city according to concentrations of low-moderate income persons, designated as CDBG Eligible Areas. CDBG Eligible Areas consist of populations where at least 48.9% of households are low/moderate income based on the 2000 U.S. Census or at least 51.0% under HUD approved income survey. There are no other specially designated "Target Areas" in Tarrant County other than the above mentioned. Other program funds, such as those allocated for the single family owner occupied home rehabilitation program, represent a direct benefit activity and are allocated on a county-wide, first-come, first-serve basis to ensure that all low-income residents will have an equal chance of benefiting from limited resources. For selected housing activities, geographic locations of projects will be based on

the extent of housing need in that area as determined by careful market analyses. Other factors influencing location of housing projects include the technical capacity of selected non-profit organizations or housing developers and the ability of a beneficiary to match effort.

HUD Resources

Tarrant County uses many funding sources to address the priority needs detailed in the Consolidated Plan. The tables below list sources of funds for PY 2011. These funds do not include HUD, FEMA, or Department of Labor specially earmarked funds received for hurricane evacuee emergency assistance, housing, or job training.

HUD Entitlement Block Grant Funds	Amounts for PY 2010	**Amounts for PY 2011**
Tarrant County CDBG Entitlement	2,926,431	**$2,448,291**
North Richland Hills CDBG Entitlement	357,533	**298,903**
Euless CDBG Entitlement	409,912	**342,605**
Grapevine CDBG Entitlement	282,537	**236,014**
CDBG Reallocated Funds from Prior Years	254,509	**480,534**
HOME Investment Partnership Act	1,555,503	**1,376,505**
HOME Reallocated Funds from Prior Years	0	**0**
HOME Matching Funds	349,988	**309,714**
Emergency Shelter Grant	112,596	**118,562**
Emergency Shelter Grant Matching Funds	112,596	**118,562**
Program Income (CDBG)	8,000	**8,000**
Total Grant Funds for Tarrant Urban County Consortium	**$6,389,605**	**$ 5,737,690**

PY 2011 CDBG Program

CDBG	**PY 2011 Funds by Activities**	**General Reallocation from Prior Year's CDBG**	**TOTAL**
Water & Sewer Improvements**	$ 1,232,802	172,859	1,407,660
Drainage Improvements**	290,199	231,000	521,199
Street Improvements**	704,407	16,521	720,928
Sidewalks/ADA Barrier Removal**	73,000		73,000
Rehab Senior center/Energy Efficiency	71,000		71,000
Public Service - Homeless Services	20,000		20,000
Public Service - Meals on Wheels	41,140		45,140

Owner-Occupied Home Rehabilitation Tarrant County Consortium*	159,102 + 24,000 + 8,000	60,154	159,102 + 22,000 + 68,155
Owner-Occupied Home Rehabilitation North Richland Hills	45,000		45,000
Administration	665,162		663,162
TOTAL	**3,333,812**	**$ 480,534**	**3,814,347**

* $8,000 from Program Income will go towards rehabilitation of owner-occupied homes activity, $25,000 for home rehabilitation of one home in Benbrook.
** $99,990 for Public Works project delivery has been (+) added to each public works activity.

CDBG grants do not require matched funds; however, at least $2,973,389 will be leveraged by CDBG-funded projects (from non-federal sources) by cities for PY 2011 public facilities projects.

The HOME and ESG programs require local match. PY 2011 requires matching funds totaling $309,713.63 for the HOME program and $ 118,562 for the ESG program. The 100% match for ESG is provided by each participating shelter through in-kind salary costs incurred by shelters, funds received from other programs and/or donations. The $5,928 administrative costs will be matched by salary for staff in Tarrant County Community Development. The 25% match for HOME will be met by participating consortium cities. These costs are monitored by the Tarrant County Community Development Division.

PY 2011 HOME Program

HOME	PY 2011 Funds	Match	TOTAL
Owner Occupied Housing Rehabilitation	$ 738,854	$ 184,713	$ 923,568
CHDO Set Aside (≥ 15%)	500,000	125,000	625,000
Administration (≤ 10%)	137,651	0	137,651
TOTAL	**$ 1,376,505**	**$ 309,713**	**$ 1,686,219**

PY 2011 ESG Program

ESG	PY 2011 Funds	Match	TOTAL
Homeless Prevention	0	0	0
Shelter Operations	112,634	112,634	225,268
Essential Services	0	0	0
Administration	5,928	5,928	11,856
TOTAL	**$118,562**	**$118,562**	**237,124**

Other HUD Program Funding

Other HUD funds received by Tarrant County include Supportive Housing Program (SHP), Housing Choice Vouchers (formerly Section 8), Housing Opportunities for Persons with Aids (HOPWA), and CDBG, HOME/ADDI and ESG funds from the cities of Arlington and Fort Worth. These programs all assist with housing low-income persons throughout Tarrant County.

In 2010, Tarrant County's Supportive Housing Program provided supportive housing and services for approximately 2,181 homeless persons in transitional and permanent housing programs and case management. Tarrant County Department of Human Services Housing Choice Voucher program had 2,414 vouchers issued in from July 1, 2009 - January 31, 2009. PY2011 data will be available in the Final Action Plan. The Tarrant County Housing Choice Voucher program waiting list remains lengthy. With the number of applicants waiting, it is projected that the waiting list will not open again until 2013.

Other HUD Program Funding

	PY2010	PY2011
Supportive Housing Program (PY 2010 renewal grants)	$9,582,942	$ 9,355,893
Housing Choice Vouchers - Fort Worth (PY 2010)	unknonwn	unknonwn
Housing Choice Vouchers - Tarrant County (FY 2010)	16,365,932	$ 19,034,172
Housing Choice Vouchers - Grapevine	555,000	unknonwn
Low Rent Budget - Grapevine	435,000	unknonwn
Housing Choice Vouchers – Arlington	23,121,234	$ 24,198,034
Shelter + Care Rental Vouchers FWHA	5,576,760	$ 4,504,536
CDBG – Fort Worth	7,331,207	6,153,136
CDBG – Arlington	3,441,590	2,876,298
HOME – Fort Worth	3,201,937	2,832,296
HOME – Arlington	1,515,730	1,341,803
HOPWA Formula - Fort Worth (2011)	950,848	936,172
HOPWA Competitive 2009 – 2011 (Tarrant County)	950,966	$ 950,966
Emergency Shelter Grant Arlington	139,727	193,729
Emergency Shelter Grant Fort Worth	296,227	412,678
Total HUD Program Funds allocated to Tarrant County area	**73,465,100**	**$ 72,789,713**

Other Federal Resources

Department of Health and Human Services	FY 2010	FY 2011
Ryan White Part A Formula – Tarrant County	4,049,388	
Ryan White Part B Formula – Tarrant County	1,522,788	*Not available yet*
Ryan White Part C Formula – Tarrant County	816,741	

Ryan White Part D Formula – Tarrant County	448,950	
Ryan White Part F Formula – Tarrant County	224,163	
Ryan White Part A Formula – Fort Worth *(formerly Title 1 formula)*	2,722,028	
Ryan White Part A Supplemental – Fort Worth *(formerly Title 1 Supplemental)*	1,100,270	
Part F – Fort Worth	227,090	
Total DHHS Grant Funds	**11,111,418**	
Department of Labor	***2010***	***2011***
Workforce Investment Act*	9,639,628	9,612,376
Employment Services*	2,415,571	2,440,198
Project RIO*	398,212	407,868
Subsidized Childcare	29,618,161	30,362,571
Choices for TANF (Temporary Assistance to Needy Families) participants	5,201,654	4,874,226
Supplemental Nutrition Assistance Program (SNAP) Employment and Training	579,283	575,145
Total DOL Grant Funds	**$ 47,852,509**	**$48,272,384**
Emergency Food and Shelter national Board Program – serving Tarrant County via various government, non-profit, churches and other facilities assisting low-income and/or homeless persons.	$ 967,005	*Available in June 2011*

Other federal sources include funds from the Department of Health and Human Services (DHHS) and the Department of Labor. These funds address issues that are not specifically housing oriented in nature, but are contributing to essential needs to prevent homelessness and reduce the impacts of poverty on Tarrant County residents. These grants assist with employment services, training, subsidized childcare, and food stamps.

