



2019

**The Housing Authority of the
City of Fort Worth, Texas**



**HOUSING PLAN FOR
STOP SIX CHOICE NEIGHBORHOOD**

**Comprehensive Annual
Financial Report**

**For Fiscal Year Ended
December 31, 2019**

**FORT WORTH HOUSING SOLUTIONS
FORT WORTH, TEXAS**

**COMPREHENSIVE ANNUAL FINANCIAL REPORT AND
SUPPLEMENTARY INFORMATION**

YEAR ENDED DECEMBER 31, 2019

Issued by:
Department of Finance and Administration
Riza Nolasco, Vice President Finance and Administration

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SECTION I – INTRODUCTORY SECTION

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October 30, 2020

Mrs. Terri Attaway, Chairman of the Board of Commissioners
Members of the Board of Commissioners
Housing Authority of the City of Fort Worth, Texas

We are pleased to present the Comprehensive Annual Financial Report (CAFR) for the Housing Authority of the City of Fort Worth, Texas now with an assumed name of Fort Worth Housing Solutions ("FWHS"), for the fiscal year ended December 31, 2019. This report was prepared by the staff of the Finance and Administration Department, Financial Management Division and the financial statements presented herein were audited by CliftonLarsonAllen LLP, a national firm of licensed certified public accountants. The discretely presented component units were audited by other national firms of licensed certified public accountants.

I. INTRODUCTION

The data presented in this report is the responsibility of the management of FWHS. To the best of our knowledge and belief, the data as presented is accurate in all material aspects and is presented in a manner designed to present fairly the financial position, results of operations and cash flows of the agency. All disclosures necessary to enable the reader to gain a complete understanding of the agency's financial activities have been included.

The organization form and contents of this report were prepared in accordance with the standards prescribed by the Governmental Accounting Standards Board, the Government Finance Officers Association of United States and Canada (GFOA), the American Institute of Certified Public Accountants, and the U.S. Department of Housing and Urban Development (HUD).

The Fort Worth Housing Solutions is required to undergo an annual single audit in conformity with the provisions of the Single Audit Act of 1984, the Single Audit Amendments of 1996, and Title 2 U.S. Code of Federal Regulations Part 200, *Uniform Administrative Requirements, Cost of Principles, and Audit Requirements for Federal Awards (Uniform Guidance)*. Information related to this single audit and the independent auditors' reports on internal control structure and compliance with applicable laws, regulations, contracts, and grants are reported under a Single Audit report that is included in the separately issued Fort Worth Housing Solutions Financial Statements and Supplementary Information report.

Accounting principles generally accepted in the United State of America require that management provide a narrative introduction, overview, and analysis to accompany the basic financial statements in the form of Management's Discussion and Analysis (MD&A). This letter of transmittal is designed to complement the MD&A and should be read in conjunction with it. The MD&A can be found immediately following the Independent Auditor's Report.



Reporting Entity and its Services

The Fort Worth Housing Solutions is an independent, public body, corporate and politic entity created by the City of Fort Worth in 1938 in accordance with enabling legislation enacted through the State of Texas Housing Authorities Law. Although it maintains close ties with the city in several respects, FWHS is not a component unit of the city as defined by pronouncements of the Governmental Accounting Standards Board since the city is not financially accountable for the operations of the agency, has no responsibility to fund deficits or receive surpluses, and has not guaranteed the agency's debt.

The governing body of FWHS is its Board of Commissioners (Board) comprised of five members appointed by the Mayor of the city. The Board selects a President to administer the affairs of the agency. The primary source of funding for the agency is the U.S. Department of Housing and Urban Development, which oversees the expenditures of the HUD-funded programs.

The primary goal of the agency is to provide adequate quality affordable accessible housing in a living environment that integrates low and moderate income individuals and families into the greater community without discrimination. The second goal is to create economic opportunities for these individuals and families to become self-sufficient. To accomplish these goals, FWHS participates in a number of housing programs, which are further detailed in the notes to the basic financial statements included in this report.

This report includes all funds of the agency, as well as its component units. Component units are legally separate entities for which a government is financially accountable. The tax credit properties are presented as discretely presented components units.

Economic Condition and Outlook

The agency's ability to successfully provide housing through its major programs is affected by the country's economic conditions and outlook. Its financial position is directly affected by the level of federal appropriations from HUD for the majority of its programs. At the end of the year, FWHS has 672 units in its public housing inventory and 598 units in its Rental Assistance Demonstration (RAD) inventory. With the exception of the Cavile Place (300 units) and Scattered Sites (16 units), the agency plans to convert all its remaining public housing units to RAD. It also administers 5,104 baseline units under the Housing Choice Voucher program and additional 459 units under the Mainstream 5 and VASH programs. Additionally, it has 298 tenant protection vouchers for Cavile Place, the remaining large public housing property that will be developed into a mixed income housing community. It also receives funds from HUD, the state, and the city of Fort Worth to administer special programs namely, Mod Rehab, Continuum of Care, Directions Home, Healthy Community Collaborative and Homeless Housing and Services Programs to serve homeless persons with disabilities such as serious mental illness, chronic substance abuse, and/or AIDS and related diseases. There are 601 units allotted for these special programs.

Public housing authorities have received less than 100% of their full operating subsidy eligibility from HUD for the past several years. For 2019 the total eligibility was prorated at 97.77%, a slight increase from 2018's 94.74%. The administrative fee for Housing Choice Voucher program was funded at 79%, which was better than the prior year's 78%. With perhaps the exception of voucher renewals that receive a proration of 99.5%, other programs remain deeply underfunded. For 2020, funding prorations facing housing authorities are still insufficient although looking a little bit better. The voucher administrative fee is currently prorated at 80%; but, hopefully may go up at the end of the year. The public housing operating subsidy has an interim proration level of 111.16%. The final proration, which

will be published towards the end of the year will reflect the percent of the appropriation to the amount of the actual eligibility for final approved PHA subsidy requests.

The agency has managed to offset the effects of the reduced federal funding by managing costs, leveraging resources and successfully competing for other federal grants. It will continue along the path of becoming more entrepreneurial to increase non-HUD revenues. At the end of 2020, the Authority had a total of 4, privately managed affordable and market rate units. This total also includes 80 Section 8 project based units. In 2020 FWHS plans to acquire more properties to pursue its objectives of increasing nonfederal revenues and to increase affordable housing opportunities to the community it serves.

Major Initiatives

Stop Six Choice Neighborhood Transformation Plan

The program transforms neighborhoods of concentrated poverty into mixed-income neighborhoods of long-term viability by revitalizing severely distressed public and/or assisted housing; improving access to economic opportunities; and investing and leveraging investments in well-functioning services, effective schools and education programs, public assets, public transportation, and improved access to jobs.

Cavile Place -Section 18 Demolition and Disposition of Public Housing

Cavile Place is a public housing property consisting of 300 units located in the Stop Six neighborhood off East Rosedale Street. In 2018, FWHS submitted an application for the demolition of the Cavile Place units due to the physical condition, location and other factors making these units unsuitable for housing purposes and no reasonable program of modification is cost-effective to return the portion of the property to useful life. Tenant Protection Vouchers were available to FWHS based on demolition that temporarily or permanently remove units from its public housing inventory.

Choice Neighborhood Initiatives Implementation Grant

Fort Worth Housing Solutions applied for and was awarded the \$35 million Choice Neighborhoods Implementation grant. It is working with partners and HUD to refine the overall transformation plan and to define critical community improvements that can be integrated into the plan's mixed-used developments.

Cowan Place

Cowan Place is a senior living community that will kick off residential development for the Stop Six Choice Neighborhood Initiative. It will be built south of East Rosedale Street between Andrew Avenue and Stalcup Road. It is a 122-unit senior 9% low-income housing tax credit development with a total budget of approximately \$20 million.

Rental Assistance Demonstration, Project Based Rental Assistance

In July 2012, HUD issued the final implementation notice, which allows for public housing properties to be converted to long-term project-based Section 8 rental assistance contracts. HUD has approved a "portfolio award" to Fort Worth Housing Solutions to convert all its remaining public housing units to RAD, Project Based Rental Assistance units.

At the end of 2019, FWHS has 598 RAD units. The remaining public housing units scheduled for RAD processing will convert as follows:

- In existing public housing mixed communities
- In existing nonpublic housing affordable and market rate housing communities
- In new mixed housing communities

Resident and Community Programs

The Fort Worth Housing Solutions has been instrumental in empowering residents to achieve personal and economic independence while also providing families, children and seniors the opportunity to grow and develop in healthful surroundings. Through its collaborative partnerships with over 100 community public and private partners, FWHS provides program participants with tools to access education, vocational training, employment, transportation, daycare, health care and other ancillary services that empower them to achieve goals. FWHS continues to pursue funding for these various resident programs as HUD does not fund these initiatives although encouraged.

II. FINANCIAL INFORMATION

Accounting Systems

The agency's management is responsible for establishing and maintaining an internal control structure designed to ensure that the agency's assets are protected from loss, theft or misuse, and to ensure that adequate accounting data is compiled to allow for the preparation of financial statements in conformity with generally accepted accounting principles. The internal control structure is designed to provide reasonable, but not absolute, assurance that these objectives are met. The concept of reasonable assurance recognizes that the cost of control should not exceed the benefits likely to be derived, and that the valuation of costs and benefits requires estimates and judgments by management.

As a recipient of Federal and State financial assistance, FWHS is also responsible for ensuring that an adequate internal control structure is in place to ensure compliance with applicable laws, regulations, contracts and grants related to this assistance. These internal controls are subject to periodic evaluation by management and independent auditors.

Budgetary Controls

The objective of budgetary controls maintained by the agency is to ensure compliance with legal provisions embodied in the annual budgets approved by the Board of Commissioners. The agency's budgetary controls are established at the account class or function level for all funds and reported on a monthly basis. Activities of the Low Rent Public Housing Fund, Assisted Housing Funds, Central Office Cost Center, Affordable and Market Rate Properties and other major funds are included in the annual budgeting process. The annual budgets and all revisions thereof as a result of changes in operations and estimates are proposed by the President and submitted to the Board for approval. Project-length financial plans are adopted for all multi-year HUD grants.

Long-term Financial Plans

Due to continuous decrease in federal funding, the agency strategically finds ways to operate efficiently and effectively. It continues to adopt various cost saving measures to reduce the operating deficits and it aggressively acquires and develops more properties that will yield unrestricted profits in the years to come. FWHS and its entities serve in various capacities when acquiring these properties, which allow them to earn fees.

Strategic plans and Annual Agency Plan that is submitted to HUD, are monitored to ensure implementation.

Enterprise Fund Operations

The agency's financial activities are consolidated into a single Enterprise fund and consists of the following distinct operational areas:

HUD Funded Operations

Programs receiving HUD assistance as of December 31, 2019 included the following: Low Rent Public Housing (consisting of 672 units in 5 Asset Management Projects); Rental Assistance Demonstration (consisting of 598 units), Housing Choice Vouchers (consisting of 5,104 units eligible for assistance in privately owned units); Mainstream 5 and VASH programs (consisting of 459 units), Tenants Protection Vouchers (consisting of 298 units) and Continuum of Care, Mod Rehab, Directions Home, Healthy Community Collaborative and Homeless Housing and Services (consisting of 601 eligible units) for homeless and HIV+ individuals. Related expenditure programs of the above operations include Capital Fund, Resident Opportunity and Self-Sufficiency, and Public Housing and Housing Choice Voucher Family Self-Sufficiency Coordinator grants.

State/Local Operations

State and Local Program Operations include the Oil and Gas royalty receipts, Section 32 Homeownership Program receipts, Developer fees and other activities related to the administrative fees earned from prior years outside of the regular Assisted Housing programs and the fees earned in the refinancing of the Peppertree Acres Series 1992 Bonds. Various grants and other receipts are also accounted for under this category.

