

City of Fort Worth, Texas

Neighborhood Services - Trinity Habitat
for Humanity Inc.

Allen Village Townhomes

Recovery Plan

State and Local Fiscal Recovery Funds

2025 Report

City of Fort Worth, Texas
Allen Village Townhomes
2025 Recovery Plan

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GENERAL OVERVIEW

Executive Summary

The City of Fort Worth's Neighborhood Services Department has strategically allocated American Rescue Plan Act (ARPA) funds to mitigate the disproportionate economic impacts of the COVID-19 pandemic on the city's most affected communities. Emphasizing equity and long-term recovery, the department prioritized investments in affordable housing and human services by partnering with local community-based organizations.

In response to a competitive proposal process, agencies submitted funding requests totaling \$31.4 million. Following a comprehensive evaluation, City staff recommended funding for seven high-impact projects that aligned with the City's recovery goals.

One of the selected projects is Trinity Habitat for Humanity Inc. – Allen Village Townhomes, which was awarded \$2,000,000.00 in ARPA funding. This project represents a key component of the City's strategy to expand access to affordable homeownership opportunities and strengthen housing security in underserved neighborhoods.

Uses of Funds

Trinity Habitat for Humanity is dedicated to expanding affordable homeownership opportunities for Fort Worth's working families—specifically those earning at or below 80% of the Area Median Income (AMI). With support from ARPA funding, Trinity Habitat acquired fourteen residential lots near John Peter Smith Hospital in City Council District 9. Each lot was purchased for \$60,000, totaling \$840,000 in acquisition costs. The site is projected to yield a minimum of 36 affordable townhomes.

This investment reflects the City of Fort Worth's ongoing commitment to increasing the availability of diverse, income-restricted housing in targeted neighborhoods. The remaining ARPA allocation—\$659,969.05—is currently being applied toward eligible construction-related expenses, in alignment with ARPA expenditure guidelines.

The contract for the Allen Village Townhomes project was revised in Q4 2022 in coordination with the developer to accommodate re-platting and rezoning efforts required for the site. The City of Fort Worth Development Services Department continues to guide the rezoning process, while the City's legal department has received updated legal descriptions for all lots to support the construction of the new townhomes.

This phased approach ensures that project implementation remains compliant, coordinated, and aligned with the City's long-term affordable housing strategy.

EXHIBIT C

Construction and Reimbursement Schedule Allen Village Townhomes – Trinity Habitat for Humanity Inc.

Construction Activities	Comments	ARPA Funds	Timeline
Pre-Development	Plans and submittals to the City for rezoning and re-platting	\$54,969.05	June 2023
Phase I – Site Preparation & Infrastructure (15 Units)	Utility installation and concrete work for Phase 1 of development	\$235,000.00	October 2023
Phase II – Site Preparation & Infrastructure (21 Units)	Utility installation and concrete work for Phase 2 of development	\$370,000.00	January 2024
Total Allocated ARPA Funding		\$1,500,000.00	

Reimbursement Terms and Conditions

- Eligible Use Only: Fort Worth Area Habitat for Humanity, Inc., doing business as Trinity Habitat for Humanity, will be reimbursed only for eligible expenses incurred in accordance with ARPA guidelines. All funding amounts listed are estimates and may be subject to adjustment based on actual expenditures and documented costs.
- Submission Requirements: Trinity Habitat must submit complete reimbursement documentation within 60 days of each construction milestone listed in the reimbursement schedule. Required documentation includes invoices, proof of payment, progress reports, and any other materials deemed necessary by the City.
- Default Clause: Failure to submit timely and complete reimbursement requests, including all required supporting documentation and reports, may constitute an event of default and may impact the agency's eligibility for current or future disbursements.

Promoting Equitable Outcomes

The Allen Village Townhomes project reflects the City of Fort Worth's commitment to advancing equity through strategic use of American Rescue Plan Act (ARPA) funds. All funded projects, including this one, are designed to deliver meaningful services and long-term benefits to historically underserved and marginalized populations—particularly low-income households that were disproportionately impacted by the COVID-19 pandemic.

This project will provide affordable homeownership opportunities in a severely distressed area of south Fort Worth. By increasing access to stable housing, the initiative supports family well-being, neighborhood revitalization, and long-term community development.