Other Resources

State/Local Funding Sources	PY 2010	PY 2011
Tarrant County Department of Human Services – *Rent, Utility and Essential Services Assistance*	3,124,836.00	
Leveraged City funds for CDBG Projects	2,373,809.88	2,973,388.50
Local Match (HOME & ESG)	462,584.25	428,275.63
Total Grant Funds	**$ 5,961,230.13**	**3,401,664.13**

Tarrant County's investment of CDBG, HOME, and ESG funds leverage funds from different local sources. Several consortium cities, though small and with limited local resources will provide approximately $2,973,388 in matching funds to expand the public works projects funded through the Tarrant County CDBG funds. For the PY 2011, the following amounts are proposed to be committed by area cities to match CDBG funds in improving the infrastructure of low-income neighborhoods:

City	City Match/Leverage	City	City Match/Leverage
Azle	$ 0	Kennedale	$ 38,397
Bedford	$ 7,000	Keller	$ 0
Benbrook	$ 10,000	Lake Worth	$ 100,000
Blue Mound	$ 5,000	Mansfield	$ 410,000
Crowley	$ 66,056	N. Richland Hills	$ 0
Euless	$ 60,539	Richland Hiils	$ 0
Everman	$ 70,315	River Oaks	$ 20,000
Forest Hill	$ 50,000	Saginaw	$ 185,000
Grapevine	$ 0	Sansom Park	$ 20,000
Haltom City	$ 535,200	Watauga	$ 255,996
Haslet	$ 20,000	Westworth Village	$ 1,152,800
Hurst	$ 334,592	White Settlement	$ 247,493

TX-601 - Fort Worth/Arlington/Tarrant County CoC – 2010 SHP grants

Applicant Name	Project Name	Program	Component	Grant Term	Award Amount
Arlington Life Shelter	SHP Employment - TX0109B6T010801	SHP	SSO	1 Year	83,686
Arlington Life Shelter	SHP TH - TX0110B6T010801	SHP	TH	1 Year	63,471
Community Enrichment Center, Inc.	CEC Transtional Housing Program	SHP	TH	1 Year	$222,846
Day Resource Center for the Homeless	Project New Start	SHP	PH	1 Year	234,831
Housing Authority of the City of Arlington	Arlington Housing Authority 2009 S+C renewal	S+C	TRA	1 Year	$156,168
Housing Authority of the City of Arlington	Arlington Housing Authority 2009 TH SHP Program	SHP	TH	1 Year	$262,378
Housing Authority of the City of Fort Worth	Shelter Plus Care 33	S+C	TRA	1 Year	283,776
Housing Authority of the City of Fort Worth	Shelter Plus Care 34	S+C	TRA	1 Year	1,623,252
Housing Authority of the City of Fort Worth	Shelter Plus Care 35	S+C	TRA	1 Year	1,965,180
Housing Authority of the City of Fort Worth	Shelter Plus Care 36	S+C	TRA	1 Year	352,272
Mental Health and Mental Retardation of Tarrant County	Gateway to Housing	SHP	PH	1 Year	295,780
MHMR of Tarrant County - Addiction Services	Supporting the Homeless Project	SHP	SSO	1 Year	67,435
Presbyterian Night	Housing Solutions	SHP	PH	1 Year	712,008

Shelter					
Presbyterian Night Shelter	Mimi Hunter Fitzgerald Safe Haven	SHP	TH	1 Year	181,077
Tarrant County	Cornerstone 3CP	SHP	SSO	1 Year	166,404
Tarrant County	Day Resource Center Employment Program	SHP	SSO	1 Year	103,445
Tarrant County	GRACE NASH Transitional Housing	SHP	TH	1 Year	24,237
Tarrant County	SafeHaven LIFT	SHP	SSO	1 Year	21,815
Tarrant County	SafeHaven Needs Assessment/Childcare	SHP	SSO	1 Year	50,680
Tarrant County	SafeHaven Parkdale	SHP	TH	1 Year	108,491
Tarrant County	Salvation Army SIMON	SHP	TH	1 Year	322,293
Tarrant County	Samaritan House Supportive Housing	SHP	SSO	1 Year	212,663
Tarrant County	TBLA 10 Cornerstone Assistance Network	SHP	TH	1 Year	106,864
Tarrant County	TBLA 114 Tarrant County	SHP	TH	1 Year	1,063,427
Tarrant County	TBLA 13 MHMR	SHP	PH	1 Year	124,665
Tarrant County	TBLA 15 Samaritan House	SHP	PH	1 Year	85,617
Tarrant County	TBLA 17 VOA	SHP	PH	1 Year	145,435
Tarrant County	YWCA Childcare	SHP	SSO	1 Year	97,293
Texas ReEntry Services, Inc	TXRS Supportive Housing Program, Inc	SHP	TH	1 Year	104,482
				Total:	$9,355,893

$333,435 was also granted to Tarrant County to administer the Salvation Army Veterans PSH Program. The announcement was made April 27, 2011.

VIII. Allocation Priorities

Progress of Goals & Objectives Established In 5-Year Consolidated Plan

Goals and objectives are similar to previous 5-year consolidated plan with the exception of "Transit Oriented Development" added in the 2010 – 2015 Consolidated Plan. Please see Appendix A for table 3A: Summary of Specific Annual Objectives detailing the annual objectives and performance indicators for each activity.

Priorities Identified In 2010-2015 Consolidated Plan

Priority Needs for Non-Housing Programs

- Basic infrastructure replacement
- Handicapped accessibility improvements for public facilities
- Senior Centers repair, improvement, and services
- Transit Oriented Development

Priority Needs for Housing Programs

- Rehabilitation of existing housing
- Homeowner/homebuyer assistance
- Single-family new construction or acquisition with rehabilitation
- Multi-family rental

Priority Needs for Homelessness

- Maintenance of existing services for the homeless
- Homeless prevention
- Transitional housing
- Supportive services
- Permanent supportive housing
- Employment and transportation

Priority Needs for Special Needs Populations

- Removal of architectural barriers for disabled households
- Affordable permanent housing for the elderly and disabled
- Affordable permanent supportive housing for persons with AIDS

GEOGRAPHIC AREA

This Action Plan is submitted in accordance with 24 CFR 91.220 as part of the Consolidated Planning process required of entitlement jurisdictions under certain programs operated by the U.S. Department of Housing and Urban Development. Tarrant County is an "urban county entitlement" comprised of a 28-city consortium. The following cities form the consortium:

Azle, Bedford, Benbrook, Blue Mound, Burleson, Crowley, Dalworthington Gardens, Euless, Everman, Forest Hill, Grapevine, Haltom City, Haslet, Hurst, Keller, Kennedale, Lake Worth, Mansfield, North Richland Hills, Pantego, Richland Hills, River Oaks, Saginaw, Sansom Park, Southlake, Watauga, Westworth Village, and White Settlement. The 2009-2011 urban county automatic renewal recertification process began on April 25, 2008. Renewal of 2012-2014 urban county recertifications will occur again in April 2011.

All low/moderate area benefit activities for PY 2011 are based on the 2000 U.S. Census data or approved surveys. Twenty-one cities and 3 entitlement cities under Tarrant County's supervision of funding will direct CDBG funds to low/moderate areas or towards limited clientele. Income surveys were conducted in the Cities of Bedford, Blue Mound, Euless, Haslet, Keller, Saginaw and Westworth Village in the 2010 Program Year. Qualified surveys were approved by HUD as low/moderate areas with at least 51% low moderate income persons. Surveys that did not meet qualification were the ones executed in the City's of Bedford, Haslet and Keller. See map of geographic area at the end of the report.

PROGRAM-SPECIFIC REQUIREMENTS

(1) CDBG COMMUNITY DEVELOPMENT BLOCK GRANTS

Tarrant County allocates a significant portion of CDBG funds to infrastructure improvement. The highest community development priority identified in the 2010-2015 Consolidated Plan was replacing and upgrading of deteriorated and inadequate infrastructure.

Having exceeded a population of 50,000, the cities of North Richland Hills, Grapevine and Euless qualify as entitlement jurisdictions under CDBG. All cities have 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.