Component Units/Business Activities Operations

The agency has affiliates and properties that are reported as blended component units under Business-Type Activities. These include Gateway Public Facility Corporation, Villas of Oak Hill Apartments, Fort Worth Affordability, Inc., Spring Hill and Spring Glen Apartments Sales Proceeds, Woodmont Apartments GP, LLC, Carlyle Crossing Apartments, Cobb Park Townhomes II, LP, Eastwood Public Facility Corporation, Aventine Tarrant Parkway Apartments, LP, Hillside Public Facility Corporation/Knights of Pythias Lofts, Hillside Apartments, Trinity River Public Facility Corporation, , QuadCo Management Solutions, Inc., Fair Oaks Public Facility Corporation, Fair Park Public Facility Corporation, Overton Square, LP, Pennsylvania Place Apartments, LP, Cavile Public Facility Corporation, Ironwood Crossing Public Facility Corporation, Lincoln Terrace, LP, Western Hills Affordable Housing, GP, LLC, Pioneers of Samuels, LLC, Candletree Homes, LLC, Chisholm V Corporation, Wind Terrace, Inc. and Barbara Holston Education Fund. The discretely presented component units include South Hulen, LP, Samuels Avenue, LP, Trinity Quality Housing, LP, Western Hills Affordable Housing, LP, FW Hunter Plaza, LP, LDG Stallion Pointe, LP, Post Oak East, Apartments, LP, Hometowne at Matador Ranch, LP, Woodmont Apartments, LP, FW Alton Park, LP, FW Campus Apartments, LP, Palladium Fort Worth, Ltd., FW Steele Prince Hall, LLC, FW Steele Sabine Place, LLC, Western Center Reserve, LLC, Reserve at McAlister, LLC, Amtex Avondale, LP, The Standard at Boswell Marketplace, LP, FW Stallion Ridge, LP, and FW Patriot Pointe, LP.

III. OTHER INFORMATION

Awards

The Housing Authority of the City of Fort Worth, Texas has mostly been designated a high performer since 1992 under HUD's Public Housing Assessment System (PHAS), which measures the performance of the nation's public housing. FWHS has also received high performer status for the Section Eight Management Assessment Program (SEMAP), which provides for objective measurement of performance of a public housing agency in key areas of the Housing Choice Voucher Program. FWHS is one of a select number of public housing authorities across the United States that has consistently achieved this status. It also has received numerous State, Regional, and National awards from the National Association of Housing and Redevelopment Officials.

The GFOA awarded a Certificate of Achievement for Excellence in Financial Reporting to the Authority for its CAFR for the fiscal year ended December 31, 2018. This was the 17th consecutive year that the government has achieved this prestigious award. In order to be awarded a Certificate of Achievement, a government must publish an easily readable and efficiently organized comprehensive annual financial report. This report must satisfy both generally accepted accounting principles and applicable legal requirements. A certificate of Achievement is valid for a period of one year only. We believe that our current Comprehensive Annual Financial Report continues to meet the Certificate of Achievement Program's requirements and we are submitting it to the GFOA to determine its eligibility for another certificate.

Acknowledgments

The preparation of this Comprehensive Annual Financial Report was accomplished through the dedicated efforts of the entire staff of the Finance and Administration Department, Financial Management Division. Each staff member has our sincere appreciation for the contributions made in the preparation of this report.

We finally wish to take this opportunity on behalf of the staff and residents of the Fort Worth Housing Solutions to thank the members of the Board of Commissioners for their leadership and support in planning and conducting the financial operations of the Authority.

Respectfully submitted,



Mary-Margaret Lemons
President



Riza Nolasco
Vice President Finance and Administration

FORT WORTH HOUSING SOLUTIONS

**LIST OF PRINCIPAL OFFICIALS
December 31, 2019**

Board of Commissioners

Terri Attaway
Chairman

Richard Stinson
Commissioner

Michael Ramirez
Commissioner

Danny Scarth
Commissioner

Brittany Hall
Resident Commissioner

Executive Staff

Mary-Margaret Lemons
President

Riza Nolasco
Vice President Finance and Administration

Selarstean Mitchell
Vice President Assisted Housing

Sonya Barnette
Senior Vice President / Deputy Director Public Housing,
Housing Operations and Client Services

Heather Raiden
General Counsel

Brian Dennison
Senior Vice President Development and Asset Management

Tyler Arbogast
Vice President of Development



Government Finance Officers Association

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**Housing Authority of the City
of Fort Worth, Texas**

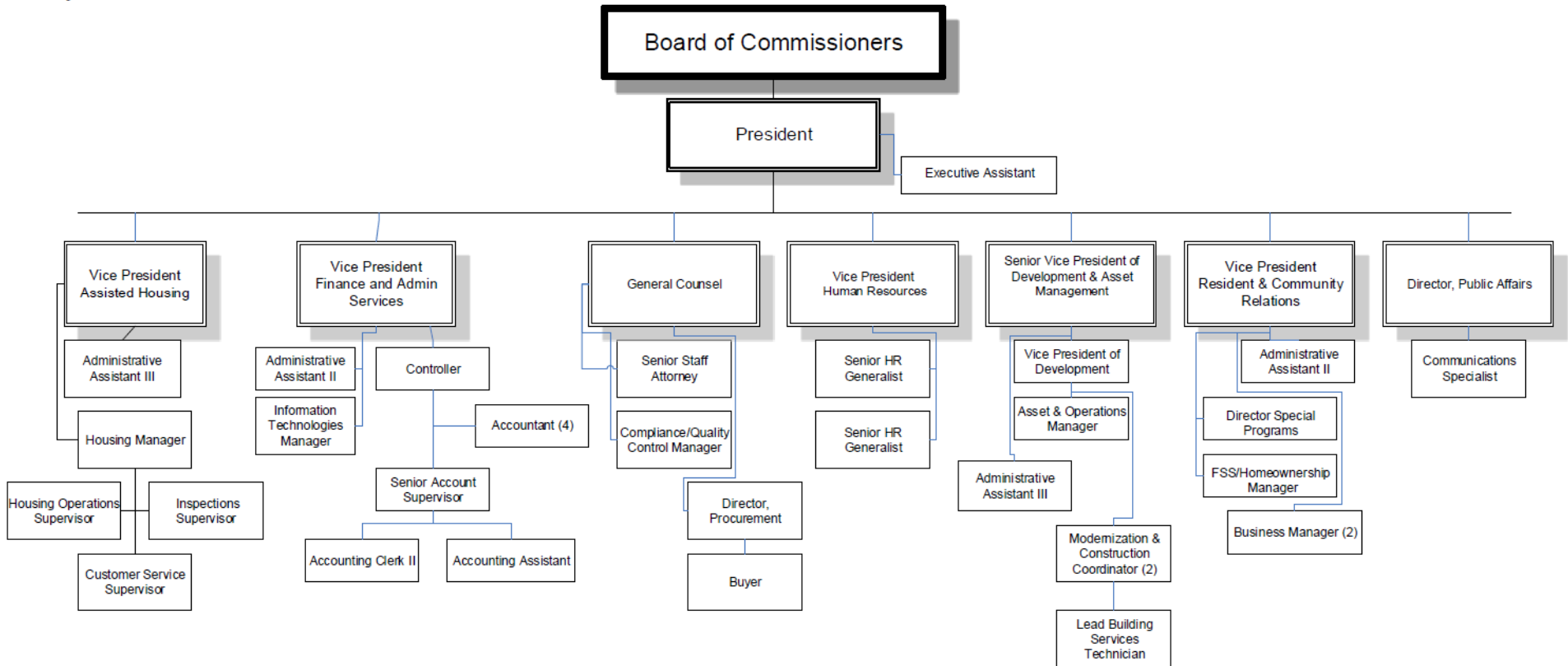
For its Comprehensive Annual
Financial Report
for the Fiscal Year Ended

December 31, 2018

Christopher P. Morrill

Executive Director/CEO

Organizational Chart 2019



SECTION II – FINANCIAL SECTION

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INDEPENDENT AUDITORS' REPORT

Board of Commissioners
Fort Worth Housing Solutions
Fort Worth, Texas

Report on the Financial Statements

We have audited the accompanying financial statements of the business-type activities and the aggregate discretely presented component units of Fort Worth Housing Solutions (FWHS) as of and for the year ended December 31, 2019, and the related notes to the financial statements, which collectively comprise FWHS' basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditors' Responsibility

Our responsibility is to express opinions on these financial statements based on our audit. We did not audit the financial statements of Cobb Park Townhomes II, LP, Avenine Tarrant Parkway Apartments, LP, Overton Square, LP, Pennsylvania Place Apartments, LP and Lincoln Terrace, LP which are blended component units of FWHS (the "blended component units"). These component units represent 15% and 1%, respectively, of the assets and revenues of the business-type activities. We did not audit the financial statements of South Hulen, LP, Samuels Avenue, LP, Trinity Quality Housing LP, Western Hills Affordable Housing, LP, FW Hunter Plaza, LP, LDG Stallion Pointe, LP, Post Oak East Apartments, LP, Hometowne at Matador Ranch, LP, Woodmont Apartments, LP, FW Alton Park, LP, FW Campus Apartments, LP, Palladium Fort Worth, Ltd., FW Steele Prince Hall LLC, FW Steele Sabine Place, LLC, Western Center Reserve, LLC, Reserve at McAlister Senior Living, LLC, Amtex Avondale, LP and The Standard at Boswell Marketplace, LP (the "discretely presented component units"), which represents 83%, 94%, and 90%, respectively, of the assets, net position and revenues of the aggregate discretely presented component units.

Those statements of the blended component units mentioned above were audited by other auditors whose reports have been furnished to us. We have applied audit procedures on the conversion adjustments to the financial statements the blended component units mentioned above which conform the presentation of those financial statements to present in accordance with accounting standards issued by the Governmental Accounting Standards Board. Our opinion, insofar as it relates to the amounts included for the blended component units mentioned above, prior to these conversion adjustments, is based solely on the report of the other auditors.

Those statements of the discretely presented component units mentioned above, which were prepared in accordance with the accounting standards issued by the Financial Accounting Standard Board, were audited by other auditors whose reports have been furnished to us. We have applied limited audit procedures on the presentation only conversion adjustments to the financial statements of the discretely presented component units mentioned above. Our opinion, insofar as it relates to the amounts included for the discretely presented component units mentioned above, prior to these limited presentation only conversion adjustments, is based solely on the report of the other auditors.

We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

The financial statements of Cobb Park Townhomes II, LP, Overton Square, LP, Lincoln Terrace, LP Post Oak East Apartments, LP, Samuels Avenue, LP, Trinity Quality Housing, LP, Western Hills Affordable Housing, LP, Woodmont Apartments, Ltd, Palladium Fort Worth, Ltd, Western Center Reserve, LLC, Reserve at McAlister Senior Living, LLC, FW Alton Park, LP, Amtex Avondale, LP, FW Campus Apartments, LP and The Standard at Boswell Marketplace, LP (the component units) were not audited in accordance with *Government Auditing Standards*.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditors' judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Opinions

In our opinion, based on our audit and the reports of the other auditors, the financial statements referred to above present fairly, in all material respects, the respective financial position of the business-type activities and the aggregate discretely presented component units of FWHS as of December 31, 2019, and the respective changes in financial position and, where applicable, cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Emphasis of Matter

During the fiscal year ended December 31, 2019, FWHS recorded a prior period adjustment related to a change in reporting entity. As stated in Note 1 to the financial statements, a prior period adjustment was made to beginning net position between the business-type activities and aggregate discretely presented component units. In 2018, Cobb Park Townhomes II, LP and Lincoln Terrace, LP were presented as discretely presented component units. In 2019, FWHS evaluated that these entities should be presented as blended component units. Our opinion is not modified with respect to this matter.

Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis on pages 16 through 21 be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Information

Our audit was conducted for the purpose of forming an opinion on the financial statements that collectively comprise FWHS' basic financial statements. The Introductory Section, Statistical Section and Schedules of Budget to Actual listed in the table of contents are presented for purposes of additional analysis and are not a required part of the basic financial statements.

The Schedules of Budget to Actual are the responsibility of management and were derived from and relate directly to the underlying accounting and other records used to prepare the basic financial statements. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the information is fairly stated, in all material respects, in relation to the basic financial statements as a whole.

The Introductory Section and Statistical Section have not been subjected to the auditing procedures applied in the audit of the basic financial statements, and accordingly, we do not express an opinion or provide any assurance on them.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated October 30, 2020, on our consideration of FWHS' internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering FWHS' internal control over financial reporting and compliance.

A handwritten signature in black ink that reads "CliftonLarsonAllen LLP". The signature is written in a cursive, flowing style.

CliftonLarsonAllen LLP

Baltimore, Maryland
October 30, 2020

**FORT WORTH HOUSING SOLUTIONS
MANAGEMENT'S DISCUSSION AND ANALYSIS
DECEMBER 31, 2019**

Fort Worth Housing Solutions (FWHS) is proud to provide this narrative overview and analysis of FWHS' financial activities for the year ended December 31, 2019. It is designed to identify changes in FWHS' financial position as well as individual fund issues or concerns. It should be read in conjunction with the Financial Statements following this Management's Discussion and Analysis (MD&A), and the Notes to the Financial Statements.

