

FORT WORTH, TX

ROUND 1 AWARD: \$5,000,000



Overview: To expand housing supply and lower housing costs, HUD's Office of Community Planning and Development awarded **\$5 million to the City of Fort Worth**. This grant funding will be used to identify and remove barriers to affordable housing production and preservation.

Over one third of Fort Worth households are housing cost burdened (109,000 households). The City has advanced housing supply through financing, regulatory reform, land banking, and the use of federal resources for housing activities.

PRO Housing funding will enable Fort Worth to finance multifamily housing, streamline approval processes for affordable housing development, and facilitate redevelopment of existing parcels for housing and transit-oriented development.

Lack of Capital for Affordable Housing

- The City estimates that at least \$3.5 billion of public and private subsidy is needed to close the gap in rental housing affordable to the 19,000 renters under 60% of the Area Median Income.

High Cost of Land / Property

- The cost of land is extremely high compared to the rest of Texas.

Inequitable and Prohibitive Land Use Policies

- Local land use policies and regulations are restrictive, preventing the construction of new homes. The City notes that institutionalized racism and historic redlining continue to impact housing development.

LOCAL BARRIERS TO HOUSING IDENTIFIED BY FORT WORTH

RECENT ACTIONS TO BOOST HOUSING SUPPLY LOCALLY

The City of Fort Worth

- Established Neighborhood Empowerment areas that provide tax abatements, fee waivers, and the release of City liens to property owners implementing housing improvements.
- Established Tax Increment Financing to pay for infrastructure and improvements needed for housing development.
- Expedited plan review for affordable housing, and adopted mixed-use and "urban village" areas to spur housing development.
- Created a homebuyer assistance program — \$20,000 in mortgage assistance for first time income eligible homebuyers.
- Funds repairs for over 300 low-income households annually, such as basic improvements, lead abatement, and weatherization.
- Incentivizes rehabilitation through a historic site tax exemption— if property improvements increase the property value 30% or more, the assessed value freezes for 10 years.



ANTICIPATED IMPACT OF PRO HOUSING FUNDING

as contemplated in grant application

Develop a Neighborhood Pattern Book of Pre-Approved Designs

- The City will develop a housing pattern book of pre-approved architecturally and engineering stamped plans for infill housing in Fort Worth neighborhoods, including single family homes, duplexes and small multifamily properties (2-12 units).
- The goal of the pattern book is to significantly reduce the cost of architectural services and building permitting for affordable housing developers.

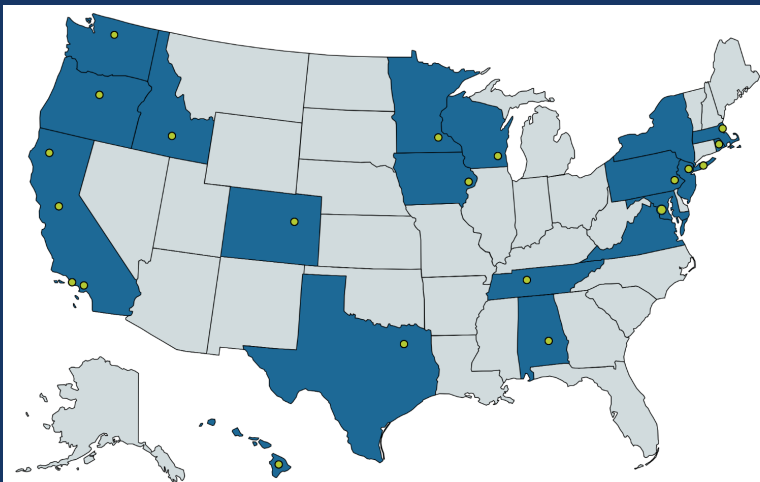
Establish a Unified Development Ordinance

- The City currently has several separate ordinances — which has resulted in difficulty navigating land use and subdivision regulations. Through PRO Housing funding, the City intends to develop a Unified Development Ordinance.
- A Unified Development Ordinance would ensure coordination of City land use regulations, and the implementation of land use policies that incentivize housing affordability.

Create a Capital Pool and a Land Bank

- Leveraging state and federal resources, the City plans to create a capital pool for affordable multifamily housing in High Opportunity Index areas. High Opportunity Index areas are historically challenging areas to develop affordable housing due to cost of land, land use policy, and neighborhood tension.
- To encourage redevelopment for affordable housing, Fort Worth plans to create a formal land bank, develop a land banking ordinance, and establish policies to ensure ongoing affordability.

HUD AWARDED \$85 MILLION TO 21 APPLICANTS THROUGH ROUND 1 OF THE PRO HOUSING COMPETITION



- PRO Housing provides first-of-its-kind funding to identify and remove barriers to housing production and preservation.
- The competition prioritizes communities that demonstrate an acute need for affordable housing.
- Successful applications demonstrated local actions — such as updates to land use policies, developer incentives, financing, and innovative strategies — to address barriers and boost housing supply.