In PY 2011, approximately 19,980 low/moderate income persons in Tarrant County will benefit from CDBG funded public works projects. 100% of CDBG funds will benefit LMI persons. Infrastructure improvements funded by CDBG contribute to neighborhood livability, public health, and enhanced local housing stock by improving streets and drainage, installing or repairing sewer and water lines, and making sidewalk enhancements for safety and handicapped accessibility. Facilities improvements help assist limited clientele by improving energy efficiency and accessibility for persons with disabilities'.

PY 2011 CDBG funds for Owner Occupied Housing Rehabilitation activities will provide for the availability and accessibility of decent housing for no more than 6 households and to maintain the program. Any unincorporated area of the county and any city outside of Arlington, Fort Worth and Grand Prairie may be assisted. Additionally, $69,000 of CDBG funds will assist two households specifically in North Richland Hills and one will be specific to the City of Benbrook. These estimated 9 households may include: homes rehabilitated from substandard to standard condition; elderly and disabled households; qualify as Energy Star; and/or brought into compliance with lead safe housing rule. Approximately 60% of

these homeowners are elderly and 10% are disabled. Approximately 30% are minority race/ethnicity.

CBDG funds will be used for CDBG Public Service activities for supportive housing services and case management to provide for the availability and accessibility of decent housing to approximately 40 persons. The supportive housing positions are responsible for outreach and enrolling homeless individuals and families into the Tarrant County Transitional Housing Program. In PY 2011, approximately 40 homeless persons will have access to transitional housing through the services of the Supportive Housing staff.

CDBG ELIGIBILITY
All projected use of funds in the PY 2011 Entitlement grants program for use of CDBG funds is in accordance with 24 CFR Part 570, Community Development Block Grant Program Final Rule, as published in the Federal Register [**53 FR 34437**, Sept. 6, 1988, as amended at 56 **FR** 56126, Oct. 31, 1991; 61 **FR** 11475, Mar. 20, 1996; 69 **FR** 32778, June 10, 2004].

Program Year funding	**PY 2010 Allocation**	**PY 2011 *Allocation***
CDBG – Tarrant County	2,926,431	$ 2,448,291
CDBG – Euless	409,912	342,605
CDBG – North Richland Hills	357,533	298,903
CDBG – Grapevine	282,537	236,014
Reallocated CDBG funds	254,509	480,534
Program Income (CDBG)	8,000	8,000
TOTAL	**4,238,922**	**$3,814,347**

COMPLIANCE WITH NATIONAL OBJECTIVES

CDBG projects are classified as meeting one of the following national objectives established by HUD:

A. Area benefit and limited clientele/low- and moderate-income persons,
B. Aid in the prevention or elimination of slums or blight, and/or
C. Addressing community development needs having a particular urgency.

Each of the planned PY 2011 projects and activities meet a national objective. 100% of CDBG projects meet the area benefit and limited clientele/low and moderate income persons.

Public Facilities and Improvements $ 2,371,407.60
+ 420,379.71
(Reallocation from previous years)

National Objective: Benefiting low- and moderate-income persons, based on *area wide benefit and those serving a limited clientele*

A breakdown of $99,950 in project delivery costs will be included amongst each activity.

WATER AND SEWER LINE IMPROVEMENTS

CITY	Zip Code / Total Population Served	Block Grp Low/Mod Income %	Minority Concentration 2007 estimate*	Description	36th Year Allocation (+ reallocation)	37th Year ESTIMATE (+ reallocation)
Bedford	76022 / 1082	1136.18/4 48.9%	W = 82.1% B = 5.5% O = 12.4% H = 13.9% Not H = 86.1%	Sewer Improvements in Memphis Dr and Winchester Way	$77,928 + $64,159.40 reallocated from 34th Yr	$ 78,000
Crowley	76036 / 621	1110.13/2 57.0%	W = 87.0% B = 3.6% O = 9.4% H = 14.3% Not H = 85.7%	Replace 1,320 LF of old 6" cast iron water main with 8" PVC pipe in McCurdy Street.	$ 85,341	$ 70,000 + $8,470.00 from 35th yr
Euless	76039 / 151 (Surveyed)	1135.09/1 59.1% (Surveyed)	W = 87.0% B = 3.6% O = 9.4% H = 14.3% Not H = 85.7%	Sewer line replacement at 100 blk Falls Dr, 100 blk Travis Dr, 100 blk Dallas Dr, 100 blk Tarrant Dr, 800-1000 blk of Collin Dr	$327,929.60 + 34,286.35 reallocation from 34th Yr	274,084.00 + $82,085.20 from 35th yr
Everman	76140 / 1128	1112.02/5 62.8%	W = 51.2% B = 27.2% O = 21.7% H = 29.8% Not H = 70.3	Water line replacement in 400 and 500 blocks of Michael Drive	$ 85,619	$ 78,000 + $6,508.50 from 35th yr
Forest Hill	76119 / 1570	1111.01 / 3 69.4%	W = 34.3% B = 53.5% O = 12.2% H = 24.5% Not H = 75.5	Replace water main on Cardinal Ridge Rd and Mahaney Pl	$ 86,928	$86,200 + $366.50 from 35th yr
Kennedale	76060 / 1316	1114.05//1 1114.05/2 58.7%	W = 79.1% B = 8.8% O = 12.1% H = 16.9% Not H = 83.1%	Rehabilitation of an existing sanitary sewer main in Kenney, Sulphur and W. Broadway St	$ 95,941	$86,200 + $6,013 from 35th & + $1,496.09 from 34th yr
Lake Worth	76137 / 1018	1104.01 / 3 50.7%	W = 82.4% B = 2.9% O = 14.8% H = 20.9% Not H = 79.1%	Replace sewer line on 7200-7500 blks of Foster Dr.	$ 86,928 + $15,041.98 reallocation from 34th Yr	$78,000
North Richland Hills	76180 / 803	1132.06/1 59.5%	W = 82.9% B = 4.7% O = 12.5% H = 16.0% Not H = 84.0%	Sewer line replacement in 3900 and 4000 blocks of Scuggs Dr	$241,026.40 + 99,736.95 reallocated from 32nd Yr	$194,122.40 + $67,919.59 from 34th yr
River Oaks	76114 / 1343	1105.00/3 1005.02/5 57.0%	W = 78.3% B = 2.5% O = 19.1% H = 33.7% Not H = 66.3%	Sewer line replacement on 1500-1666 Shenna Blvd	$ 95,941	$ 86,200
Sansom Park	76114 / 712	1104.02/5 61.2%	W = 75.2% B = 2.2% O = 22.6% H = 34.4 % Not H = 65.6%	Reconstruct sewer line from Andover St to Jacksboro Hwy to improve connective flow	$ 95,941	$ 78,000

CITY	Zip Code / Total Population Served	Block Grp Low/Mod Income %	Minority Concentration 2007 estimate*	Description	36th Year Allocation (+ reallocation)	37th Year ESTIMATE (+ reallocation)
Westworth Village	76114 / 545	1106.01 /3 63.7%	W = 75.4% B = 6.8% O = 17.9% H = 24.5% Not H = 75.5%	Replace water lines in 5700 and 5800 blocks of Carb Dr.	$ 86,928	$ 78,000

*** Source: Sites on Texas estimates. W = White, B = Black/African American, O = Other, H = Hispanic, Not H = Not Hispanic.**