The MD&A is presented in conformance with the Governmental Accounting Standards Board (GASB) financial reporting model as set forth in GASB Statement No. 34, *Basic Financial Statements - Management's Discussion and Analysis - for State and Local Governments*, GASB Statement No. 37, *Basic Financial Statements - Management's Discussion and Analysis - for State and Local Governments: Omnibus*, GASB Statement No. 38, *Certain Financial Statement Note Disclosures*, GASB Statement No. 40, *Deposit and Investment Risk Disclosures*, GASB Statement No. 42, *Accounting and Financial Reporting for Impairment of Capital Assets and for Insurance Recoveries*, GASB Statement No. 44, *Economic Condition Reporting: The Statistical Section*, and GASB Statement No. 63, *Financial Reporting of Deferred Outflows of Resources, Deferred Inflows of Resources, and Net Position*. These financial reporting standards require the inclusion of 3 basic financial statements, namely the Statement of Net Position, the Statement of Revenues, Expenses, and Changes in Net Position, and the Statement of Cash Flows.

This MD&A covers the Primary Government only.

FINANCIAL HIGHLIGHTS

- Assets of FWHS exceeded liabilities at December 31, 2019 by \$112.0 million (net position). This amount represents an increase of approximately \$40.7 million from the balance at December 31, 2018. This increase is reflected in the Statement of Revenues, Expenses, and Changes in Net Position and discussed in detail below.
- FWHS' cash and cash equivalents and investments balance as of December 31, 2019 was \$77.8 million representing an increase of \$32.9 million from December 31, 2018. This increase is mostly due to the sale of Villas of Oak Hills in 2019.
- Total assets increased by approximately \$69.6 million. This is mostly due to donations of land and one property to FWHS and one of its' blended component units. Ownership of 650 South Main Tenant, LP (High Point) and Standard River District, LP was transferred to Ironwood Crossing Public Facility Corporation (a blended component unit) through lease agreements. Additionally, land and property ownership of AmCal Alliance, LP (the Holston), FW Stallion Pointe, LP and FW Patriot Pointe, LP was transferred to FWHS through lease agreements. These entities are either considered to be discretely presented component units of FWHS or are not included in the primary government at all, as FWHS is either special limited partner or has no ownership interest in these entities.
- Total operating income decreased by \$.39 million. This is mostly due to the write off of the loan between blended component unit, Trinity River Public Facility Corporation (TRPFC), and Sycamore Center Villas, LP (which is not a component unit of FWHS) of \$2.3 million, as only \$500,000 was and will be received of the \$2.8 million balance.
- Total net position increased by \$40.7 million mostly due to the acquisition of land and property mentioned above.

**FORT WORTH HOUSING SOLUTIONS
MANAGEMENT'S DISCUSSION AND ANALYSIS
DECEMBER 31, 2019**

OVERVIEW OF THE FINANCIAL STATEMENTS

Our analysis of FWHS' financial information as a whole asks the most important question, "Has FWHS' financial health improved or declined as a result of the year's activities?" The following analysis of entity-wide net position, revenues, and expenses is provided to assist with answering this question. This analysis includes all assets and liabilities using the accrual method of accounting, which recognizes revenue when earned and expenses when incurred regardless of when cash is received or paid.

Statement of Net Position

The Statement of Net Position presents information about FWHS' assets and liabilities and is similar to a balance sheet. The Statement of Net Position reports all financial and capital resources for FWHS. The statement is presented in the format where assets and deferred outflow of resources, minus liabilities and deferred inflow of resources, equals net position. Assets and liabilities are presented in order of liquidity and are classified as "current" (convertible to cash within one year), and "noncurrent." Increases or decreases in net position will serve as a useful indicator of whether the financial position of FWHS is improving or deteriorating.

	2019	2018, As Restated	\$ Change	% Change
Current Assets	\$ 96,080,098	\$ 57,503,250	\$ 38,576,848	67%
Noncurrent Assets	14,978,894	17,774,209	(2,795,315)	-16%
Capital Assets, Net	180,974,358	147,180,810	33,793,548	23%
Total Assets	<u>292,033,350</u>	<u>222,458,269</u>	<u>69,575,081</u>	<u>31%</u>
Current Liabilities	6,459,850	19,907,040	(13,447,190)	-68%
Long-Term Liabilities	173,546,156	131,235,566	42,310,590	32%
Total Liabilities	<u>180,006,006</u>	<u>151,142,606</u>	<u>28,863,400</u>	<u>19%</u>
Net Position:				
Net Investment in Capital Assets	2,841,540	12,089,053	(9,247,513)	-76%
Restricted Net Position	6,280,212	5,411,573	868,639	16%
Unrestricted Net Position	102,905,592	53,815,037	49,090,555	91%
Total Net Position	<u>112,027,344</u>	<u>71,315,663</u>	<u>40,711,681</u>	<u>57%</u>
Total Liabilities and Net Position	<u>\$ 292,033,350</u>	<u>\$ 222,458,269</u>	<u>\$ 69,575,081</u>	<u>31%</u>

Total assets of FWHS at December 31, 2019 amounted to \$292.0 million. This amount represents an increase of approximately \$69.6 million from the balance at December 31, 2018. This increase is primarily due to the donation of properties, High Point and River District to Ironwood Crossing Public Facility Corporation (ICPFC), a blended component unit, in the amount of \$8.3 million. The contributions were in connection with lease agreements between ICPFC and the owners of the properties. IPFC will recognize the contributions over the life of the leases, thus the contributions resulted in an increase in unearned revenue by the same amount, less the current year recognition. Additionally, the donation of properties, the Holston, Stallion Ridge and Patriot Pointe to the authority amounted to \$46.6 million. The contributions were in connection with lease agreements between FWHS and the owner of the Apartments. FWHS will recognize the contribution over the life of the lease, thus the contribution resulted in an increase in unearned revenue in the same amount, less the current

**FORT WORTH HOUSING SOLUTIONS
MANAGEMENT'S DISCUSSION AND ANALYSIS
DECEMBER 31, 2019**

year recognition. These increases in capital assets were netted with the sale of Villas of Oak Hills in 2019, which had a net book value of \$15.5 million at the time of the sale. The increase in current assets is a result of an increase in cash related to the sale.

Current assets are comprised of cash and cash equivalents and investments, accounts receivable, inventories and prepaid expenses. The noncurrent assets include capital assets, long-term notes receivable and other assets. Capital assets include land, buildings, construction in progress and furniture and equipment and are shown net of accumulated depreciation.

Total liabilities of FWHS, which are broken down into current and long-term portions, amounted to \$180.0 million at December 31, 2019. This balance represents an increase of approximately \$28.9 million from what was reported at the end of 2018. As discussed above, this is due primarily to the donation of properties to IPFC and FWHS whereas the revenue is being recognized over the life of the lease, and is therefore in unearned revenue at December 31, 2019. Additionally, there was a net decrease of \$21.6 million in long-term debt due to the payoff of Villas of Oak Hill's debt related to the sale of the property, refinancing of Overton Square, LP's long-term debt and the required debt service payments during the audit period.

Current liabilities include accounts payable and other accrued liabilities, unearned revenue, and the current portions of the notes and bonds payable. A liability is considered current if it is due within one year. The long-term liabilities are comprised of the long-term portion of the notes and bonds payable and compensated absences. Additional information regarding the composition of the Statement of Net Position is detailed in Section II of this report in the Notes to the Financial Statements.

Net position represents the equity of FWHS after liabilities are subtracted from assets. Net position is divided into three major categories. The first category, Net Investment in Capital Assets, shows FWHS' equity in land, building structures, construction in progress and furniture and equipment, net of related capital debt outstanding. The next category, Restricted Net Position, has external limitations on the way in which it may be used. The last category, Unrestricted Net Position, is available to use for any lawful and prudent purpose of FWHS. Total Net Position of FWHS increased by approximately \$40.7 million during the year ended December 31, 2019.

Statement of Revenues, Expenses, and Changes in Net Position

The purpose of the statement of revenues, expenses, and changes in net position is to present the revenues earned and the expenses incurred, both operating and nonoperating and any other revenues, expenses, gains, and losses received or spent by FWHS. Generally, operating revenues are amounts received for providing housing to FWHS' residents. Operating expenses are those paid to maintain the housing units and provide other services for the residents. Nonoperating revenues are funds received for which goods and services are not provided.

**FORT WORTH HOUSING SOLUTIONS
MANAGEMENT'S DISCUSSION AND ANALYSIS
DECEMBER 31, 2019**

STATEMENTS OF REVENUES, EXPENSES, AND CHANGES IN NET POSITION

	2019	2018	\$ Change	% Change
Operating Revenues				
Net Tenant Rental Revenue	\$ 14,556,643	\$ 19,326,834	\$ (4,770,191)	-25%
HUD Operating Grants	55,628,357	50,166,311	5,462,046	11%
Other Revenue	21,690,712	16,309,730	5,380,982	33%
Total Operating Revenue	<u>91,875,712</u>	<u>85,802,875</u>	<u>6,072,837</u>	<u>7%</u>
Operating Expenses				
Administrative	16,239,046	15,848,466	390,580	2%
Tenant Services	252,182	114,570	137,612	120%
Utilities	2,777,527	3,274,366	(496,839)	-15%
Ordinary Maintenance and Operations	4,754,295	5,624,644	(870,349)	-15%
General and Other	8,155,091	4,356,312	3,798,779	87%
Housing Assistance Payments	46,593,665	42,892,691	3,700,974	9%
Depreciation	5,752,290	5,955,175	(202,885)	-3%
Total Operating Expenses	<u>84,524,096</u>	<u>78,066,224</u>	<u>6,457,872</u>	<u>8%</u>
Operating Income	<u>7,351,616</u>	<u>7,736,651</u>	<u>(385,035)</u>	<u>-1%</u>
Nonoperating Revenues				
HUD Capital Grants	29,012	-	29,012	0%
Investment Income	1,204,918	631,189	573,729	91%
Gain on Sale of Capital Assets	35,246,438	34,941	35,211,497	100774%
Total Nonoperating Revenues	<u>36,480,368</u>	<u>666,130</u>	<u>35,814,238</u>	<u>100865%</u>
Nonoperating Expenses				
Interest Expense	3,035,707	3,746,010	(710,303)	-19%
Casualty Loss	84,596	1,303	83,293	6392%
Total Nonoperating Expenses	<u>3,120,303</u>	<u>3,747,313</u>	<u>(627,010)</u>	<u>-17%</u>
Nonoperating Income (Loss)	<u>33,360,065</u>	<u>(3,081,183)</u>	<u>36,441,248</u>	<u>-1183%</u>
Change in Net Position	40,711,681	4,655,468	36,056,213	774%
Net Position - Beginning, As Restated	<u>71,315,663</u>	<u>64,106,992</u>	<u>7,208,671</u>	<u>11%</u>
Change in Reporting Entity	-	2,553,203	(2,553,203)	-100%
Net Position - Ending	<u>\$ 112,027,344</u>	<u>\$ 71,315,663</u>	<u>\$ 40,711,681</u>	<u>57%</u>

Fiscal year 2019 resulted in operating income of \$7.4 million, an unfavorable change of \$.39 million from 2018. Total operating revenues increased by \$6.1 million and total operating expenses increased by \$6.5 million. Operating revenue increased due to an increase in HUD operating grants and other revenue of \$5.5 million and \$5.4 million, respectively. The increase in HUD operating grants was related to an increase in funding for the Housing Choice Vouchers program. This increase was consistent with the increase in Housing Assistance Payments (\$3.7 million) in the program. The primary driver for the increase in other revenue was the current year recognition of various developer fees and other related fees (general contractor fees, bond issuer fees, incentive fees, etc.) earned by FWHS and its entities in the current fiscal year. Tenant revenue decreased due to the sale of Villas of Oak Hills (a blended component unit) in early 2019 as well as the decrease in tenants housed in the public housing properties, due to the properties being vacated for RAD conversion or rehabilitation in 2020 or 2021. Total operating expenses increased mostly due to the write off of the note receivable between TRPFC.

**FORT WORTH HOUSING SOLUTIONS
MANAGEMENT'S DISCUSSION AND ANALYSIS
DECEMBER 31, 2019**

and Sycamore Center Villas, LP through bad debt expense of \$2.3 million along with the increase in Housing Assistance Payments mentioned above.

