

Action Plan

Grantee: Fort Worth, TX

Grant: B-08-MN-48-0004

LOCCS Authorized Amount:	\$ 6,307,433.00
Grant Award Amount:	\$ 6,307,433.00
Status:	Reviewed and Approved
Estimated PI/RL Funds:	\$ 75,000.00
Total Budget:	\$ 6,382,433.00

Funding Sources

Funding Source	Funding Type
Neighborhood Stabilization Program	Other Federal Funds

Narratives

Areas of Greatest Need:

Areas of Greatest Need: City of Fort Worth (CFW) will use the NSP funds for the purposes intended—to promote neighborhood stabilization where subprime lending has occurred and where foreclosure and housing vacancies have negatively affected the housing market. To ensure that a greater impact is made in the neighborhoods that have been categorized as areas of greatest need and those that are categorized as at-risk, the CFW chose the ZIP code boundary as a method to select areas where the highest number and concentration of foreclosures occurred during a one year period. Although the city in its entirety was impacted by the foreclosure crisis, the CFW's program will focus on providing assistance to the homes in neighborhoods located in the following ZIP codes: 76123, 76133, 76112, and the homes in neighborhoods located within the city limits of Fort Worth in ZIP codes 76179, 76131, 76137 and 76248. The following is a summary of amendments completed on the Action Plan: Amendment #1 October 2009 - This amendment corrected input errors on action plan description and updated the 2008 income limits to 2009. Amendment #2 March 2010 - This amendment corrected the budget and activity line item amounts submitted in the application revision requested by HUD. Amendment #3 September 2010 - This amendment is to deobligate from DPAP LH25 and LMMI so that the funds can be reallocated to Beaty LH25. Amendment #4 April 2011 - This amendment will correct two LH25 clients who received services under their City's LMMI Down Payment Assistance Program. Per the direction of the DRGR Help Desk (i.e. Murray Blank), these clients must be reported under LH25. The city needed to complete a budget amendment by decreasing LMMI by \$48,595.00 and adding that amount to the LH25 budget. Amendment #5 June 2011 - This amendment transfers the remaining balance of \$4,700.18 from NSP LMMI (323-02) to NSP ADMIN (323-01). It completes the LMMI activity and allows the City to draw the admin expenses for April and May 2011 - given that the City previously had deobligated too much ADMIN money. Amendment #6 July 2011 - This amendment transfers \$52,050 from LMMI (323-02) to LH25 (323-03) to correctly classify two recipients' categories. Amendment #7 April, 2012 - This amendment allocated \$25,000 in Program Income received to the NSP ADMIN activity (323-01). Amendment #8 February, 2013 - This amendment reallocated Amendment #7 to Beaty and NSP Admin and an additional \$25,000 was allo

Distribution and and Uses of Funds:

Distribution and Use of Funds: To address greatest needs, the City of Fort Worth (CFW) proposes to provide a down payment assistance program that will offer eligible buyers the opportunity to purchase lender-foreclosed properties. This activity is eligible under the Housing and Economic Recovery Act ("HERA") Section 2301(c)(3)(A) i.e. financing mechanisms. The CFW will set aside no less than twenty percent (25%) of the NSP funds to address the needs of persons at or below fifty percent (50%) of area median income. This will meet HUD's requirement to serve populations that are < 50 percent of area median income. The 2009 income guidelines for the CFW's NSP program will be as follows: Household Size Maximum Household Income 1 \$55,450 2 \$63,350 3 \$71,300 4 \$79,200 5 \$85,550 6 \$91,850 7 \$98,200 8 \$104,550



Definitions and Descriptions:

CFW Definitions and Descriptions: The city is not proposing projects that involve affordable rents and is providing the definition as required by the submitted application. The City of Fort Worth will continue to work to be diligent and ensure that the definitions of affordability are consistent with all NSP requirements and provide the maximum flexibility to effectively serve the intended households in light of local housing conditions. Definition of "blighted structure" - Blighted structures for the purposes of the NSP is defined as a structure that has been declared a public nuisance in accordance with local, building, plumbing, fire, and other code; is an unattractive nuisance because of physical condition or use; is a fire hazard or is otherwise a danger; has had utilities, plumbing, heating, or sewerage disconnected, destroyed, removed, or rendered ineffective for one year or more; is tax reverted property; has code violation that house poses a threat to endangered the life, health, and safety of the public and has not been substantially rehabilitated within one year after being ordered to do so by the appropriate code enforcement agency. Definition of "affordable rents" - "affordable" means rents that do not exceed 30% of the 120% of area median income or the applicable targeted income range for units serving NSP households.