STREETS AND DRAINAGE IMPROVEMENTS

CITY	Zip Code / Population Served	Block Group Low/Mod Income %	Minority Concentration 2007 estimate *	Description	36th Year Allocation (+ reallocation)	37th Year ESTIMATE (+ reallocation)
Azle	76020/ 905	1142.04/3 51.8%	W = 90.8% B = 2.1% O = 7.1% H = 10.4% Not H = 89.6%	Drainage improvement on 113-137 Lynn Dr	none	$ 70,000 + $87,042 from 32nd & $80,751 from 35th yr
Benbrook	76126/ 845	1109.06/1 54.6%	W = 83.1 B = 6.1% O = 10.8% H = 13.5% Not H = 86.5%	Street construction behind 700 block of Mercedes St.	$ 77,928	$ 53,000 + $43,724.93 from 35th yr
Blue Mound	76131 / 329 (Surveyed)	1140.03 /1 75.4% (Surveyed)	W = 74.9% B = 4.2% O = 20.9% H = 27.8% Not H = 72.2%	Street reconstruction on 800 block of Waggoman	$71,329 + $11,893.06 reallocation from 34th Yr	$ 86,200 + $16,521.25 from 35th yr
Haltom City	76111 / 1719	1102.04 / 2 1102.04 / 3 56.8%	W = 71.8% B = 4.3% O = 23.9% H = 25.9% Not H = 74.1%	Reconstruction of street at 4100-4500 block of Jerri Lane.	$ 95,941	$ 86,200
Grapevine	76051 / 1569	1137.05/2 51.1%	W = 82.4% B = 4.4% O = 13.2% H = 18.1% Not H = 82.0%	Reconstruct street on 500 block of east Franklin St	$ 226,029.60 + $11,930.97 reallocation from 33rd Yr	$ 188,811.20
Hurst	76053 / 1401	1134.04/5 65.6%	W = 80.5% B = 5.9% O = 13.6% H = 17.3% Not H = 82.7%	Reconstruct 1000 blk of Valentine	$86,928	$ 86,200
Mansfield	76063 / 308	1113.06 / 2 65.3%	W = 81.1% B = 6.0% O = 12.9% H = 18.3% Not H = 81.7%	Reconstruct street at 100 blk of North 4th & 400 block of Oak St	$77,928	$ 70,000

CITY	Zip Code / Population Served	Block Group Low/Mod Income %	Minority Concentration 2007 estimate *	Description	36th Year Allocation (+ reallocation)	37th Year ESTIMATE (+ reallocation)
Richland Hills	76118 / 372	1133.01 / 5 70.7%	W = 82.2% B = 3.8% O = 14.1% H = 19.0% Not H = 81.0%	Drainage Improvements on 6700 and 6800 blocks of Reeves D and 3400 block of Henry Dr	$ 77,928	$ 86,200 + 19,481.65 from 35th yr
Saginaw	76169 / currently being surveyed	1140.05 / 3 56.7%	W = 80.8% B = 3.7% O = 15.5% H = 23.5% Not H = 76.5%	Reconstruct streets and install sidewalks on 100-300 block of Northern Ave	$ 95,941	$ 70,000
Watauga	76148 / 1200	1138.09 / 4 49.1%	W = 81.6% B = 4.2% O = 14.2% H = 17.1% Not H = 82.9%	Reconstruct 6500-6624 Perdido Drive	$ 95,941	$ 78,000
White Settlement	76107 / 1043	1107.01 / 1 54.1%	W = 80.3% B = 5.7% O = 14.0% H = 20.1% Not H = 79.9%	Replacement of drainage at 850-1000 blocks of Comal and 8700 block of Easley.	$ 86,928	$ 70,000

*** Source: Sites on Texas estimates. W = White, B = Black/African American, O = Other, H = Hispanic, Not H = Not Hispanic.**

SIDEWALKS AND ADA ACCESSIBILITY

CITY	Zip Code / Population Served	Block group Low/Mod Income %	Minority Concentration 2007 estimate *	Description	36th Year Allocation (+ reallocation)	37th Year ESTIMATE (+ reallocation)
Haslet	76052 / 60 (Surveyed)	1141.01 58.76% (Surveyed)	W = 83.9% B = 4.4% O = 11.6% H = 15.5% Not H = 84.5%	Sidewalk installation & ADA accessibility at Gammil St., 1st St and 2nd St	$77,928	$ 70,000
Keller	76248 (Approx 200)	Limited Clientele Activity at Senior's Center	W = 74.9% B = 4.2% O = 20.9% H = 27.8% Not H = 72.2%	Energy Efficiency Improvements and ADA Barrier Removal at Keller Senior Center	None	$ 70,000

*** Source: Sites on Texas estimates. W = White, B = Black/African American, O = Other, H = Hispanic, Not H = Not Hispanic.**

City of Benbrook will also use CDBG funds to rehabilitate Single family Owner-Occupied Units with remaining 37th Yr allocation funds.

<u>Public Service</u> $ 61,140

National Objective: Benefiting low- and moderate-income persons, based on *those serving a limited clientele*

Homeless Services

$20,000 in CBDG funds will be used as match for the SHP program and to supplement the salary of personnel in the Tarrant County Supportive Housing Program. These positions are responsible for outreach and enrolling homeless individuals and families into the Tarrant County Transitional Housing Program. In PY 2010, approximately 35 homeless persons will have access to transitional housing through the services of the Supportive Housing staff. Approximately 40 homeless persons will be in the program in PY2011.

Senior Citizen / Disabled Services

$41,140 in funds will be used to expand Meals on Wheels services providing home delivered meals to elderly and disabled homebound persons who are unable to prepare meals for themselves and have no one reliable to help them on a regular basis. An estimated 8,228 meals will be provided to 50 unduplicated elderly and disable individuals residing in the urban county over one year.

Owner-Occupied Home Rehabilitation $ 159,101.60
+ $60,154.55 reallocation
From 2004 Public Services (NETS)

National Objective: Benefiting low- and moderate-income persons, based on *housing*

The program consists of rehabilitation and/or reconstruction of single-family homes for elderly and low-income homeowners in as-yet unidentified locations throughout Tarrant County. This project includes $45,000.00 for the City of North Richland Hills to complete 2-3 homes and approximately $24,000 to complete one home within the city of Benbrook. All rehabilitation activities will include lead-based paint testing requirements. An estimated 9 homes will be rehabilitated with CDBG funding.

Program Administration $ 665,162.60

Funds will be used for Administration costs including the following activities. CDBG Program Income has been included in this amount to help offset the cost of gas for project site visits. An organizational chart can be viewed on the last page of Appendix B:

A. Program Administration
B. Planning
C. Citizen Participation

CDBG REALLOCATED FUNDS FROM PRIOR YEARS

Tarrant County reallocates unused portions of funds previously allocated for cities' projects back into current city projects. This helps to maintain an equitable geographic distribution of funds among the consortium cities. Total reallocation from specific city projects in PY 2011 is $420,379.71.

CITY LEVERAGED FUNDS BY ACTIVITY

Water and/or Sewer Projects	$ 1,585,107
Street and/or Drainage Projects	1,388,282
Total	$ 2,973,389

(2) HOME Improvement Partnership Grant

HOME ELIGIBILITY

All projected use of funds in the 16th program year for HOME is in accordance with 24 CFR Part 92, HOME Investment Partnership Grant, Final Rule, dated September 16, 2003, as authorized by the Cranston-Gonzalez National Affordable Housing Act of 1990, as amended.

Total PY 2011 HOME	**$ 1,376,505**

Portion of grant requiring match	$ 1,238,855
25% Required Match	309,713
Non-Match Portion of grant (Administration)	137,651
Total Available in PY 2011 HOME Program	**$ 1,686,219**

COMPLIANCE WITH PROGRAM PURPOSE
Each project in Tarrant County's PY 2011 program year is selected for the purpose of expanding the supply of decent, safe, sanitary and affordable housing, particularly for low-income residents.

Total funds available for the HOME PY 2011 program are identified below.

Proposed Activities	**w/o Match**	**w/ Match**
Owner-Occupied Housing Rehabilitation	738,855	923,568
CHDO Set-aside	500,000	625,000
Administration	137,651	137,651
Total Budget for PY 2011 Activities:	**$ 1,376,572**	**$1,686,219**

DESCRIPTION OF PROPOSED ACTIVITIES

Owner-Occupied Housing Rehabilitation $ 738,855
+ 184,713 match

Owner Occupied Home Rehabilitation activities will provide direct benefit to low income families and sustainability for the purpose of creating a suitable living environment. In PY 2011, an estimated thirty-three HOME funded units will be rehabilitated. These units include: homes rehabilitated from substandard to standard condition; elderly and disabled

households; qualify as Energy Star; and/or brought into compliance with lead safe housing rule. Approximately 60% of these homeowners are elderly, 10% are disabled and 30% are minority households. Additional units will be completed using reallocated HOME funds. Match will be made by participating cities who have agreed to leverage funds.