Total nonoperating revenues increased by \$35.8 million and total nonoperating expenses decreased by \$.62 million. These favorable changes were primarily due to the sale of Villas of Oak Hills (a blended component unit) in 2019 and the dissolving of Quadco Management (a blended component unit) in 2019.

Investment income increased by approximately \$.57 million which is consistent with the increase in cash. This increase nearly doubled the investment income from 2018 to 2019.

As shown in the above financial statements, the overall financial position of FWHS has increased compared to last year as a result of the year's financial activities. The reason for this, as this MD&A explains, is due to various factors.

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets

The summary below shows the balances by line item for 2019 and 2018. Additional details for activities affecting capital assets are presented in Note 6 of the Notes to the Financial Statements included in Section II of this report.

	2019	2018, As Restated
Land	\$ 47,130,710	\$ 34,577,153
Buildings	191,417,949	184,221,571
Furniture, Equipment and Machinery - Dwellings	4,842,951	3,121,086
Furniture, Equipment and Machinery - Administrative	3,172,546	5,879,401
Leasehold Improvements	20,344,534	18,364,745
Construction in Progress	144,477	158,872
Total Capital Assets	<u>267,053,167</u>	<u>246,322,828</u>
Less: Accumulated Depreciation	<u>(86,078,809)</u>	<u>(99,142,198)</u>
Net Capital Assets	<u>\$ 180,974,358</u>	<u>\$ 147,180,630</u>

Debt Administration

FWHS made its required debt service payments during the audit period. The table below shows the outstanding debt at the end of 2019 as compared to the end of the previous year. Additional details for activities affecting outstanding debt are presented in Note 8 of the Notes to Financial Statements included in Section II of this report.

	2019	2018, As Restated	\$ Change
Bonds, Notes, and Loans Payable	<u>\$ 77,343,221</u>	<u>\$ 98,941,373</u>	<u>\$ (21,598,152)</u>

**FORT WORTH HOUSING SOLUTIONS
MANAGEMENT'S DISCUSSION AND ANALYSIS
DECEMBER 31, 2019**

ECONOMIC FACTORS

The majority of FWHS' funding is from HUD in the form of operating subsidies, capital fund grants, housing assistance payments, administrative fees and other smaller grants. These represented about 60% of FWHS' total operating revenues in 2019. Additionally, a majority of its \$181.0 million net capital assets as of December 31, 2019 were acquired and or developed over the years with financial assistance from HUD. Such assistance has typically come with use restrictions and generally limits FWHS' ability to encumber or leverage debt financing against HUD properties in its portfolio.

Several significant economic factors affecting FWHS are as follows:

- Congress and the federal government continue to cut housing subsidies due to a shift in federal budget priorities. This funding shift impacts FWHS' economic position because federal housing dollars make up the largest source of revenue for FWHS. Based on HUD's funding letters and notices, most programs will continue to receive renewal funding; however, it will still be less than 100% of eligibility. Due to this uncertainty, FWHS continues to search for other financial resources in order to continue its programs.
- The Department of HUD has historically under-estimated the subsidy and administrative fee needs of public housing authorities. In 2019 the operating fund and housing voucher administrative fee were prorated at 91.7% and 94.7%, respectively.
- The economic condition in the Fort Worth metropolitan area generally tracks with the national trend. The need for affordable housing is as strong as ever. FWHS is continuing to meet this need by looking for innovative ways to finance new projects and turning to the private sector for more support.

SUBSEQUENT EVENTS

In early 2020, an outbreak of a novel strain of coronavirus (COVID-19) emerged globally. Consequently, federal, state and local authorities have issued various mandates resulting in an overall decline in economic activity which could result in material adverse effects to FWHS' financial position, results of operations, and cash flows. In March 2020, President Trump signed the CARES act, which in part provided additional funding for public housing to pay for increased costs and additional funding to the housing choice voucher program for administrative fees and increased leasing cost impacted by the outbreak. FWHS cannot reasonably estimate the length or severity of this outbreak and the related financial impact.

REQUEST FOR INFORMATION

This financial report is designed to provide a general overview of FWHS' finances for interested parties. Questions concerning any of the information presented in this report or requests for additional information should be addressed to:

Riza Nolasco, Vice President Finance and Administration
Fort Worth Housing Solutions
1201 E. 13th Street
Fort Worth, Texas 76102
www.fwhs.org (Fort Worth Housing Solutions website)

**FORT WORTH HOUSING SOLUTIONS
STATEMENTS OF NET POSITION
DECEMBER 31, 2019**

	<u>Primary Government</u>	<u>Discretely Presented Component Units</u>
ASSETS		
CURRENT ASSETS		
Cash and Cash Equivalents - Unrestricted	\$ 70,743,875	\$ 9,241,625
Cash and Cash Equivalents - Restricted	7,095,562	51,106,105
Accounts Receivable - HUD	537,269	-
Accounts Receivable - Tenants (Net of Allowance)	235,223	350,552
Accounts Receivable - Other (Net of Allowance)	16,854,453	2,039,725
Prepaid Expenses	613,716	707,339
Total Current Assets	96,080,098	63,445,346
NONCURRENT ASSETS		
Capital Assets:		
Land	47,130,710	6,994,932
Buildings	191,417,949	327,099,081
Furniture, Equipment and Machinery - Dwelling	4,842,951	11,459,492
Furniture, Equipment and Machinery - Administration	3,172,546	5,154,042
Leasehold Improvements	20,344,534	5,686,178
Construction in Progress	144,477	19,539,208
	267,053,167	375,932,933
Accumulated Depreciation	(86,078,809)	(66,010,775)
Total Capital Assets	180,974,358	309,922,158
Notes Receivable - Noncurrent	14,961,520	-
Other Assets	17,374	24,811,684
Total Noncurrent Assets	195,953,252	334,733,842
Total Assets	\$ 292,033,350	\$ 398,179,188

See accompanying Notes to Financial Statements

FORT WORTH HOUSING SOLUTIONS
STATEMENTS OF NET POSITION - CONTINUED
DECEMBER 31, 2019

	Primary Government	Discretely Presented Component Units
LIABILITIES		
CURRENT LIABILITIES		
Accounts Payable	\$ 696,468	\$ 3,431,798
Accounts Payable - HUD	4,740	-
Accrued Wages and Payroll Taxes Payable	165,914	7,581
Current Portion of Notes and Mortgage Payable	1,685,318	30,829,646
Accrued Compensated Absences - Current	286,762	7,735
Accrued Interest Payable	132,470	2,838,614
Tenant Security Deposits	409,217	766,116
Unearned Revenue - Ground Lease - Current	1,015,286	-
Unearned Revenue - Current	449,007	300,472
Due to Related Parties and Short Term Advances	-	4,552,590
Other Current Liabilities	1,614,668	2,306,142
Total Current Liabilities	6,459,850	45,040,694
LONG-TERM LIABILITIES		
Notes and Mortgage Payable, Net of Current Portion	75,657,903	241,532,250
Accrued Compensated Absences - Noncurrent Portion	118,635	-
Unearned Revenue - Ground Lease - Noncurrent Portion	94,885,670	-
Developer Fee Payable	-	17,981,395
Noncurrent Liabilities - Other	2,883,948	1,116,012
Total Long-Term Liabilities	173,546,156	260,629,657
Total Liabilities	180,006,006	305,670,351
NET POSITION		
Net Investment in Capital Assets	2,841,540	45,489,049
Restricted Net Position:	6,280,212	50,339,080
Unrestricted Net Position	102,905,592	(3,319,292)
Total Net Position	112,027,344	92,508,837
Total Liabilities and Net Position	\$ 292,033,350	\$ 398,179,188

See accompanying Notes to Financial Statements

FORT WORTH HOUSING SOLUTIONS
STATEMENTS OF REVENUES, EXPENSES, AND CHANGES IN NET POSITION
YEAR ENDED DECEMBER 31, 2019

	<u>Primary Government</u>	<u>Discretely Presented Component Units</u>
OPERATING REVENUES		
Net Tenant Rental Revenue	\$ 14,556,643	\$ 25,595,034
HUD Operating Grants	55,628,357	-
Other Governmental Grants	1,863,568	1,253,385
Other Revenue	19,827,144	26,147,702
Total Operating Revenues	<u>91,875,712</u>	<u>52,996,121</u>
OPERATING EXPENSES		
Administrative	16,239,046	7,543,850
Tenant Services	252,182	128,439
Utilities	2,777,527	2,300,110
Ordinary Maintenance and Operations	4,754,295	4,643,632
Protective Services	1,031,791	374,078
General	7,123,300	2,348,216
Housing Assistance Payments	46,593,665	-
Depreciation	5,752,290	12,340,968
Total Operating Expenses	<u>84,524,096</u>	<u>29,679,293</u>
Operating Income	<u>7,351,616</u>	<u>23,316,828</u>
NONOPERATING REVENUES (EXPENSES)		
Investment Income	1,204,918	64,786
Interest Expense	(3,035,707)	(8,209,756)
Amortization Expense	-	(438,003)
Gain on Sale of Capital Assets	35,246,438	-
Capital Grants	29,012	-
Casualty Loss	(84,596)	-
Total Nonoperating Revenues (Expenses)	<u>33,360,065</u>	<u>(8,582,973)</u>
CHANGE IN NET POSITION	40,711,681	14,733,855
Total Net Position - Beginning of Year, As Restated	<u>71,315,663</u>	<u>77,774,982</u>
TOTAL NET POSITION - END OF YEAR	<u>\$ 112,027,344</u>	<u>\$ 92,508,837</u>

See accompanying Notes to Financial Statements

**FORT WORTH HOUSING SOLUTIONS
STATEMENT OF CASH FLOWS
YEAR ENDED DECEMBER 31, 2019**

	<u>Primary Government</u>
CASH FLOWS FROM OPERATING ACTIVITIES	
Dwelling Rent Receipts	\$ 14,239,635
Operating Subsidy and Grant Receipts	57,217,700
Other Receipts	13,392,421
Payments to Vendors	(14,409,388)
Payments to Employees	(16,340,145)
Housing Assistance Payments	(46,593,665)
Net Cash Provided by Operating Activities	<u>7,506,558</u>
CASH FLOWS FROM INVESTING ACTIVITIES	
Investment Income	1,204,918
Net Cash Provided by Investing Activities	<u>1,204,918</u>
CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES	
Capital Grant Receipts	29,012
Casualty Loss	(84,596)
Issuance of Notes Receivables	(1,765,907)
Purchases of Capital Assets	(326,466)
Proceeds from Disposition of Capital Assets	50,933,176
Payments on Notes Payable	(28,402,615)
Loan Refinancing - Overton Square, LP	6,804,463
Interest Paid on Notes Payable	(3,035,707)
Net Cash Provided by Capital and Related Financing Activities	<u>24,151,360</u>
NET INCREASE IN CASH	32,862,836
Cash and Cash Equivalents - Beginning of Year, As Restated	<u>44,976,601</u>
CASH AND CASH EQUIVALENTS - END OF YEAR	<u>\$ 77,839,437</u>
RECONCILIATION OF NET OPERATING INCOME TO NET CASH PROVIDED BY OPERATING ACTIVITIES	
Operating Income	\$ 7,351,616
Adjustments to Reconcile Net Operating Income to Net Cash Provided by Operating Activities:	
Depreciation	5,752,290
Provision for Bad Debts	3,105,072
Effects of Changes in Operating Assets and Liabilities:	
Accounts Receivable - HUD	(278,539)
Accounts Receivable - Tenants	(317,835)
Accounts Receivable - Other	(7,693,746)
Prepaid Expenses and Other Assets	3,164,707
Accounts Payable	(296,142)
Accounts Payable - HUD	4,314
Accrued Wages and Payroll Taxes Payable	(18,916)
Accrued Interest Payable	(1,685,960)
Accrued Compensated Absences	(82,183)
Tenant Security Deposits	(159,262)
Unearned Revenue	(4,022,591)
Other Current Liabilities	1,161,503
Noncurrent Liabilities - Other	1,522,230
Net Cash Provided by Operating Activities	<u>\$ 7,506,558</u>
SUPPLEMENTAL SCHEDULE OF NONCASH INVESTING AND FINANCING ACTIVITIES	
Transfer of Capital Assets to FWHS in Connection with Ground Lease	\$ 54,906,110
Investment in Joint Ventures	<u>\$ 1,296,234</u>