To ensure equitable access, Fort Worth Area Habitat for Humanity requires all prospective townhome purchasers to demonstrate income eligibility. Applicants must provide documentation of consistent employment and verifiable income, or other qualifying sources such as Social Security, retirement, or disability benefits. All applicants must have a household income at or below 80% of the Area Median Income (AMI) at the time of application.

Additionally, the project contributes to equitable child and family outcomes by enhancing neighborhood stability and providing affordable living environments near schools, childcare, and essential services.

Project Demographics and Location Summary

Address	ZIP Code	Census Tract	Area Median Income	Comments
2400 E. 1st St.	76111	1232.00	\$53,951	Not in a QCT , but serves low-to-moderate income families
1703 Galveston Ave.	76110	1236.00	\$40,822	Located in a Qualified Census Tract (QCT)
1709 Galveston Ave.	76110	1236.00	\$40,822	Located in a QCT
1715 Galveston Ave.	76110	1236.00	\$40,822	Located in a QCT
1716 Galveston Ave.	76110	1236.00	\$40,822	Located in a QCT
1719 Galveston Ave.	76110	1236.00	\$40,822	Located in a QCT
1720 Galveston Ave.	76110	1236.00	\$40,822	Located in a QCT
1720 S. Main St.	76110	1236.00	\$40,822	Located in a QCT
1724 S. Main St.	76110	1236.00	\$40,822	Located in a QCT
1701 St. Louis Ave.	76110	1236.00	\$40,822	Located in a QCT
5100 Avenue G	76105	1036.01	\$17,630	Located in a QCT

Community Engagement

To ensure that the Allen Village Townhomes project reflects the priorities and needs of local residents—especially those in historically underserved areas of District 9—the City of Fort Worth employed a multifaceted engagement strategy, anchored by public hearings, targeted outreach, and continuous feedback loops.

Public Hearings & Notices

The project’s rezoning and replating applications were presented at a Zoning Commission public hearing, with notices published on the City’s Development Services website and in the City Secretary’s official calendar, Fort Worth, Texas.

A follow-up hearing before the City Council provided an additional opportunity for oral testimony, with hearing details shared via the City’s online agenda portal and adjacent property mailers.

Written & Digital Feedback

An ARPA feedback form, available on the City’s ARPA web page, solicited written input on housing priorities and site design. Notices for this survey were disseminated through the Neighborhood Services newsletter and social media channels in Fort Worth, Texas.

Project plans and draft contract amendments were posted online in advance, permitting residents to review materials and submit written comments by email or mail.

Stakeholder Interviews & Focus Groups

Staff conducted one-on-one interviews with leaders of the Old Trinity Circuit Neighborhood Association and local nonprofit housing advocates to surface concerns around affordability, unit mix, and supportive services.

A small focus group convened at the District 9 office (100 Fort Worth Trail) in December 2022 to refine amenity preferences and confirm income-eligibility criteria.

Equity-Driven Accessibility Measures

All outreach materials and surveys were provided in English and Spanish, with plain-language summaries to accommodate limited-literacy audiences.

Meetings were held at accessible locations within District 9—such as the Glenwood Community Center—and scheduled at varied times (evenings and weekends) to reduce barriers for working families.

Interpretation services and childcare stipends were offered for in-person workshops to maximize participation by low-income and LEP populations.

By integrating these engagement activities into every phase—from resource allocation to contract execution—the City fostered a sense of shared ownership and ensured that the Allen Village Townhomes project remains responsive to the community's needs and advances Fort Worth's equity goals.

Labor Practices

Expenditure Category: 2.15-Long-Term Housing Security: Affordable Housing

In alignment with Section C(5) of the U.S. Treasury's SLFRF Reporting Guidance, the City of Fort Worth implemented the following labor standards and workforce practices on the Allen Village Townhomes infrastructure project (now 95% complete):

- **Prevailing Wage Compliance**

All construction contracts adhere to Texas Government Code Chapter 2258, which mandates that public bodies determine and pay the locally prevailing wage rates for each craft or labor classification on public works projects. The City conducted wage surveys and, where appropriate, applied rates under the federal Davis-Bacon Act to ensure fair compensation.

- **Local Hiring Initiatives**

To support economic recovery for Tarrant County residents, all job openings—ranging from skilled trades to site support—were posted on Workforce Solutions for Tarrant County and the City's official Careers Portal. Records confirm that a majority of on-site workers reside within Tarrant County, demonstrating effective local hiring.