Community Housing Development Organization (CHDO)
(Minimum CHDO Required Set-Aside is 15% of HOME Allocation) $ 500,000
+ 125,000 match

Tarrant County entered into an administrative agreement with a local non-profit to administer Tarrant County's HOME CHDO funds. The Development Corporation of Tarrant County (DCTC) is a 501(c) (3) certified Tarrant County CHDO that actively works to create safe, decent, affordable housing for the low-income citizens within Tarrant County's jurisdiction. DCTC will undertake housing production activities on its own or it will contract with one or more organizations with demonstrated capacity to provide quality affordable housing within Tarrant County. The types of activities to be funded with CHDO funding are anticipated to be acquisition with moderate rehabilitation (single or multi-family properties) for rental or resale, gap financing for acquisition or construction of multi-family properties which could include rehabilitation of acquired properties. Additional activities could include new construction or reconstruction of affordable single-family detached and attached homes. All other proposed activities will be considered on a case-by-case and project-by-project basis as consistent with Tarrant County's Consolidated Plan. Proposed CHDO-funded projects will be required to have a designated percentage of the units reserved for housing of low-income families/individuals with special attention being given to the Special Needs Community (homeless, elderly, chronic mentally ill, disabled, or HIV-related disorders.) These projects will ensure safe, decent and affordable homeowner or rental housing for persons with special needs. The assistance provided for projects of this type will be either in the form of gap financing with low-interest subordinate liens or grants depending on the types of projects undertaken and the financial need and viability of each project. Technical assistance and development/administrative assistance are also available by County staff. Match will be dependently made according to the type of activity performed and may be in the form of waived fees and permit costs, infrastructure improvements, cash, tax abatements and/or donated property.

Administration $ 137,651

Tarrant County is authorized to allocate up to 10% of the amount of the HOME grant fund for use in the administration of the HOME Program. The following eligible expenses will be paid from this 10% allocation:

Direct HOME Administrative Costs:

- Salaries for HOME program staff
- Sub-recipient Monitoring
- Technical Assistance/Training

The HOME Investment Partnership Program PY 2011 allocation will require a minimum 25% match from local sources. As per 24 CFR Part 92.218(c), a portion of the allocation for authorized administrative expenses is excluded from match requirement. Administration funding and program incomes does not require match. Tarrant County's HOME match requirement in PY2011 will be determined in the final action plan. Any excess match created by Tarrant County or others will be available for future program years. The county's consortium cities have agreed to provide match for HOME expenditures in their city. Sources of match will be varied per type of project and the HOME regulation associated. Examples of match for HOME activities are waived fees, abated taxes and city contributions to infrastructure as part of a HOME funded project. Based on previous years and projected resources, the following are PY 2011 match.

Tarrant County HOME Consortia City Commitment	$ 322,500
Waived Fees/Taxes	3,000
Other	2,000
Total PY 2011 Matching Funds Anticipated	**$ 327,500**

In PY 2011, the County will continue not to use HOME funds to refinance existing debt nor does it foresee using HOME funds for Tenant Based Rental Assistance.

RECAPTURE GUIDELINES

Tarrant County does not impose resale requirements, but does exercise a recapture option for its HOME Program in accordance with 24 CFR 92.254 (a) (5) (ii). Recapture is enforced for a period of ten (10) years on the Homebuyer Assistance Programs and five (5) years on the Homeowner Rehabilitation Program. **In the event of a sale, short sale and/or foreclosure, the amount recaptured will be limited to the amount of 'net proceeds' available at the time of such occurrence.** For example, in the event the homeowner sells the property before five years of a home owner rehabilitation completion date, the homeowner will repay CDD the net proceeds available from the project costs according to the following schedule:

Sold within one year	100% repayment costs to CDD
Sold within two years	80% repayment
Sold within three years	60% repayment
Sold within four years	40% repayment
Sold within five years	20% repayment
Sold AFTER five years	0% repayment

ACTIVITY	AVERAGE PER-UNIT HOME	MINIMUM AFFORDABILITY PERIOD
Rehabilitation or Acquisition of Existing Housing or Homebuyers Assistance	< $15,000 15,000- $40,000 > $40,000	5 years 10 years 15 years
Refinance of Rehabilitation Project	Any dollar amount	15 years
New Construction or Acquisition of New Housing	Any dollar amount	20 years

For CHDO activities, HUD's minimum affordability period will be used unless extended through contractual agreement. Other projects or activities funded with HOME funds

maintain at a minimum the HUD-required period of affordability as stated in 24 CFR 92.254 (a) (4) and (5). In select instances, however, the HOME subsidy may be forgiven when the net proceeds generated from the sale of the property are less than the original HOME subsidy. Most non-profit organizations funding first-time homebuyer activities also utilize the recapture method with a declining repayment over a five-year period with the assistance amount forgiven at the end of the five-year period of affordability.

TARRANT COUNTY'S AFFIRMATIVE MARKETING POLICY AND PROCEDURES

Tarrant County has adopted policies and procedures regarding affirmative marketing for housing containing five or more HOME-assisted units. This affirmative marketing policy pertains to all Tarrant County subrecipients, internal homeownership programs, and all CHDO's receiving HOME program funds for HUD assisted housing containing five or more units.

The affirmative marketing requirements and procedures include the following:

1. Tarrant County will use the Equal Housing Opportunity logo and/or slogan in all press releases or notices to the public or solicitations pertaining to housing of more than five units.
2. Tarrant County will require owners of HUD-assisted housing of five or more units to adhere to the following:

a) When advertising or listing vacancies, owners must use major and community newspapers, community contacts and the Equal Housing Opportunity logo or slogan.
b) Owners must display the Fair Housing poster in high traffic areas on the premises of the assisted housing.
c) Owners must perform special outreach to persons in the housing market area who are not likely to apply for the housing without special outreach. Targets of special outreach could include community centers, places of worship, employment centers, housing counseling agencies, etc.
d) The recipient or subrecipient will collect information on the race and ethnicity of program applicants to demonstrate the results of the owner's affirmative marketing efforts.
e) For rental projects, the owner (or its agent, if applicable) will, for the entire period of affordability, maintain information demonstrating compliance with the items above, and will make such information available to the HOME Program staff during HOME onsite inspections, or upon request.

Tarrant County will assess the success of the affirmative marketing efforts. If the affirmative marketing efforts do not result in attracting eligible persons from all racial, ethnic and gender-groups in the housing market area, Tarrant County will determine the necessary corrective actions. Owners that fail to comply with affirmative marketing requirements will face corrective actions.

(3) EMERGENCY SHELTER GRANT PROGRAM

ESG ELIGIBILITY

All projected use of funds in PY 2011 for Emergency Shelter Grant (ESG) funds will be in accordance with 24 CFR Part 576, Emergency Shelter Grant Program Final Rule, as authorized by the Stewart B. McKinney Homeless Assistance Act of 1987, as amended.

PY 2011 ESG Tarrant County ESG **$118,562**

SOURCES OF FUNDS

Tarrant County receives ESG funds each year to support emergency shelter operations and homeless prevention activities. Tarrant County reimburses local shelters for the cost of electricity, water, and gas utilities to ensure continued operation of emergency shelters for homeless persons. The Strategic Plan lists maintaining current homeless services as the number one priority for addressing homelessness in Tarrant County.

Concurrent with increased costs, loss of jobs and an increase in homelessness, more funds are needed for operations and prevention activities. The ESG allocation to Tarrant County has incrementally decreased annually from previous years. Tarrant County will increase the allocation for operations and not allocate funds for prevention or essential services due to ARRA funds received supporting those activities. Tarrant County has received $1,156,125. for Homelessness Prevention from the Recovery Act funds of 2009 in which prevention activities will be continually funded from this funding source in PY2011.

COMPLIANCE WITH PROGRAM PURPOSE

The project identified for the PY 2011 entitlement grants program for Tarrant County's Emergency Shelter Grant program has been selected in order to achieve the purposes of helping meet the costs of operating emergency shelters. (24 CFR 576.1(b)).

PROJECTED USE OF FUNDS

Operating Costs For Emergency Shelters $ 112,634

Tarrant County reimburses local shelters for the costs of electricity, water and gas utilities to ensure continued operation of emergency housing for homeless persons. The following shelters have submitted applications for PY2011 and will receive funds for this purpose.

Presbyterian Night Shelter	$ 50,656
SafeHaven of Tarrant County	22,245
Arlington Life Shelter	14,670
All Church Home for Children	11,140
Day Resource Center	4,992
The Salvation Army	8,931

Match Amount $ 112,634

Source of Match: All agencies listed above will provide a combination of in-kind staff salaries and volunteer hours to match 100% of funds provided; use private donations or other sources of funding.