See accompanying Notes to Financial Statements

FORT WORTH HOUSING SOLUTIONS
COMBINING STATEMENTS OF NET POSITION – DISCRETELY PRESENTED COMPONENT UNITS
DECEMBER 31, 2019

	South Hulen, LP	Samuels Avenue, LP	Trinity Quality Housing, LP	Western Hills Affordable Housing, LP	FW Hunter Plaza, LP	LDG Stallion Pointe, LP	Post Oak East Apartments, LP
ASSETS							
Cash and Cash Equivalents	\$ 173,385	\$ 20,448	\$ 217,519	\$ 36,404	\$ 105,373	\$ 432,751	\$ 149,474
Restricted Cash	2,205,825	107,062	574,404	1,247,981	806,949	964,200	1,069,236
Accounts Receivable	420,350	13,917	298,499	57,896	10,785	108,263	32,928
Prepaid Expenses	2,495	8,794	20,949	103,184	61,779	103,714	29,902
Prepaid Ground Lease	-	169,377	381,712	-	-	2,505,941	-
Other Assets	384,176	13,809	155,768	70,676	356,924	878,446	46,129
Capital Assets, Net of Accumulated Depreciation	8,574,359	2,309,011	9,509,625	7,977,273	24,580,885	35,372,835	10,333,140
Total Assets	\$ 11,760,590	\$ 2,642,418	\$ 11,158,476	\$ 9,493,414	\$ 25,922,695	\$ 40,366,150	\$ 11,660,809

See accompanying Notes to Financial Statements

FORT WORTH HOUSING SOLUTIONS
COMBINING STATEMENTS OF NET POSITION – DISCRETELY PRESENTED COMPONENT UNITS – (CONTINUED)
DECEMBER 31, 2019

	Hometowne at Matador Ranch, LP	Woodmont Apartments, Ltd	FW Alton Park, LP	FW Campus Apartments, LP	Palladium Fort Worth, Ltd	FW Steele Prince Hall, LLC	FW Steele Sabine Place, LLC
ASSETS							
Cash and Cash Equivalents	\$ 300	\$ 28,782	\$ 1,562,528	\$ 258,044	\$ 70,040	\$ 139,910	\$ 12,065
Restricted Cash	874,986	135,478	597,614	53,716	141,619	429,686	517,518
Accounts Receivable	253,026	16,155	730,575	146,228	101,974	7,316	8,700
Prepaid Expenses	91,125	61,868	30,206	38,429	3,582	12,512	12,570
Prepaid Ground Lease	-	1,107,575	-	986,348	1,719,120	196,970	470,994
Other Assets	176,133	1,291,506	967,461	1,609,392	871,039	206,854	184,050
Capital Assets, Net of Accumulated Depreciation	11,680,475	15,710,934	28,489,579	29,773,175	23,845,582	9,107,377	8,819,755
Total Assets	<u>\$ 13,076,045</u>	<u>\$ 18,352,298</u>	<u>\$ 32,377,963</u>	<u>\$ 32,865,332</u>	<u>\$ 26,752,956</u>	<u>\$ 10,100,625</u>	<u>\$ 10,025,652</u>

See accompanying Notes to Financial Statements

FORT WORTH HOUSING SOLUTIONS
COMBINING STATEMENTS OF NET POSITION – DISCRETELY PRESENTED COMPONENT UNITS – (CONTINUED)
DECEMBER 31, 2019

	Western Center Reserve, LLC	Reserve at McAlister Senior Living, LLC	Amtex Avondale, LP	The Standard at Boswell Marketplace, LP	FW Stallion Ridge, LP	FW Patriot Pointe, LP	Total
ASSETS							
Cash and Cash Equivalents	\$ 446,056	\$ 256,338	\$ 349,216	\$ 842,994	\$ 1,131,820	\$ 3,008,178	\$ 9,241,625
Restricted Cash	562,957	607,241	507,514	628,399	22,906,399	16,167,321	51,106,105
Accounts Receivable	33,159	54,806	6,778	28,407	57,568	2,947	2,390,277
Prepaid Expenses	28,128	27,375	44,813	25,914	-	-	707,339
Prepaid Ground Lease	1,129,158	2,024,027	875,858	67,174	1,569,056	2,190,658	15,393,968
Other Assets	252,401	244,681	441,584	742,437	274,250	250,000	9,417,716
Capital Assets, Net of Accumulated Depreciation	11,288,601	10,740,173	20,504,915	21,765,253	8,586,028	10,953,183	309,922,158
Total Assets	\$ 13,740,460	\$ 13,954,641	\$ 22,730,678	\$ 24,100,578	\$ 34,525,121	\$ 32,572,287	\$ 398,179,188

See accompanying Notes to Financial Statements

FORT WORTH HOUSING SOLUTIONS
COMBINING STATEMENTS OF NET POSITION – DISCRETELY PRESENTED COMPONENT UNITS – (CONTINUED)
DECEMBER 31, 2019

	South Hulen, LP	Samuels Avenue, LP	Trinity Quality Housing, LP	Western Hills Affordable Housing, LP	FW Hunter Plaza, LP	LDG Stallion Pointe, LP	Post Oak East Apartments, LP
LIABILITIES							
Accounts Payable	\$ 413	\$ 1,058	\$ -	\$ 78,130	\$ 5,085	\$ -	\$ 21,935
Security Deposits Payable	47,755	7,850	40,726	65,194	39,713	85,246	53,135
Prepaid Revenue	25,273	5,843	4,717	12,897	24,570	13,926	52,994
Accrued Interest	26,479	26,260	1,589	17,032	609,130	70,027	55,419
Accrued Expenses	23,570	3,299	9,129	65,860	29,955	41,007	26,998
Interest Rate Swap Liability	-	-	-	-	-	-	-
Other Liabilities	30,514	222,862	46,179	309,488	713,812	220,031	1,225,056
Development Fee Payable, Including Accrued Interest	-	442,686	174,996	-	802,488	2,454,916	-
Long-Term Debt	8,147,359	1,515,675	3,741,903	5,119,620	16,926,506	27,607,992	12,091,399
Total Liabilities	8,301,363	2,225,533	4,019,239	5,668,221	19,151,259	30,493,145	13,526,936
NET POSITION							
Net Investment in Capital Assets	811,176	807,145	5,893,451	2,928,329	7,952,411	8,597,437	(1,716,583)
Restricted Net Position	2,158,070	99,212	533,678	1,182,787	767,236	878,954	1,016,101
Unrestricted Net Position	489,981	(489,472)	712,108	(285,923)	(1,948,211)	396,614	(1,165,645)
Total Net Position	3,459,227	416,885	7,139,237	3,825,193	6,771,436	9,873,005	(1,866,127)
Total Liabilities and Net Position	\$ 11,760,590	\$ 2,642,418	\$ 11,158,476	\$ 9,493,414	\$ 25,922,695	\$ 40,366,150	\$ 11,660,809

See accompanying Notes to Financial Statements

FORT WORTH HOUSING SOLUTIONS
COMBINING STATEMENTS OF NET POSITION – DISCRETELY PRESENTED COMPONENT UNITS – (CONTINUED)
DECEMBER 31, 2019

	Hometown at Matador Ranch, LP	Woodmont Apartments, Ltd	FW Alton Park, LP	FW Campus Apartments, LP	Palladium Fort Worth, Ltd	FW Steele Prince Hall, LLC	FW Steele Sabine Place, LLC
LIABILITIES							
Accounts Payable	\$ 66,588	\$ 15,025	\$ 41,525	\$ 66,989	\$ 30,714	\$ 15,261	\$ 26,430
Security Deposits Payable	48,617	76,141	47,079	53,716	38,530	13,045	11,621
Prepaid Revenue	4,597	2,577	62,587	18,984	2,594	13,075	-
Accrued Interest	631,760	498,456	192,449	234,039	72,973	30,592	-
Accrued Expenses	47,932	44,303	15,157	-	-	10,593	8,163
Interest Rate Swap Liability	-	1,116,012	-	-	-	-	-
Other Liabilities	7,388	286,742	-	46,506	248,000	40	-
Development Fee Payable, Including Accrued Interest	1,966,897	173,324	2,960,998	3,381,201	2,289,590	165,622	168,711
Long-Term Debt	10,738,464	17,818,174	23,299,374	27,405,563	22,622,000	7,073,377	6,868,780
Total Liabilities	13,512,243	20,030,754	26,619,169	31,206,998	25,304,401	7,321,605	7,083,705
NET POSITION							
Net Investment in Capital Assets	1,106,806	(831,647)	6,093,344	3,190,827	1,775,334	2,225,622	2,119,666
Restricted Net Position	826,369	59,337	550,535	-	103,089	416,641	504,988
Unrestricted Net Position	(2,369,373)	(906,146)	(885,085)	(1,532,493)	(429,868)	136,757	317,293
Total Net Position	(436,198)	(1,678,456)	5,758,794	1,658,334	1,448,555	2,779,020	2,941,947
Total Liabilities and Net Position	\$ 13,076,045	\$ 18,352,298	\$ 32,377,963	\$ 32,865,332	\$ 26,752,956	\$ 10,100,625	\$ 10,025,652

See accompanying Notes to Financial Statements

FORT WORTH HOUSING SOLUTIONS
COMBINING STATEMENTS OF NET POSITION – DISCRETELY PRESENTED COMPONENT UNITS – (CONTINUED)
DECEMBER 31, 2019

	Western Center Reserve, LLC	Reserve at McAlister Senior Living, LLC	Amtex Avondale, LP	The Standard at Boswell Marketplace, LP	FW Stallion Ridge, LP	FW Patriot Pointe, LP	Total
LIABILITIES							
Accounts Payable	\$ 41,811	\$ 27,751	\$ 49,630	\$ 20,057	\$ 1,140,182	\$ 1,783,214	\$ 3,431,798
Security Deposits Payable	22,156	34,156	43,446	37,990	-	-	766,116
Prepaid Revenue	12,385	18,765	12,412	12,276	-	-	300,472
Accrued Interest	16,983	18,007	-	104,525	113,936	118,958	2,838,614
Accrued Expenses	19,666	4,436	45,871	-	-	-	395,939
Interest Rate Swap Liability	-	-	-	-	-	-	1,116,012
Other Liabilities	-	42,389	169,000	14,163	1,470,695	1,425,244	6,478,109
Development Fee Payable, Including Accrued Interest	195,686	845,537	1,139,625	819,118	-	-	17,981,395
Long-Term Debt	3,234,935	3,731,826	9,056,949	9,437,000	28,925,000	27,000,000	272,361,896
Total Liabilities	3,543,622	4,722,867	10,516,933	10,445,129	31,649,813	30,327,416	305,670,351
NET POSITION							
Net Investment in Capital Assets	8,277,367	7,213,945	11,835,268	13,070,690	(20,064,722)	(15,796,817)	45,489,049
Restricted Net Position	540,801	573,085	464,068	590,409	22,906,399	16,167,321	50,339,080
Unrestricted Net Position	1,378,670	1,444,744	(85,591)	(5,650)	33,631	1,874,367	(3,319,292)
Total Net Position	10,196,838	9,231,774	12,213,745	13,655,449	2,875,308	2,244,871	92,508,837
Total Liabilities and Net Position	\$ 13,740,460	\$ 13,954,641	\$ 22,730,678	\$ 24,100,578	\$ 34,525,121	\$ 32,572,287	\$ 398,179,188

See accompanying Notes to Financial Statements

FORT WORTH HOUSING SOLUTIONS
COMBINING STATEMENTS OF REVENUES, EXPENSES AND CHANGES IN NET POSITION –
DISCRETELY PRESENTED COMPONENT UNITS
YEAR ENDED DECEMBER 31, 2019