Low Income Targeting:

Acquisition and Relocation:

Public Comment:

Project Summary

Project #	Project Title	Grantee Activity #	Activity Title
9999	Restricted Balance	<i>No activities in this project</i>	
Beaty LH25	CFW Beaty LH25	CFW Beaty LH25 206323-040	CFW Beaty LH25
DPAP	CFW DPAP LMMI & LH25	CFW DPAP LH25 206323-030 CFW DPAP LMMI 206323-020	CFW DPAP LH25 206323-030 CFW DPAP LMMI 206323-020
NSP Admin	CFW Admin 206323010	NSP CFW Admin 206323-010	NSP CFW Admin 206323-010



Activities

Project # / Beaty LH25 / CFW Beaty LH25

Grantee Activity Number: CFW Beaty LH25 206323-040
Activity Title: CFW Beaty LH25

Activity Type:
Acquisition - general

Project Number:
Beaty LH25

Projected Start Date:
09/14/2009

Project Draw Block by HUD:
Not Blocked

Activity Draw Block by HUD:
Not Blocked

Block Drawdown By Grantee:
Not Blocked

National Objective:
LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Benefit Report Type:
Direct (Households)

Activity Status:
Completed

Project Title:
CFW Beaty LH25

Projected End Date:
08/30/2020

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 1,737,255.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 1,737,255.00

Proposed Beneficiaries

Renter Households
of Households

Total	Low	Mod	Low/Mod%
66			0.00
66			0.00

Proposed Accomplishments

of Multifamily Units
of Housing Units

Total
66
66

Total acquisition compensation to owners
of Parcels acquired voluntarily
of Parcels acquired by admin settlement
of Parcels acquired by condemnation
of buildings (non-residential)
of Properties

1
1



Activity is being carried out by

No

Activity is being carried out through:

Organization carrying out Activity:

Tarrant County Housing Partnership (TCHP)

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
Tarrant County Housing Partnership (TCHP)	Non-Profit	\$ 1,737,255.00

Location Description:

Lots 12, 13, 14, 15, 16R, & 18R of Block 14;
Lots 1, 2, 3, 4, 8, 9, & 10 of Block 15, Forty Oaks Addition to the City of Fort Worth, Tarrant County, Texas 76112
More commonly known as the 5500 Block of Beaty Street, Fort Worth, Texas 76112

Activity Description:

This project is for the purchase and rehabilitation under eligible use "B". The Beaty Street Apartments project will consist of the acquisition of 73-units of foreclosed housing and related acquisition soft-costs. Tarrant County Housing Partnership (TCHP), the developer, has applied to the Texas Department of Housing and Community Affairs (TDHCA) for a grant of State NSP funds for the re-configuration of units to sixty-six 1,2, and 4 bedroom units consistent with local market demand and for the subsequent rehabilitation of the property. All units will be affordable for households earning less than fifty percent (50%) of the Area Median Family Income (AMFI). The City's funds will be in the form of a subordinate forgivable loan. The zip code area where the project is located is impacted by high foreflosure and subprime lending and designated in the City's Substantial Amendment.

Environmental Assessment: COMPLETED

Environmental None

Project # / DPAP / CFW DPAP LMMI & LH25

Grantee Activity Number: CFW DPAP LH25 206323-030
Activity Title: CFW DPAP LH25 206323-030

Activity Type:
Homeownership Assistance to low- and moderate-income

Project Number:
DPAP

Projected Start Date:
02/28/2009

Activity Status:
Completed

Project Title:
CFW DPAP LMMI & LH25

Projected End Date:
08/30/2020



Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Benefit Report Type:

Direct (Households)

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget:	\$ 330,400.00
Most Impacted and Distressed Budget:	\$ 0.00
Other Funds:	\$ 0.00
Total Funds:	\$ 330,400.00

Proposed Beneficiaries

Owner Households

Total	Low	Mod	Low/Mod%
10			0.00
10			0.00

of Households

Proposed Accomplishments

of Singlefamily Units

Total

10

of Multifamily Units

of Housing Units

10

Activity is being carried out by

No

Activity is being carried out through:

Organization carrying out Activity:

City of Fort Worth, Texas (CFW)

Proposed budgets for organizations carrying out Activity:

Responsible Organization

City of Fort Worth, Texas (CFW)

Organization Type

Unknown

Proposed Budget

\$ 330,400.00

Location Description:

Specific ZIP codes

Activity Description:

Down payment for LH25

Environmental Assessment:

COMPLETED



Environmental

None



Grantee Activity Number: CFW DPAP LMMI 206323-020
Activity Title: CFW DPAP LMMI 206323-020