Program Administration $ 5,928

Administration includes costs of planning, monitoring and reporting on all programs and activities implemented with Emergency Shelter Grant funds, including contracts with non-profit subrecipients.

Administrative Costs $ 5,928
Match Amount $ 5,928
Source of Match: Staff Salary will provide a match

MONITORING

As the lead agency for development and implementation of the Consolidated Plan, the Tarrant County Community Development Division is responsible for implementing standard policies and procedures for monitoring the following grant-funded programs: Community Development Block Grant (CDBG), HOME Investment Partnership (HOME), Emergency Shelter Grant (ESG), Housing Opportunities for Persons with Aids (HOPWA), and the Supportive Housing Program (SHP). These monitoring activities ensure compliance with program regulations and financial requirements. Federal guidelines include: OMB A-110, OMB A-122, 24 CFR Part 583 (SHP), 576.81 (ESG), 92.550 (HOME), 24 CFR Part 570.603 (CDBG Labor Standards), 570.901-906 (CDBG) and the Davis Bacon Act and Contract Work Hours and Safety Standards Act (CDBG/HOME).

The CDD is responsible for providing contract administration for local community development activities, including, but not limited to, contract negotiations, compliance monitoring, and payment and contract closeout. Documentation of all monitoring activities is maintained in the CDD's official files at 1509-B South University Drive, Suite 276, Fort Worth, Texas.

Monitoring of the success of meeting individual project and activity performance goals is followed on a quarterly basis during a program wide review that examines budget status, contract compliance, activity completions as well as the timeliness ratio of the CDBG program. The review is conducted during the senior management staff meetings. The third quarterly report of the program year previews the anticipated CAPER reporting preparation and involves senior management, project assistants, and the financial team. Performance indicators set out in the Action Plan are compared to actual accomplishments. Appropriate steps are taken to remedy any barriers to achieving goals. Program implementation is reviewed and modified in the situation where activities are well behind anticipated accomplishments.

MONITORING CDBG PROGRAMS

Tarrant County develops and administers public works, housing rehabilitation and public service programs on behalf of the urban county consortium member cities. Meals on Wheels of Tarrant County is a subrecipient for CDBG funding and requires a subrecipient arrangement. As such, CDD will ensure that a subrecipient agreement is in place and follow the requirements at 24 CFR 570.503. The subrecipient agreement must include: 1) Statement of work, 2) Records and reporting requirements, 3) Program income requirements, 4) Uniform administrative requirements, 5) Other program requirements at 570.600-613, 6) Conditions for religious organizations, 7) Suspension and termination conditions, and 8) Reversion of assets upon expiration of the agreement. The following procedures will be followed to monitor subrecipient expenditures:

1. Agreement with subrecipient used as a monitoring tool;

2. Monitoring visits are scheduled annually at a minimum and technical assistance provided as appropriate.

3. Monitoring will focus on monthly reports required from all subrecipients to document: a) verification of client eligibility (e.g., income level, disability status and age), b) number of services provided per client; and c) verification of billing and financial reporting.

4. Reports are reviewed from agencies regarding service levels, program performance, and progress toward meeting contract goals.

General contractors under this program submit periodic reimbursement requests which document and verify expenditures. The contract is used as the primary basis for monitoring. The following steps are an integral part of the monitoring process for each construction or housing project:

1. Weekly on-site monitoring visits by CDD staff to ensure work in process is in compliance with terms of the contract, HUD guidelines, state/local building and construction standards, and review of engineering plans and specifications;

2. On-site interviews of subcontractor employees to meet requirements of the Davis Bacon Act and the Contract Work Hours and Safety Standards Act. The CDBG Manager interviews employees at the construction site to verify wages. The Contract Compliance Officer compares the payroll submissions to the wage survey to ensure compliance with Davis Bacon. If a contractor is found to be out of compliance, a notice is sent stating their contractual obligation to pay the worker the required rate and to document the action. Failure to comply may result in loss of current and/or future contracts;

3. For housing rehabilitation activity, the Housing Rehabilitation Specialist reviews and monitors work write-ups;

4. For direct benefit activities such as housing rehabilitation, client eligibility is verified and documented;

5. For area benefit activities, target area and service area eligibility are verified and documented; and

6. CDD staff provides oversight of environmental review documentation provided by engineering contractors.

7. For public service activities, monthly desk monitoring will occur and at least one on-site visit will occur during the year.

8. CDBG Timeliness Ratio is tracked on a monthly basis. The IDIS Timeliness Ratio report is compared to an internal detailed project report that is updated after each draw of funds. Each project category is monitored for the individual project-level timeliness ratio to determine specific activities that are falling behind. Management staff follows up with appropriate action to get projects back on track to be completed in an efficient and timely manner.

MONITORING HOME PROGRAMS

Tarrant County's monitoring goal is to review all activities funded with HOME funds to ensure compliance with HUD guidelines and standards. The monitoring of sub recipients and CHDOs includes review of all payment requests and other funding requests received in conjunction with on-site project and client file monitoring.

The HOME Program Manager coordinates the monitoring of projects and activities (construction and financial) with County (auditor and others) and Sub-recipient staff as needed. Internally (within the Community Development Division) all funding requests and sub recipient reports are submitted to the HOME Program Financial Analyst for initial review. Subsequent review of all documentation will be performed by either the Director or the County Auditor before any action is taken or funds are drawn.

Tarrant County's schedule of monitoring is ongoing and is not just an annual event. The ongoing monitoring by the HOME Program Manager, Financial Analyst and other County staff of HOME funded projects occurs daily, weekly, and monthly throughout a funding year. The regular review of funding requests, reports, and onsite inspection of construction sites of sub recipients and CHDOs ensures that funds are being expended in the manner in which they were described and for the purpose they were requested. Construction projects are routinely visited during the construction process to ensure proper construction techniques are being followed and that the structure(s) are in compliance with the described project's funding request.

At least annually an onsite monitoring of sub-recipient files are performed to review HOME compliance and documentation requirements. If concerns arise about a particular project or sub recipient during the year more frequent monitoring and review of projects may occur.

All expenditures are documented and verified prior to requesting payment from the Tarrant County Commissioners Court. For some activities, such as tenant based rental assistance (if undertaken), reimbursement requests are processed on a monthly basis or as needed. For housing rehabilitation or First-Time Home Buyer (FTHB) activities all payments are on a reimbursement basis. Reimbursement requests are submitted after projects are completed. Reimbursement requests are accompanied by document checklists and copies of required source documentation, which is reviewed thoroughly prior to approval of reimbursements. Program eligibility requirements are included as part of the checklist and are verified by CDD staff during the review process.

The following procedures are followed to assure sub recipient compliance with all applicable regulations:

1. Contracts between Tarrant County and sub recipients are used as monitoring tools; each contract outlines performance objectives and standards in accordance with 24 CFR Part 92.504.

2. Regular monitoring visits (at least annually) to verify: a) client eligibility, b) billing and financial reporting, c) client targeting by income level, and d) documentation of household size, family type, and ethnicity. The Tarrant County Auditor's office is available to provide monitoring support for CDD programs.

3. Extensive technical assistance to housing non-profits as appropriate, regarding administrative issues such as Housing Quality Standards, inspection & maintenance issues, marketing, program design, leveraging and match, program targeting by income level, and other requirements of HOME programs.

4. Rental housing projects subject to affirmative marketing requirements are reviewed for compliance with Fair Housing guidelines and will be subject to annual on-site inspections. Developers of rental housing are required to maintain affirmative marketing plans.

MONITORING EMERGENCY SHELTER GRANTS

Tarrant County's Emergency Shelter Grant program is concerned primarily with the maintenance of existing services for the homeless. Sub recipients (i.e., non-profit homeless shelters) submit monthly reimbursement requests which document expenditures and performance reports as required by the contract. For direct benefit activities to persons at risk of homelessness, reimbursement requests are received on a case by case basis. The following procedures are common to the monitoring of all Emergency Shelter Grant expenditures:

5. Contract with shelter used as a monitoring tool;

6. Monitoring visits are scheduled annually at a minimum and technical assistance provided as appropriate.

7. Monitoring focuses on monthly reports required from all subrecipients to document: a) verification of client eligibility (e.g., documentation of risk of homelessness), b) verification of grant matching funds; and c) verification of billing and financial reporting.