	South Hulen, LP	Samuels Avenue, LP	Trinity Quality Housing, LP	Western Hill Affordable Housing, LP	FW Hunter Plaza, LP	LDG Stallion Pointe, LP	Post Oak East Apartments, LP
OPERATING REVENUES							
Net Tenant Rental Revenue	\$ 1,632,112	\$ 316,151	\$ 1,118,854	\$ 1,966,314	\$ 1,369,219	\$ 2,469,233	\$ 2,817,134
Other Government Grants	311	57,940	131,054	132,942	190,528	216,228	-
Other Revenue	6,028	-	7,779	19,235	182,117	5,804,532	-
Total Operating Revenues	<u>1,638,451</u>	<u>374,091</u>	<u>1,257,687</u>	<u>2,118,491</u>	<u>1,741,864</u>	<u>8,489,993</u>	<u>2,817,134</u>
OPERATING EXPENSES							
Administrative	476,663	76,582	259,629	521,924	339,724	647,012	445,158
Tenant Services	20,609	1,770	32,153	34,490	19,921	-	-
Utilities	194,004	54,274	83,187	334,256	165,753	83,933	161,766
Ordinary Maintenance and Operations	368,561	113,939	267,015	702,157	352,647	268,669	438,201
Protective Services	91,128	-	16,048	163,871	16,479	26,948	-
General	49,032	33,791	40,676	145,616	82,960	256,098	67,668
Depreciation	607,913	173,586	456,000	599,253	1,212,512	1,236,770	479,732
Total Operating Expenses	<u>1,807,910</u>	<u>453,942</u>	<u>1,154,708</u>	<u>2,501,567</u>	<u>2,189,996</u>	<u>2,519,430</u>	<u>1,592,525</u>
Operating Income (Loss)	<u>(169,459)</u>	<u>(79,851)</u>	<u>102,979</u>	<u>(383,076)</u>	<u>(448,132)</u>	<u>5,970,563</u>	<u>1,224,609</u>
NONPERATING REVENUES (EXPENSES)							
Interest income	5,741	-	2,722	5,202	5,549	7,279	1,914
Interest expense	(325,694)	(135,935)	(15,871)	(204,800)	(546,950)	(1,145,888)	(668,518)
Amortization expense	(19,102)	(3,822)	(5,262)	(32,891)	(28,734)	(60,672)	(25,537)
Total Nonoperating Revenues (Expenses)	<u>(339,055)</u>	<u>(139,757)</u>	<u>(18,411)</u>	<u>(232,489)</u>	<u>(570,135)</u>	<u>(1,199,281)</u>	<u>(692,141)</u>
CHANGE IN NET POSITION	(508,514)	(219,608)	84,568	(615,565)	(1,018,267)	4,771,282	532,468
NET POSITION - JANUARY 1, 2019, AS RESTATED	<u>3,967,741</u>	<u>636,493</u>	<u>7,054,669</u>	<u>4,440,758</u>	<u>7,789,703</u>	<u>5,101,723</u>	<u>(2,398,595)</u>
NET POSITION- DECEMBER 31, 2019	<u>\$ 3,459,227</u>	<u>\$ 416,885</u>	<u>\$ 7,139,237</u>	<u>\$ 3,825,193</u>	<u>\$ 6,771,436</u>	<u>\$ 9,873,005</u>	<u>\$ (1,866,127)</u>

See accompanying Notes to Financial Statements

FORT WORTH HOUSING SOLUTIONS
COMBINING STATEMENTS OF REVENUES, EXPENSES AND CHANGES IN NET POSITION –
DISCRETELY PRESENTED COMPONENT UNITS
YEAR ENDED DECEMBER 31, 2019

	Hometowne at Matador Ranch, LP	Woodmont Apartments, Ltd	FW Alton Park, LP	FW Campus Apartments, LP	Palladium Forth Worth, Ltd.	FW Steele Prince Hall, LLC	FW Steele Sabine Place, LLC
REVENUE							
Net Tenant Rental Revenue	\$ 1,715,574	\$ 2,384,361	\$ 1,482,477	\$ 730,752	\$ 713,515	\$ 1,032,465	\$ 1,007,135
Other Government Grants	-	1,561	236,439	40,027	-	-	-
Other Revenue	83,531	24,266	5,253,156	35,990	421,947	2,367,320	960,090
Total Revenue	1,799,105	2,410,188	6,972,072	806,769	1,135,462	3,399,785	1,967,225
OPERATING EXPENSES							
Administrative	390,795	1,443,402	513,182	737,229	353,471	201,568	192,522
Tenant Services	17,745	-	650	650	-	-	-
Utilities	184,050	109,269	160,686	112,968	88,981	96,633	153,643
Ordinary Maintenance and Operations	417,966	364,503	195,060	129,984	73,569	116,663	100,561
Protective Services	-	57,658	-	-	1,946	-	-
General	130,323	123,760	112,145	236,363	15,690	506,094	57,640
Depreciation	410,975	754,902	1,029,522	810,684	767,845	309,418	410,822
Total Operating Expenses	1,551,854	2,853,494	2,011,245	2,027,878	1,301,502	1,230,376	915,188
Operating Income (Loss)	247,251	(443,306)	4,960,827	(1,221,109)	(166,040)	2,169,409	1,052,037
NONPERATING REVENUES (EXPENSES)							
Interest income	1,372	-	6,024	19,794	1,476	48	115
Interest expense	(530,003)	(449,811)	(1,113,230)	(491,569)	(444,809)	(276,441)	(354,509)
Amortization expense	(4,355)	(116,636)	(4,594)	(2,861)	(4,383)	(13,151)	(4,848)
Total Nonoperating Revenues (Expenses)	(532,986)	(566,447)	(1,111,800)	(474,636)	(447,716)	(289,544)	(359,242)
CHANGE IN NET POSITION	(285,735)	(1,009,753)	3,849,027	(1,695,745)	(613,756)	1,879,865	692,795
NET POSITION - JANUARY 1, 2019, AS RESTATED	(150,463)	(668,703)	1,909,767	3,354,079	2,062,311	899,155	2,249,152
NET POSITION- DECEMBER 31, 2019	\$ (436,198)	\$ (1,678,456)	\$ 5,758,794	\$ 1,658,334	\$ 1,448,555	\$ 2,779,020	\$ 2,941,947

See accompanying Notes to Financial Statements

FORT WORTH HOUSING SOLUTIONS
COMBINING STATEMENTS OF REVENUES, EXPENSES AND CHANGES IN NET POSITION –
DISCRETELY PRESENTED COMPONENT UNITS –
(CONTINUED)
YEAR ENDED DECEMBER 31, 2019

	Western Center Reserve, LLC	Reserve at McAlister Senior Living, LLC	Amtex Avondale, LP	The Standard at Boswell Marketplace, LP	FW Stallion Ridge, LP	FW Patriot Pointe, LP	Total
REVENUE							
Net Tenant Rental Revenue	\$ 1,239,267	\$ 1,145,101	\$ 1,192,730	\$ 1,262,640	\$ -	\$ -	\$ 25,595,034
Other Government Grants	-	-	246,355	-	-	-	1,253,385
Other Revenue	39,217	-	15,712	5,773,421	2,889,252	2,264,109	26,147,702
Total Revenue	<u>1,278,484</u>	<u>1,145,101</u>	<u>1,454,797</u>	<u>7,036,061</u>	<u>2,889,252</u>	<u>2,264,109</u>	<u>52,996,121</u>
OPERATING EXPENSES							
Administrative	279,822	122,303	248,666	261,016	13,944	19,238	7,543,850
Tenant Services	348	-	103	-	-	-	128,439
Utilities	85,909	84,854	94,995	50,949	-	-	2,300,110
Ordinary Maintenance and Operations	133,074	155,719	222,527	222,817	-	-	4,643,632
Protective Services	-	-	-	-	-	-	374,078
General	111,330	191,819	96,069	91,142	-	-	2,348,216
Depreciation	665,344	592,539	983,068	840,083	-	-	12,340,968
Total Operating Expenses	<u>1,275,827</u>	<u>1,147,234</u>	<u>1,645,428</u>	<u>1,466,007</u>	<u>13,944</u>	<u>19,238</u>	<u>29,679,293</u>
Operating Income (Loss)	<u>2,657</u>	<u>(2,133)</u>	<u>(190,631)</u>	<u>5,570,054</u>	<u>2,875,308</u>	<u>2,244,871</u>	<u>18,196,649</u>
NONOPERATING REVENUES (EXPENSES)							
Interest income	762	1,014	2,704	3,070	-	-	64,786
Interest expense	(221,370)	(258,302)	(417,001)	(609,055)	-	-	(8,209,756)
Amortization expense	(21,019)	(31,161)	(54,668)	(4,307)	-	-	(438,003)
Total Nonoperating Revenues (Expenses)	<u>(241,627)</u>	<u>(288,449)</u>	<u>(468,965)</u>	<u>(610,292)</u>	<u>-</u>	<u>-</u>	<u>(8,582,973)</u>
CHANGE IN NET POSITION	(238,970)	(290,582)	(659,596)	4,959,762	2,875,308	2,244,871	14,733,855
NET POSITION - JANUARY 1, 2019, AS RESTATED	<u>10,435,808</u>	<u>9,522,356</u>	<u>12,873,341</u>	<u>8,695,687</u>	<u>-</u>	<u>-</u>	<u>77,774,982</u>
NET POSITION- DECEMBER 31, 2019	<u>\$ 10,196,838</u>	<u>\$ 9,231,774</u>	<u>\$ 12,213,745</u>	<u>\$ 13,655,449</u>	<u>\$ 2,875,308</u>	<u>\$ 2,244,871</u>	<u>\$ 92,508,837</u>

See accompanying Notes to Financial Statements

**FORT WORTH HOUSING SOLUTIONS
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2019**

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Organization

Fort Worth Housing Solutions (FWHS) is a public body corporate and politic organized under the laws of the State of Texas by the City of Fort Worth for the purpose of providing adequate housing for qualified low-income individuals. To accomplish this purpose, the City appoints a Governing Board, but the Board designates its own management. Additionally, FWHS has entered into an Annual Contribution Contract with the U.S. Department of Housing and Urban Development (HUD) to be the administrator of the housing and housing related programs described herein.

Reporting Entity

On the basis of the application of these criteria, FWHS is a legally separate entity that is fiscally independent of other governments. There are no other entities that are to be reported as component units of FWHS which are not included in this report and FWHS is not included in the City of Fort Worth financial reports; therefore, FWHS reports independently.

Basis of Accounting and Measurement Focus

FWHS uses the accrual basis of accounting in the business-type activities. Under this method, revenues are recorded when earned, and expenses are recorded when liabilities are incurred, regardless of when the related cash flow takes place.

Basis of Presentation

The financial statements of FWHS are presented from a fund perspective. Fund accounting is designed to demonstrate legal compliance and to aid financial management by segregating transactions related to certain FWHS functions. The fund is a separate accounting entity with a self-balancing set of accounts. The accounting and financial reporting method applied by a fund is determined by the fund's measurement focus. The accounting objectives are a determination of net income, financial position, and cash flows. FWHS uses the following fund type:

Business-Type Activities

Business-Type Activities consist of the primary government enterprise fund, which is reported using an economic resources measurement focus. Additionally, it is used to account for operations that are financed and operated in a manner similar to private businesses where a fee is charged to external users for services provided. FWHS is required to follow all statements of the Governmental Accounting Standards Board (GASB). GASB Statement No. 62, *Codification of Accounting and Financial Reporting Guidance Contained in Pre-November 30, 1989 FASB and AICPA Pronouncements*, was issued to incorporate FASB and AICPA guidance into GASB authoritative literature.

Within the business-type activities, FWHS records activities related to certain programs and component units described below as shown on the financial data schedule in the supplemental information section.

**FORT WORTH HOUSING SOLUTIONS
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2019**

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

HUD Funded Programs

Low Rent Public Housing

Funding for the public housing units is provided by advances from HUD. The objective of the program is to provide decent, safe, and sanitary housing and related facilities for eligible low-income families and the elderly. This program, along with the Capital Fund Program discussed below, comprise the Public Housing program. Butler Place Apartments is currently being converted to a Rental Assistance Demonstration (RAD) property.

Capital Fund Program

The objective of this program is to improve the physical condition of the Low-Income Public Housing units and upgrade the management of the program. As noted above, this program is included in the Public Housing program.

Housing Choice Voucher, Mainstream Vouchers, Veterans Affairs Supportive Housing (VASH) and Moderate Rehabilitation Programs

The objective of these programs is to provide housing for eligible low-income families through housing assistance payments to private landlords. The VASH program provides rental assistance under a supportive housing program for homeless veterans and is included with the Housing Choice Voucher program.

Continuum of Care Program

The objective of this program is to provide housing for persons who are homeless and disabled through housing assistance payments to private landlords.

Resident Opportunities and Supportive Services Program

The objective of this program is to provide counseling and other services to encourage resident self-sufficiency.

Family Self Sufficiency Coordinator Program

The objective of this program is to provide salaries and benefits to coordinators implementing the family self-sufficiency program under Public Housing and Housing Choice Voucher programs.

Rental Assistance Demonstration (RAD)

The Consolidated and Further Continuing Appropriations Act of 2012 authorized RAD. It allows public housing agencies to convert properties currently funded under the public housing program to long-term project-based Section 8 rental assistance contracts to preserve and improve these properties through access to private debt and equity to address immediate and long-term capital needs.