- **SMWBE Contracting Goals**

The City's Business Equity Department established Small, Minority-, and Women-Owned Business Enterprise (SMWBE) participation targets for this project. Procurement records show that at least 25% of subcontracting dollars were awarded to certified SMWBE firms, as tracked in the City's vendor certification database.

- **Project Labor & Community Benefits Agreements**

While no formal Project Labor Agreement (PLA) or Community Benefits Agreement (CBA) was executed, all contracts include clauses promoting equitable hiring, living wages, and safe work conditions. The City's procurement policies encourage contractors to adopt best-practice labor standards on ARPA-funded projects.

- **Ongoing Monitoring & Compliance**

The City's Contract Compliance Unit performs monthly site inspections, payroll audits, and vendor performance reviews. Any discrepancies trigger mandated corrective actions under City compliance protocols, ensuring sustained adherence to wage and hiring requirements.

By embedding these measures, the Allen Village Townhomes project not only delivers quality infrastructure but also advances Fort Worth's goal of fostering strong employment opportunities—particularly for local and historically underserved workers—while safeguarding equitable labor practices.

Use of Evidence

Expenditure Category: 2.15-Long-Term Housing Security: Affordable Housing

The Allen Village Townhomes project incorporates both evidence-based interventions and a planned program evaluation framework, in accordance with Treasury SLFRF Reporting Guidance (Section C (6)). Although the development is 95% complete (final delivery expected November 2025), and full affordability outcomes cannot yet be reported, the project has been designed around proven housing strategies and will be evaluated against clear metrics once occupancy begins.

1. Evidence-Based Interventions

- **Mixed-Income & PSH Model:**

The project uses a nationally validated Mixed-Income Development approach—shown to stabilize neighborhoods and reduce concentrated poverty—and integrates 8 Permanent Supportive Housing (PSH) units, an intervention rigorously proven to reduce chronic homelessness and improve housing retention (HUD Evidence Tier 1).

- **LIHTC Financing:**

Low-Income Housing Tax Credits (LIHTC) under IRS Section 42 have a strong evidence base for expanding affordable supply; peer-reviewed studies demonstrate LIHTC's positive impact on housing quality and neighborhood revitalization.

2. Program Evaluation & Learning Agenda

- **Planned Evaluation Design:**

A post-occupancy evaluation will compare baseline data—such as rent burden, emergency assistance usage, and tenant turnover—with 12- and 24-month follow-ups to measure improvements in affordability and stability.

- **Performance Dashboard:**

The Neighborhood Services Planning Department is developing an ARPA Housing Dashboard (slated for public launch Q1 2026) to report on key indicators:

- Unit occupancy rates
- Household income levels
- Tenant retention/longevity

3. Interim Tracking & Reporting

- **Construction Metrics:** The project's completion percentage (95%) is tracked via the City's Capital Projects portal, ensuring transparency of build progress.
- **Financial Drawdowns:** ARPA expenditures and obligations for this project are published quarterly in SLFRF portal, demonstrating eligible fund use.
- **Subrecipient Reports:** Trinity Habitat for Humanity will submit quarterly updates on pre-leasing, selection of 80% AMI buyers, and voucher utilization for PSH units.

Once lease-up and move-ins conclude (anticipated by November 2025), the City will publish the first annual Program Evaluation Report—including both quantitative outcomes and tenant satisfaction surveys—by July 31, 2026. This structured approach ensures that the Allen Village Townhomes project not only delivers affordable units but also generates a growing evidence base to inform future ARPA investments.

Performance Report

Project Status & Completion

- Construction Progress: 95% complete as of July 2025
- Projected Final Completion: November 2025

Evaluation & Reporting Timeline

- A full performance evaluation will commence upon final completion in November 2025.
- The City will incorporate these findings into its annual SLFRF report due by July 31, 2026, allowing time to collect comprehensive data on lease-up, income verification, and resident outcomes.

Key Performance Metrics & Data Collection

- Occupancy Rate: Monitored through Trinity Habitat's lease records.
- Income Eligibility Compliance: Confirmed via documented household incomes ($\leq 80\%$ AMI).
- PSH Voucher Utilization: Tracked through Fort Worth Housing Solutions reporting.
- Resident Satisfaction & Stability: Assessed via post-occupancy surveys and interviews.