8. Reports are reviewed from agencies regarding service levels, program performance, and progress toward meeting contract goals.

IX. AFFORDABLE HOUSING

Maintaining and developing new affordable housing stock is the primary function of the HOME grant funds. Tarrant County Community Development will foster relationships and work with non-profit and for-profit groups throughout the year to promote the development, construction, production and maintenance of affordable housing. Tarrant County has funded a multi-family rental project along with the funding of single family detached housing activities scattered throughout the County's jurisdiction. Those activities include homebuyer assistance and a program to acquire, rehabilitate if necessary, and then resell or rent those units to qualified low income individuals or families. Tarrant County also received $3,293,388 in Neighborhood Stabilization Program I funds as part of the Recovery Act of 2008. As well as a total of $ 945,748 ($756,109 for Tarrant County, $101,900 for City of Euless and $87,739 for North Richland Hills) in CDBG Recovery Act 2009 funds. NSP funds will end in 2011.

Tarrant County sponsors a Homebuyer down-payment and closing cost assistance program. Homebuyer assistance is provided to ensure affordable housing opportunities in Tarrant County. In PY 2011, Tarrant County will continue to work with participating cities that meet the match requirements to assist citizens in purchasing a home. Tarrant County has committed, through city resolutions, HOME funds for owner-occupied rehabilitation in multiple cities. Each city has passed a resolution agreeing to meet the required match through cash, volunteer hours and waived fees/taxes. Tarrant County Housing Partnership (TCHP) continues their contract as sub recipients to provide education and assistance to qualified homebuyers in acquiring a home which included down payment and closing costs. TCHP is continuing to market the program by participating in area community events such as the Night Out in Forest Hill and is participating in the 'Homeownership Is it Right for You' lunch and learn workshops sponsored by the Texas AgriLife Extension Service and Tarrant County Credit Union. TCHP anticipates assisting additional households; however there has been difficulty in ensuring potential homebuyers that will qualify for mortgages.

The Tarrant County Housing Assistance Office has implemented a Homebuyer's Club and utilized a referral system to the various city and county community development programs for down payment assistance. All Housing Choice Voucher holders are invited to attend quarterly Homebuyer's Club meetings. Their credit reports are obtained and they are taught how to read them and are given assistance in how to clean-up their credit prior to purchasing a home. The PHA utilizes the same criteria established by HUD for the Housing Choice Voucher Homeownership Option program. Tarrant County PHA has established a minimum down payment requirement of at least three percent of the purchase price and requires that at least one percent of the purchase price come from a family's resources. They also require that financing for the purchase of a home under its Housing Choice Voucher Homeownership Option program will be provided, insured, or guaranteed by the state or Federal government and complies with underwriting requirements.

Rehabilitation of existing housing is the number one priority for affordable housing in Tarrant County. Tarrant County will fund homeowner rehabilitation activities with CDBG

and HOME funds during this program year (PY 2011). The rehabilitation cost cap per home is $24,999 with an average cost per home rehabilitation at approximately $22,500. Through its housing rehabilitation program, Tarrant County will likely complete approximately 41 home rehabilitations for low-income homeowners in PY 2011 with both CDBG (including North Richland Hills and Benbrook) and HOME funds.

BARRIERS TO AFFORDABLE HOUSING

With respect to affordable housing, the County will endeavor to provide the following:

- Expand housing rehabilitation and homebuyer assistance programs into all participating consortium member cities, with special attention paid to cities with high-cost housing markets.
- Continue efforts to encourage the reduction or waiving of permit and development fees on housing rehabilitation or construction projects on behalf of affordable or special needs housing.
- Continue education of affordable housing issues and city zoning impacts through the Tarrant County Mayors' Council and the Tarrant County Commissioners Court.

X. PUBLIC HOUSING

There are currently three providers of HUD-Assisted Housing in the Tarrant County urban county jurisdiction: Tarrant County Housing Assistance Office, the Grapevine Housing Authority, and the Haltom City Housing Authority.

The public housing stock located in Grapevine and Haltom City is generally well-managed and in good condition. Both housing authorities have recently completed the rehabilitation work necessary to create the required proportion of handicapped accessible units, as required by Section 504. Both entities have participated in the Comprehensive Grant Program, but such rehabilitation work implemented through these grants has not been coordinated or funded through Tarrant County government. More than 34% of The Tarrant County Housing vouchers assist the elderly and disabled citizens of the community. These citizens utilize the assistance for longer periods of time and are slow to leave the program and with the large growing population of these citizens, there is a need to increase voucher availability.

All entities have established Resident Councils which sponsor social and informational activities. The councils' primary concerns have been related to parking facilities and the need for air conditioning during the hot summer months, particularly for vulnerable elderly residents. At present, elderly, disabled, and female-headed households are disproportionately represented in these publicly assisted units. All residents were income-qualified at the time of placement, with incomes below 80% of median.

The County will continue to coordinate with local housing authorities on issues which affect both parties. Since year 2000, the Public Housing Authorities have developed 5-year Agency

Plans and Annual Plans under federal requirements (Public Housing Agency Plans, 24 CFR 903); The Authorities in the Tarrant County jurisdiction certify that the plans are consistent with Tarrant County's Consolidated Plan.

The Agency Plan describes the agency's mission, long-range goals, and objectives for the coming five years. The annual plan provides details about its immediate operations, program participants, programs and services, and its strategy for addressing the needs of the community in the upcoming fiscal year. This coordination process will include exchange of information on any new initiatives to expand the affordable housing stock or to provide supportive services to disabled or other special needs residents.

The strategic plan describes the agency's mission, long-range goals, and objectives for the coming five years. The annual plan provides details about its immediate operations, program participants, programs and services, and its strategy for addressing the needs of the community in the upcoming fiscal year. This coordination process will include exchange of information on any new initiatives to expand the affordable housing stock or to provide supportive services to disabled or other special needs residents.

The majority of available publicly assisted housing in Tarrant County is located in the jurisdictions of Fort Worth, Arlington and Grand Prairie. There are also three other housing agencies serving the urban county: Grapevine Housing Authority, Haltom City Housing Authority and Tarrant County Housing Assistance Office.

Tarrant County does not own or manage any conventional public housing. Grapevine Housing and Haltom City Housing Authorities manage 248 units of conventional public housing. The conventional public housing units are well managed and maintained properties. The Grapevine Housing Authority is continuing to upgrade their units with the following; 1) New Roofs within 5 years old; 2) Paint and gutters; 3) New Windows; 4) Cabinets and flooring in about half of units so far. There are no restoration or revitalization needs to date for Grapevine Housing Authority and Haltom City Housing Authority. Approximately 1 percent noted accessibility needs for their public housing unit.

Tarrant County Housing and Grapevine Housing have a baseline of 2,497 Housing Choice Vouchers (formerly termed Section 8) allocated to subsidize units in the Tarrant County jurisdiction. Both agencies monitor the subsidized properties to ensure tenants receive decent, safe, sanitary and affordable housing and that landlords are in compliance with all housing quality standards and guidelines.

Tarrant County Housing also 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% 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 in 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.

XI. CHRONIC HOMELESSNESS AND OTHER SPECIAL NEEDS ACTIVITIES

Funds for addressing the needs of Tarrant County's homeless and special needs populations are derived from Stewart B. McKinney ESG and Supportive Housing grant programs. Tarrant County funds the homeless emergency shelter programs including: Presbyterian Night Shelter, Arlington Life Shelter, SaveHaven of Tarrant County (formerly The Women's Shelter in Arlington and Women's Haven of Tarrant County), the Day Resource Center, The Salvation Army, All Church Home for Children (formerly the Bridge Emergency Youth Services). ESG funds are used for utilities at the shelters, prevention and essential services.

The majority of homeless and special needs activities is funded through the Supportive Housing Program (SHP) grant and is addressed through the Tarrant County Continuum of Care. The monthly Tarrant County Homeless Coalition meeting is the forum for addressing Continuum of Care issues including agency needs, client needs, service delivery effectiveness, gaps in service, conducting the homeless survey and count, and the formulation of policies and planning to combat chronic homelessness. The coalition board acts as the Continuum of Care planning body. Tarrant County, through the Supportive Housing Manager, plays a significant role in coordination of the SHP application as well as the central coordination of annual homeless counts and biennial homeless surveys that estimate the housing and services needs of the homeless. The 2011 homeless Point In Time survey counted 2,243 homeless persons in Tarrant County.