State and Local Programs

State and Local Program Operations include the operation of the Directions Home fund that are intended to expand existing capacity of the continuum of care to serve people who are homeless residing in the City of Fort Worth. Various grants and other receipts are also accounted for under this category.

**FORT WORTH HOUSING SOLUTIONS
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2019**

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Blended Component Units

FWHS' financial statements also include non-HUD related programs. These programs are included in the blended component unit combining schedules. The determination to include a component unit in the reporting entity was made by applying the criteria set forth in Governmental Accounting and Financial Reporting Standards and GASB Statement No. 61, *The Financial Reporting Entity: Omnibus – an amendment of GASB Statements No. 14 and No. 34*. These criteria include financial accountability, appointment of a voting majority, imposition of will, financial benefit to or burden on a primary organization, financial accountability as a result of fiscal dependency, potential for dual inclusion, and organizations included in the reporting entity although the primary organization is not financially accountable.

The following activities are presented in the financial statements as blended component units:

Gateway Public Facility Corporation (GPFC)

GPFC is a public, nonprofit corporation created and existing under the laws of the State of Texas and acting as an instrumentality of FWHS. As of December 31, 2019, the GPFC board composition was identical to that of FWHS. The GPFC was established to serve as the owner of the Villas of Oak Hill and as the borrower for the acquisition loan. Villas of Oak Hill was sold to a third party in 2019.

Fort Worth Affordability, Inc. (FWAI)

As part of FWHS' long-range plan to expand and manage its affordable housing portfolio, it sponsored an affiliate, Fort Worth Affordability, Inc. to finance the development and rehabilitation of some of the properties under the FWHS portfolio. FWAI is a nonprofit corporation exempt from federal income tax under Section 501(c)(3) of the internal Revenue Code. It also serves as owner of Spring Hill Apartments, Spring Glen Apartments, Woodmont Apartments GP, LLC, Carlyle Crossing and Cobb Park Townhomes II, LP.

Eastwood Public Facility Corporation (EPFC)

EPFC is a public, nonprofit corporation created and existing under the laws of the State of Texas and acting as an instrumentality of FWHS. As of December 31, 2019, the EPFC board composition was identical to that of FWHS. The EPFC was established to serve as the owner of the Villas of Eastwood Terrace Apartments and to assume its HUD enhanced loan. The Villas of Eastwood Terrace Apartments consist of 160 elderly units purchased in August 2013.

**FORT WORTH HOUSING SOLUTIONS
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2019**

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Blended Component Units (Continued)

Aventine Tarrant Parkway Apartments, LP (Aventine)

Aventine was formed as a limited partnership under the laws of Texas on June 16, 2004, for the purpose of acquiring, constructing, and operating a 240 unit low-income residential housing project located in Fort Worth, Texas called Aventine Apartments (the project).

Hillside Public Facility Corporation (HPFC)

HPFC is a public, nonprofit corporation created and existing under the laws of the State of Texas and acting as an instrumentality of FWHS. As of December 31, 2019, the HPFC board composition was identical to that of FWHS. The HPFC was established to serve as the owner of the Knights of Pythias Lofts and as the borrower for the acquisition loan. The Knights of Pythias Lofts consists of 10 affordable and 8 market rate units and was purchased in 2012.

New 172 Hillside Partners, LLC

FWHS is the sole member of New 172 Hillside Partners, LLC who owns the improvements and land of Hillside Apartments. As of December 31, 2019, the Hillside Apartments board composition was made up of the majority of FWHS board.

Trinity River Public Facility Corporation (TRPFC)

TRPFC is a public, nonprofit corporation created and existing under the laws of the State of Texas and acting as an instrumentality of FWHS. As of December 31, 2019, the TRPFC board composition was identical to that of FWHS. The TRPFC was established to finance public facilities and was specifically created to serve as the borrower for the line of credit and issuer of bonds associated with the properties acquired by FWHS.

QuadCo Management Solutions, Inc. (QuadCo)

Prior to October 2019, FWHS sponsored an affiliate, QuadCo Management Solutions, Inc. to manage its complexes and housing properties. Quadco dissolved in October 2019.

Fair Oaks Public Facility Corporation (FOPFC)

FOPFC is a public, nonprofit corporation created and existing under the laws of the State of Texas and acting as instrumentality of FWHS. As of December 31, 2019, the FOPFC board composition was identical to that of FWHS. The FOPFC was established to serve as the owner of the 76-unit Fair Oaks Apartments when it converted to Project-Based Rental Assistance under the Rental Assistance Demonstration program in April 2014.

Fair Park Public Facility Corporation (FPPFC)

FPPFC is a public, nonprofit corporation created and existing under the laws of the State of Texas and acting as instrumentality of FWHS. As of December 31, 2019, the FPPFC board composition was identical to that of FWHS. The FPPFC was established to serve as the owner of the 46-unit Fair Park Apartments when it converted to Project-Based Rental Assistance under the Rental Assistance Demonstration program in April 2014.

**FORT WORTH HOUSING SOLUTIONS
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2019**

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Blended Component Units (Continued)

Overton Square, L.P. (Overton)

Consists of a 216-unit multi-family apartment complex, Overton Park Townhomes, that was purchased by FWHS in 2002. The project was financed through a mortgage under Section 221(d)(4) of the National Housing Act as regulated by HUD and through low-income housing tax credits. As of December 31, 2019, Overton's board composition was identical to that of FWHS. Overton has 54 Project Based Rental Assistance units under the Rental Assistance Demonstration program.

Pennsylvania Place Apartments, LP (Pennsylvania Place)

Pennsylvania Place was formed as a limited partnership under the laws of Texas on December 26, 1996, for the purpose of developing and operating a 152-unit project known as Pennsylvania Place Apartments. FWAI is the sole member of Pennsylvania Place's general partner with 99% ownership.

Cavile Place Public Facility Corporation (CPPFC)

FWHS is the sole member of Cavile Place Public Facility Corporation who owns Cavile Place Apartments. As of December 31, 2019, the CPPFC board composition was identical to that of FWHS. Accordingly, the financial statements are presented on a blended basis and are included in the Blended Component Unit combining statements.

Ironwood Crossing Public Facility Corporation (ICPFC)

ICPFC is a public nonprofit corporation created and existing under the laws of the State of Texas and acting as instrumentality of FWHS. The ICPFC was established to assist FWHS in financing, refinancing or providing "public facilities", as defined in the Texas Public Facility Corporation Act. As of December 31, 2019 the ICPFC Board composition was identical to that of FWHS.

Lincoln Terrace, LP (Villas on the Hill)

Lincoln Terrace, LP was formed as a limited partnership under the laws of Texas on June 16, 2010, to construct, develop and operate a 72-unit apartment project, known as the Villas on the Hill in Fort Worth, Texas. Wind Terrace, Inc. (a blended component unit) is the sole member of Lincoln Terrace GP, LLC (the general partner) and FWAI is the limited partner.

Other projects that are included as blended component units that have limited activity include: Chisholm V Corporation, WHAH General Partner LLC, Pioneers of Samuels LLC, Wind Terrace, Inc., Housing Development Corporation of Fort Worth and Barbara Holston - Education Fund.

**FORT WORTH HOUSING SOLUTIONS
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2019**

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Blended Component Units (Continued)

In 2018, Cobb Park Townhomes II, LP and Lincoln Terrace, LP were treated as discretely presented component units. As of December 31, 2019, FWHS made a change in reporting entity, based on GASB 80 criteria that these entities should be presented as blended component units. The change was the result of concluding that the entities were controlled by FWHS. The change in reporting entity resulted in a \$2.6 million restatement of beginning net position.

	Enterprise Fund	Discretely Presented Component Units
Net Position January 1, 2019, As Previously Reported	\$ 68,762,460	\$ 80,328,185
Change in Reporting Entity	2,553,203	(2,553,203)
Net Position January 1, 2019, As Restated	<u>\$ 71,315,663</u>	<u>\$ 77,774,982</u>

Discretely Presented Component Units

FWHS has a controlling minority interest in these real estate limited partnerships as of December 31, 2019. The majority interests are held by third parties unrelated to FWHS. FWHS, or a FWHS affiliate, operates as either General Partner, Managing Member, Class B Limited Partner or Special Limited Partner in the limited partnerships. As such, FWHS has certain rights and responsibilities which enable it to impose its will on the limited partnerships. FWHS also has outstanding loans and net advances to the limited partnerships at December 31, 2019. The limited partnerships do not serve the primary government exclusively, or almost exclusively, and therefore, are shown as discretely presented component units.

1. Candletree Apartments – Owned by South Hulen, L.P. and consists of a 216-unit multi-family apartment complex that was purchased by FWHS in 1994 through the Resolution Trust Corporation. The \$15,000,000 renovation of this property started in 2007 and was completed in 2008, and was financed by tax credits and construction loans. FWHS is general partner of this entity and owns .008%. Candletree has Rental Assistance Demonstration units that are subject to a Section 8 Housing Assistance Payments program agreement with HUD.
2. The Pavilion at Samuels Avenue – Owned by Samuels Avenue, L.P. and consists of a 36-unit multi-family apartment complex constructed on land FWHS purchased in 2004. Tax credit and construction loan financed construction was completed in 2007. FWHS is general partner of this entity and owns .009%.
3. Wind River Apartments – Owned by Trinity Quality Housing, L.P. and consists of a 168-unit multi-family apartment complex purchased by FWHS. FWHS is the general partner of this entity and owns .01%. Wind River has 34 Rental Assistance Demonstration units that are subject to a Section 8 Housing Assistance Payments program agreement with HUD.

**FORT WORTH HOUSING SOLUTIONS
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2019**

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Discretely Presented Component Units (Continued)

4. Cambridge Court Apartments – Owned by Western Hills Affordable Housing, L.P. and consists of a 330-unit multi-family apartment complex purchased in 2004. Renovation was completed in 2007. During 2006, third-party tax credit equity was received for 99.9% of the equity. FWHS is the general partner of this entity and owns .009%. Cambridge has 33 Rental Assistance Demonstration units that are subject to a Section 8 Housing Assistance Payments program agreement with HUD.
5. Hunter Plaza - Owned by FW Hunter Plaza, LP and will consist of 115 affordable and 49 market rate units. Twenty-five affordable units received housing assistance payment contracts under the Rental Assistance Demonstration program, Project-Based Rental Assistance, in October 2014. FWHS is general partner of this entity and owns .005%.
6. Stallion Pointe- Owned by LDG Stallion Pointe, LP and consists of 264 multi-family residential units. FWHS is general partner of this entity and owns .01%.
7. Post Oak – Owned by Post Oak East Apartments, LP and consists of 246 unit low-income residential housing project that consists of 11 buildings. FWHS is both General and Class B Limited Partner of this entity and owns .01%.
8. Matador Ranch- Owned by Hometowne at Matador Ranch, LP and consists of 198 unit senior apartments. FWHS is the general partner of this entity and owns .01%.
9. Woodmont - Owned by Woodmont Apartments, LTD and consists of 252 unit apartment. FWHS is the general partner of this entity and owns .01%.
10. Alton Park- Owned by FW Alton Park, LP and consists of a 195-unit multifamily apartment complex. FWHS is the general partner of this entity and owns .005%.
11. Campus Villas- Owned by FW Campus Apartments, LP and consists of a 224-unit multifamily apartment complex. FWHS is the general partner of this entity and owns .005%.
12. Palladium Fort Worth, Ltd.- Owns a 150 unit multifamily residential rental community known as Palladium Fort Worth. FWHS is the general partner of this entity and owns .005%.
13. FW Steele Prince Hall, LLC- Owns a 76 unit apartment property in 10 buildings known as Prince Hall Gardens II. FWHS is the managing member of this entity and owns .01%.
14. FW Steele Sabine Place, LLC- Owns a 72 unit apartment property in 12 buildings known as Sabine Place Apartments. FWHS is the managing member of this entity and owns .01%.
15. Standard at Boswell- Owned by The Standard at Boswell Marketplace, LP and is under construction to build a 128 unit complex. FWHS is the general partner of this entity and owns .01%.
16. Western Center Reserve, LLC- Owns a 120 unit apartment project known as The Reserve at Western Center. FWHS is the managing member of this entity and owns .0048%.
17. Reserve at McAlister Senior Living, LLC- Owns a 124 unit apartment project known as the Reserve at McAlister Senior Living. FWHS is the managing member of this entity and owns .0029%.
18. Amtex Avondale, LP- Owns a 160 multifamily apartment complex known as Avondale Apartments. FWHS is the general partner of this entity and owns .01%.