Activity Type:
 Homeownership Assistance to low- and moderate-income
Project Number:
 DPAP
Projected Start Date:
 02/28/2009
Project Draw Block by HUD:
 Not Blocked
Activity Draw Block by HUD:
 Not Blocked
Block Drawdown By Grantee:
 Not Blocked
National Objective:
 LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Activity Status:
 Completed
Project Title:
 CFW DPAP LMMI & LH25
Projected End Date:
 08/30/2020
Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 3,925,834.82
Most Impacted and Distressed Budget: \$ 0.00
Other Funds: \$ 0.00
Total Funds: \$ 3,925,834.82

Benefit Report Type:
 Direct (Households)

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Owner Households	160			0.00
# of Households	160			0.00

Activity is being carried out by
 No

Activity is being carried out through:

Organization carrying out Activity:
 City of Fort Worth, Texas (CFW)

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
City of Fort Worth, Texas (CFW)	Unknown	\$ 3,925,834.82
Funding Source Name	Matching Funds	Funding Amount
Neighborhood Stabilization Program	No	\$ 0.00

Location Description:

The CFW's program will focus on providing assistance to the homes in neighborhoods located in the following ZIP codes: 76123, 76133, 76112, and the homes in neighborhoods located within the city limits of Fort Worth in ZIP codes 76179, 76131, 76137 and 76248.

Activity Description:

Down Payment Assistance Program Under the HERA, Section 2301(c)(3)(1) the CFW will establish financing mechanism for the purchase and redevelopment of foreclosed homes and residential properties for low-and-moderate income homebuyers through its proposed NSP Down Payment Assistance Program (DPAP). DPAP will be administered much like the CFW's current and successful Homebuyer Assistance Program (HAP). That is, the City will accept applications from any of its approved lender partners upon the lender's commitment of funds to the applicant. The City will verify eligibility of the applicant and the property. The City will conduct an inspection of the property prior to funding its commitment of NSP DPAP funds. The City will disburse NSP funds to the title company for simultaneous closing and funding of the home purchase loan. Affordability of the project will be ensured through covenants in the Deed of Trust.

Environmental Assessment: COMPLETED

Environmental None

Project # / NSP Admin / CFW Admin 206323010

Grantee Activity Number: NSP CFW Admin 206323-010
Activity Title: NSP CFW Admin 206323-010

<p>Activity Type: Administration</p> <p>Project Number: NSP Admin</p> <p>Projected Start Date: 02/28/2009</p> <p>Project Draw Block by HUD: Not Blocked</p> <p>Activity Draw Block by HUD: Not Blocked</p> <p>Block Drawdown By Grantee: Not Blocked</p> <p>National Objective: Not Applicable - (for Planning/Administration or Unprogrammed Funds only)</p>	<p>Activity Status: Completed</p> <p>Project Title: CFW Admin 206323010</p> <p>Projected End Date: 09/29/2011</p> <p>Project Draw Block Date by HUD:</p> <p>Activity Draw Block Date by HUD:</p> <p>Total Budget: \$ 388,943.18</p> <p>Most Impacted and Distressed Budget: \$ 0.00</p> <p>Other Funds: \$ 0.00</p> <p>Total Funds: \$ 388,943.18</p>
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Benefit Report Type:

NA

Activity is being carried out by

No

Activity is being carried out through:

Organization carrying out Activity:

City of Fort Worth, Texas

Proposed budgets for organizations carrying out Activity:

Responsible Organization

City of Fort Worth, Texas

Organization Type

Unknown

Proposed Budget

\$ 388,943.18

Location Description:

Location is not applicable since this is administration.

Activity Description:

Per HUD guidelines, the City of Fort Worth will use up to ten percent (10%) or \$630,743 of the overall funds for general administrative costs. The CFW will use the NSP funds for costs to administer the program, training, monitoring and implementation of components.

Environmental Assessment:

Environmental

None

Action Plan Comments:



Bedford, Revision is approved.

Bedford, Revision is approved.

Bedford, Amendment triggered by by mistake. no changes.

Bedford, minor change to PI

Bedford, minor change to admin budget

Bedford, accidentally submission per grantee - Of course while moving the draw, I changed something that triggered action plan resubmission. This is not an amendment and I didn't change anything except the draw.

Bedford, approved to allow for submittal of QPR.

Action Plan History

Version	Date
B-08-MN-48-0004 AP#1	08/30/2010
B-08-MN-48-0004 AP#2	10/27/2011
B-08-MN-48-0004 AP#3	03/30/2012
B-08-MN-48-0004 AP#4	04/25/2012
B-08-MN-48-0004 AP#5	03/18/2013
B-08-MN-48-0004 AP#6	05/03/2013
B-08-MN-48-0004 AP#7	08/05/2020
B-08-MN-48-0004 AP#8	09/01/2020