Tarrant County Community Development collaborates with the Tarrant County Homeless Coalition to ensure continuity throughout the County. With over 200 individual members representing 70 organizations, the Homeless Coalition is the leading cooperative body of its kind. It has successfully fulfilled its charter to assist homeless organizations and has undertaken several important initiatives, such as academic studies, homeless fairs, brochure development, directories and other services.

In PY 2010 $2,760,373 was received for the Supportive Housing Program in Tarrant County. These funds are leveraged to provide the following beds: 1,151 Emergency Beds, 852 Transitional Housing beds, and 1,099 Permanent Supportive Housing beds. Continuation SHP grants for Tarrant County in 2011 amounted to $2,633,329. New SHP grants are anticipated but have not been awarded yet by HUD.

XII. OTHER ACTIONS

OBSTACLES TO MEETING UNDERSERVED NEEDS

Despite continued coordination between government agencies, non-profit organizations, churches, and others to serve the needs of the most vulnerable populations, economic prosperity, job availability, transportation, affordable housing and access to healthcare are not at everyone's doorstep. The Recovery act of 2009 will grant Tarrant County the following stimulus funds to assist low-moderate income persons and those currently homeless or are in fear of becoming homeless. The need for federal stimulus funds plainly identifies the important needs to meeting underserved needs in both housing and community development in the urban county.

Recovery Act 2008:
Neighborhood Stabilization Program (NSP) Tarrant County = $3,293,388

Recovery Act 2009:
CDBG Tarrant County = $756,109 *(Consortium Members)*
CDBG Euless = $101,900
CDBG North Richland Hills = $87,739 Total CDBG = $945,748

HPRP Tarrant County = $1,156,125

Non-profits are responding to the continued tightening of funding. One method is the merging with other organizations with like missions to reduce administration and overhead costs and streamline service delivery. Another is for members of the Continuum of Care to share resources and work as a network streamlining programs and available resources.

The consortium member cities also face the task of trying to maintain quality housing stock in a county where nearly 70% of all housing units are single-family residential. Many aging streets and housing stock are not located in low/moderate income target areas and they must fully fund the costs of repair and maintenance of aging infrastructure.

Tarrant County will take the following actions in PY 2011:

- Continue to work with Continuum of Care and local agencies to expand public and private resources and use Recovery Act funds to assist in improving housing and community needs.

- Encourage urban county cities and agencies to leverage federal funds to produce more cost-effective housing, increase jobs and community development programs.

- Seek more opportunities with private entities to enhance current programs and services.

- Continue to sponsor coordinated planning and information-sharing activities which add to the technical capacity and knowledge of local non-profit agencies. Provide technical assistance to housing and social service non-profits participating in County programs.

- Explore opportunities and educate local communities and citizens to participate in expanding transit oriented development. Research and create a need assessment to share with citizens and policy makers to assist in transit oriented development priorities.

EVALUATE AND REDUCE LEAD-BASED PAINT

Tarrant County notifies all clients of its homeowner housing rehabilitation and homebuyer's assistance programs of the potential hazards of lead-based paint. Assisted residences are reviewed for peeling paint and the age of resident children. All HQS inspectors for the Supportive Housing Programs have been certified as visual inspectors. CDD has one staff member certified as Lead Paint Risk Assessor. All homes built before 1978 are analyzed for lead-based paint and remediated according to HUD guidelines as needed. Tarrant County is in full compliance with the Lead Safe Housing Regulation (24 CFR Part 35) which took effect September 15, 2000.

Tarrant County Community Development staff regularly consults with NACCED, NAHB (National Association of Home Builders), and the Tarrant County Health Department on the lead based paint program. CCD Staff undergoes continuing education from GEBCO training institute for state license renewal. All homeowners participating in Home Buyer and home rehabilitation programs are provided a copy of all lead-based paint documentation required by HUD.

REDUCE NUMBER OF POVERTY-LEVEL FAMILIES

Tarrant County will continue programs directed toward reducing poverty: The most important element in the prevention of poverty is the creation and retention of jobs for area residents. The Tarrant County Commissioners Court has established an economic development policy of furthering this goal by supporting the efforts of local communities to attract employers. These efforts include tax abatements, tax increment financing (TIF) and planning and promotional activities.

One area of concern that continues to impact the ability of low income families to improve their standard of living is lack of public transportation that will accommodate flexible work schedules, crosses city limits, and is affordable. Work shuttles are being developed, privately, that will organize special transportation that is more convenient than bus schedules for individuals outside of the limitations of The T and much less expensive than taxi service.

Tarrant County's Department of Human Services has administered the County's Homeless Prevention Program which provides emergency funds for payment to prevent utility termination and security deposits for rental housing and utilities. Tarrant County has expanded prevention efforts to the Community Resources Coordination Group located at the Resource Connection. This group meets regularly to address the needs of clients that are facing eviction or homelessness due to emergencies, family crisis and other circumstances.

Tarrant County DHS and the Resource Connection departments will collaborate to assist

families seeking assistance and identify additional funds to assist families and individuals in poverty. Both entities, as well as the Tarrant County Community Development Division play key roles in the Tarrant County Homeless Coalition and the Continuum of Care including serving and chairing task forces and committees assigned to issues directly addressing reducing the impacts of poverty among the most vulnerable of Tarrant County's residents.

DEVELOP INSTITUTIONAL STRUCTURE AND ENHANCE PUBLIC/PRIVATE COORDINATION

Tarrant County will develop its institutional structure and enhance coordination to encourage the creation of affordable housing by continuing to sponsor programs to expand technical capacity and improve coordination among local agencies, such as planning forums, homeless surveys, workshops, and joint venture housing activities.

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

AFFIRMATIVE MARKETING, MINORITY/WOMEN'S BUSINESS OUTREACH

The Tarrant County Subrecipient will use its best efforts to afford minority and women-owned business enterprises the maximum practicable opportunity to participate in the performance of CDBG and HOME contracts. The term "minority and women business enterprise" means a business at least fifty-one (51) percent owned and controlled by minority group members or women. For the purpose of this definition, "minority group members" are African-Americans, Spanish-speaking, Spanish surnamed or Spanish-heritage Americans, Asian Americans, and American Indians. At least annually Tarrant County will solicit MBE/WBE's via letter to various chambers and organizations informing them of opportunities and where to find future opportunities.

HIV/AIDS HOUSING GOALS

Tarrant County Samaritan House and the AIDS Outreach Center; both located in Fort Worth, currently provide services and housing for persons with HIV/AIDS. Both Samaritan House and AIDS Outreach Center are funded through HOPWA. The Tarrant County Community Development Division is the HOPWA grantee for Samaritan House while The AIDS Outreach Center applies through the City of Fort Worth.

The Samaritan House provides 60 single room occupancy (SRO) dwellings for homeless and low-income men and women living with HIV/AIDS. They also provide 23 subsidized apartments in addition to supportive services and substance abuse recovery support. The

Samaritan House Genesis Program provides rental assistance for residents who have left Samaritan House and entered into one of the tenant-based leasing assistance programs. These participants are linked to the supportive services offered to them at Samaritan House, including chemical dependency counseling, meal service, and professional skill development. The Genesis Project follow-up coordinator performs program income eligibility, Housing Quality Standards inspections and provides follow-up services to all who participate in the program. Demand for the type of services provided by the Genesis program has increased providing the much needed supportive services critical for the successful transitioning by residents into self-sufficiency.

In addition to giving necessary support to residents, the incentive of subsidized off-site apartment living is a positive dynamic in the recovery progress for current SRO residents. While still living in the SRO, residents interact with the Genesis clients and are able to realize first-hand what the benefits of attaining the direct level of self sufficiency can be. This encourages clients to actively seek strategies for positive recovery so that they may also be able to enjoy the same benefits.

XIII. Appendix 1: Tables

Table 1a
Table 2c / Table 3a
Table 3b
Table 3c

XV. Appendix 2: Resolution, Minutes & Comments

XVI. Appendix 3: Certifications & SF-424