Regulatory & Contract Compliance

- All contracts adhere strictly to ARPA SLFRF requirements, including timely reimbursement requests, documentation, and audit provisions.
- Quarterly subrecipient reports and financial drawdowns are submitted through the Treasury's SLFRF portal to ensure full transparency of obligations and expenditures.

Ongoing Commitment

- Even as construction wraps up, the Neighborhood Services Department will continue data-driven monitoring to validate that Allen Village Townhomes effectively meets its affordability and equity goals.
- Final outcomes, lessons learned, and recommendations for future investments will be detailed in the FY2026 report.

Project Inventory

Project Name: Trinity Habitat for Humanity Inc. – Allen Village Townhomes

Project ID: 9919AH

ARPA Funding Amount: \$1,500,000

Expenditure Categories: 2.15-Long-Term Housing Security: Affordable Housing

Project Description

Trinity Habitat for Humanity acquired 14 single-family lots at the intersection of Allen Street and St. Louis Avenue in Council District 9, adjacent to John Peter Smith Hospital. This ARPA-supported initiative will convert

the lots purchased at \$65,000 each (total acquisition cost \$845,000) into a minimum of 35 affordable, owner-occupied townhomes. All homes will serve households earning at or below 80% of the Area Median Income (AMI).

Key Activities & Timeline

- Lot Acquisition (Q2 2023): Closed purchase on 14 lots for \$845,000.
- Pre-Development (Q3–Q4 2023): Replating and rezoning plans submitted to Development Services.
- Construction Phase I (Q1–Q3 2024): Infrastructure installation and foundation work.
- Construction Phase II (Q3 2024–Q4 2024): Homebuilding and finishing work.
- Final Completion (November 2025): Full occupancy and closing out ARPA reimbursements.

Intended Outcomes

- Affordable Homeownership: At least 35 townhomes made available to workforce families at ≤80% AMI.
- Neighborhood Stabilization: Increased homeownership rates in a high-need area.
- Equitable Access: Long-term affordability secured through deed restrictions.

This structured inventory aligns with Treasury’s SLFRF guidance and will be updated with performance indicators, evidence of impact, and financial drawdowns in the annual report.

Subrecipient	Funding Amount	Expenditure Category	Location	Council District	Project Description
Fort Worth Area Habitat for Humanity (dba Trinity Habitat)	\$1,500,000.00	Non-Revenue Recovery	Neighborhood surrounding John Peter Smith Hospital	9	Acquisition of 14 platted lots for development of at least 35 affordable townhomes. Lots located at: - 1701 St. Louis Ave - 1703, 1709, 1715, 1716, 1719, 1720 Galveston Ave - 1720, 1724 S. Main St

Fort Worth Area Habitat for Humanity secured 14 lots near John Peter Smith Hospital (Council District 9) for \$60,000 each—totaling \$840,000—with the balance of its \$1.5 million SLFRF allocation directed toward construction. These parcels (listed above) will yield a minimum of 35 affordable townhomes, expanding homeownership opportunities for workforce families earning ≤ 80% AMI.

Performance Report

Categories: EC 2.2; EC 2.15–2.18

- Households Receiving Eviction Prevention Services (EC 2.2): N/A
- Affordable Housing Units Preserved or Developed (EC 2.15–2.18):
 - Units Completed: 15 townhomes (Phase I)
 - Units Under Construction: 20 townhomes (Phase II)
- Total Planned Units: 35 (per Amendment CSC#59730-1)
- Project Completion Date: November 2025

ARPA-Funded Activities

- 100% of the \$1.5 million ARPA allocation was expended on land acquisition and site development (pre-platting, rezoning, infrastructure readiness).
- Subsequent vertical construction (Phase I & II) has delivered 15 units to date, with 20 remaining in progress under separate funding.

Next Steps & Reporting

- Occupancy data (move-ins, household income compliance) and broader impact measures (e.g., stability, cost burden) will be collected upon final delivery of all 35 units.
- Full performance metrics and resident outcomes will be included in the FY 2026 SLFRF Annual Report (due July 31, 2026)



Allen Village Townhomes – Project Highlights

Fort Worth Area Habitat for Humanity secured 14 lots near John Peter Smith Hospital (Council District 9) for \$60,000 each—totaling \$840,000—with the balance of its \$1.5 million SLFRF allocation directed toward construction. These parcels (listed above) will yield a minimum of 35 affordable townhomes, expanding homeownership opportunities for workforce families earning $\leq$ 80% AMI.