**FORT WORTH HOUSING SOLUTIONS
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2019**

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Discretely Presented Component Units (Continued)

19. FW Stallion Ridge, LP – currently constructing and developing a 204 multifamily apartment complex known as Stallion Ridge Apartments. FWHS is both the general partner and special limited partner of this entity and owns .02%.
20. FW Patriot Pointe, LP – currently constructing and developing a 220 multifamily apartment complex known as Patriot Pointe Apartments. FWHS is both the general partner and special limited partner of this entity and owns .02%.

Copies of the separately issued audited financial statements of the discretely presented component units can be obtained by contacting the Department of Finance and Administration, Fort Worth Housing Solutions, 1201 E. 13th Street, Fort Worth, Texas 76102.

Use of Estimates

The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

Budgets

FWHS adopts budgets on the basis of accounting consistent with the basis of accounting for the fund to which the budget applies. FWHS prepares annual operating budgets, which are formally adopted by its governing Board of Commissioners. The budgets for programs funded by HUD form the basis of the Federal Financial Assistance received through HUD. The programs funded by the State of Texas are presented in the Supplemental Information Section of this report.

Cash and Cash Equivalents

FWHS' cash and cash equivalents are considered to be cash on hand, demand deposits, and short-term investments with an original maturity of three months or less when purchased.

Investments

Investments are stated at fair value. FWHS reports all money market investments having a remaining maturity at time of purchase of one year or less at amortized cost. Investment securities are normally held to maturity at par value and adjustments are made to the investment portfolio to reflect increases/decreases in gains made.

Inventories

Inventories are recorded at cost. Inventories held for resale are recorded at the lower of cost or market, cost being determined on a first-in, first-out basis.

**FORT WORTH HOUSING SOLUTIONS
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2019**

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Subsidies

Subsidies received from HUD or other grantor agencies for operating purposes are recorded as operating revenue in the operating statement while capital grant funds are recorded after nonoperating revenues and expenses.

Capital Assets and Depreciation

Capital assets are stated at historical cost. Donated capital assets are stated at their acquisition value on the date donated. This includes site acquisition and improvements, structures and equipment. Depreciation of exhaustible capital assets utilizes the straight-line method and is charged as an expense against operations, and accumulated depreciation is reported in the Statement of Net Position. Assets costing \$5,000 or more with a useful life greater than one year are capitalized.

The estimated useful lives for each major class of depreciable capital assets are as follows:

Buildings	30 to 40 years
Building improvements	10 years
Site improvements	10 years
Furniture, fixture, and equipment	5 to 10 years
Nondwelling structures	30 years

Impairment of Capital Assets

Financial reporting standards issued by the GASB's Statement No. 42, *Accounting and Financial Reporting for Impairment of Capital Assets and for Insurance Recoveries* requires certain note disclosures and adjustments for the impairment of capital assets. During the fiscal year ended December 31, 2019, there were no permanent impairments experienced by FWHS that required material adjustments to the Statement of Net Position.

Infrastructure Assets

FWHS does not have any capital asset balances that could be considered infrastructure assets. FWHS treats these expenses as noncapitalized costs and any related improvements are deeded to the City of Fort Worth.

Accounts Receivable

Accounts receivable consist of payments due from HUD and related affiliates, rent payments from tenants and other miscellaneous receivables arising from the normal course of operations.

Developer Fees Receivable

Developer fees receivable consists of amounts due from component units and unrelated parties in connection with the development of various projects. The fees are earned in accordance with the underlying developer fee agreement and are expected to be fully collected.

**FORT WORTH HOUSING SOLUTIONS
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2019**

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Collection Losses

Collection losses on accounts receivable are expensed, in the appropriate funds, using the allowance method. Allowance for doubtful accounts are adjusted periodically based on management's assessment of current economic conditions and a review of specific accounts.

Insurance

The primary technique used for risk financing is the purchase of insurance policies from commercial insurers that include a large deductible amount. The use of a large deductible clause reduces the cost of insurance, but, should losses occur, the portion of the uninsured loss is not expected to be significant with respect to the financial position of FWHS. Settlement amounts have not exceeded insurance coverage for the current year or the 3 prior years. FWHS secures required insurance coverage through the competitive bid process. As of the date of the audit, FWHS had required coverage in force.

Compensated Absences

Compensated absences are absences for which employees will be paid, i.e., sick leave, vacation, and other approved leave. In accordance with GASB Statement No. 16, *Accounting for Compensated Absences*, FWHS accrues the liability for those absences as the employee earns the right to the benefits. Accrued amounts are based on the current salary rates.

Full-time, permanent employees are granted vacation and sick leave benefits in varying amounts to specified maximums depending on tenure with FWHS. Employees also earn annual sick leave at established rates. Vacation and sick pay are recorded as an expense and related liability in the year earned by employees.

Income Taxes

FWHS is a quasi-governmental entity. FWHS is not subject to federal or state income taxes.

Revenues and Expenses

Revenues and expenses are recognized in essentially the same manner as used in commercial accounting. Revenues relating to FWHS' operating activities, including rental-related income, interest income and other sources of revenues are recognized in the accounting period in which they are earned. Other major sources of revenue include funding received from HUD in the form of operating subsidies. FWHS also receives funding for capital improvements in the form of grants from HUD. Grants of these types are designated as capital grants.

**FORT WORTH HOUSING SOLUTIONS
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2019**

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Operating Revenues and Operating Expenses

Proprietary funds distinguish operating revenues and expenses from nonoperating items. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with a proprietary fund's principal ongoing operations. The principal operating revenues of FWHS are charges to customers for rents and HUD operating subsidies. Operating expenses include the cost of services, administrative expenses, and depreciation on capital assets. All revenues and expenses not meeting this definition are reported as nonoperating revenues and expenses.

Net Position

Net position represents the difference between assets and deferred outflow of resources and liabilities and deferred inflow of resources. Net investment in capital assets consists of capital assets, net of accumulated depreciation, reduced by the outstanding balances of any borrowing used for the acquisition, construction, or improvement of those assets. Net position is reported as restricted when there are limitations imposed on their use through external restrictions imposed by creditors, grantors or laws and regulations of governments. FWHS first applies restricted resources when an expense is incurred for purposes for which both restricted and unrestricted net position is available.

NOTE 2 CASH AND CASH EQUIVALENTS

Cash and cash equivalents consist of certificates of deposit and money market accounts and investments in the TexPool investment portfolio. It is the policy of FWHS that cash and cash equivalents be secured by collateral valued at 102% of fair value or par, whichever is greater, less the amount of FDIC insurance.

TexPool investment portfolio of TexPool is managed conservatively to provide a safe, efficient, and liquid investment alternative to Texas governments. The pools seek to maintain a \$1.00 value per share as required by the Texas Public Funds Investment Act.

TexPool investments consist exclusively of U.S. Government securities, repurchase agreements collateralized by U.S. Government securities, and AAA-rated no-load money market mutual funds. TexPool Prime invests in the above plus commercial paper and certificates of deposit. TexPool is rated AAAm by Standard & Poor's, the highest rating a local government investment pool can achieve. The weighted average maturities of the pools cannot exceed 60 days, with the maximum maturity of any investment limited to 13 months. TexPool, like its participants, is governed by the Texas Public Funds Investment Act, and is in full compliance with the Act.

**FORT WORTH HOUSING SOLUTIONS
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2019**

NOTE 2 CASH AND CASH EQUIVALENTS (CONTINUED)

GASB 79 enables TexPool to utilize amortized cost for valuation and financial reporting so that the \$1.00 per unit value they pursue will not need to change to fluctuating pricing. There are no limitations or restrictions on withdrawals.

Custodial credit risk - This is the risk that in the event of a bank or other financial institution failure, FWHS' deposits and investments may not be returned to it. It is the policy of FWHS that investments be secured by collateral valued at 102% of fair value or par, whichever is greater, less the amount of FDIC insurance. For the fiscal year end December 31, 2019, the carrying amount of FWHS' cash and cash equivalents was \$77,839,437 and bank balances were \$78,302,665.

Cash and cash equivalents are reported on the balance sheet of the primary government as follows:

Cash and Cash Equivalents - Unrestricted	\$ 70,743,875
Cash and Cash Equivalents - Restricted	<u>7,095,562</u>
Total Cash and Cash Equivalents	<u><u>\$ 77,839,437</u></u>

All deposits were fully collateralized as of December 31, 2019 with the exception of \$138,588. The public housing properties, Butler Apartments, Cavile Apartments, and Scattered Sites accounts were under collateralized by \$134,815. All of the blended component units have non-federally insured monies and were under-collateralized by \$3,773.

NOTE 3 RESTRICTED CASH AND CASH EQUIVALENTS

Restricted cash for the primary government as of December 31, 2019 consisted of the following:

Tenant Security Deposits	\$ 409,217
Escrows and Reserves	347,004
Restricted for Payment of Current Liabilities	5,324,654
HAP Restricted Net Position	<u>1,014,687</u>
Total	<u><u>\$ 7,095,562</u></u>

Restricted cash for the discretely presented component units as of December 31, 2019 consisted of the following:

Tenant Security Deposits	\$ 768,160
Escrows and Reserves	<u>50,337,945</u>
Total	<u><u>\$ 51,106,105</u></u>

**FORT WORTH HOUSING SOLUTIONS
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2019**

NOTE 4 ACCOUNTS RECEIVABLE

Accounts receivable as of December 31, 2019 consisted of the following:

Accounts Receivable - HUD	\$ 537,269
Tenants (Net of Allowance of \$36,754)	235,223
Developer Fees Receivable	10,791,533
Other Related Party Transactions	4,668,727
State and Local Grants	434,922
Miscellaneous (Net of Allowance of \$1,303,168)	959,271
Total	<u>\$ 17,626,945</u>

FWHS is involved in many related party transactions with discretely presented component units as well as entities and properties in which they have a small ownership interest in, or no ownership interest in at all. Most of the receivables are related to developer fees, for which FWHS has a developer fee sharing agreement with another entity. These are recognized as earned. Other related party receivables are related to operating, settlement and construction advances, ground leases, and other monies paid for on behalf of the entity by FWHS for which many are required to be paid back based on available cash flows and surplus cash.

NOTE 5 OTHER ASSETS

Other assets for discretely presented component units at December 31, 2019 were made up of the following:

Prepaid Ground Leases	\$ 15,393,968
Debt Costs	7,928,787
Construction Fee Receivable - Campus Villas	724,664
Tax Credit Fees	244,340
Other Costs	519,925
Total	<u>\$ 24,811,684</u>

**FORT WORTH HOUSING SOLUTIONS
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2019**

NOTE 6 NOTES RECEIVABLE

Notes receivable of the primary government consists of the following:

	Amount
<p>FWHS provided a \$1,000,000 promissory note between Trinity River Public Facility Corporation and FW Patriot Pointe, LP. The note accrues interest at a rate of 8% compounded annually. As of December 31, 2019, \$1,000,000 of the note was outstanding and \$16,875 of interest was accrued.</p>	<p>\$ 1,000,000</p>
<p>FWHS provided a \$750,000 promissory note between Trinity River Public Facility Corporation and FW Stallion Ridge, LP. The note accrues interest at a rate of 8% compounded annually. As of December 31, 2019, \$750,000 of the note was outstanding and \$13,125 of interest was accrued.</p>	<p>750,000</p>
<p>As part of the Sycamore Villa Project associated with the Ripley Redevelopment, on June 15, 2003, FWHS agreed to enter into a \$2,820,000, interest-free, 50-year promissory note between Trinity River Public Facility Corporation and the Sycamore Center Villa Limited Partnership. This note was executed to set-aside 47 of its 280 units for public housing. This note does not accrue interest and the note matures on July 1, 2053.</p>	<p>500,000</p>
<p>Fort Worth Affordability, Inc., a blended component unit of FWHS, entered into a master lease agreement in the amount of \$4,750,000 with another blended component unit, Cobb Park Townhomes II, L.P. (Villas by the Park) to finance the development and rehabilitation of the project. The lease obligation bears no interest and annual payments of \$158,333 are due annually beginning in 2011 until maturity on January 1, 2040. This lease is eliminated upon consolidation.</p>	<p>2,991,648</p>
<p>Fort Worth Affordability, Inc., a blended component unit of FWHS, entered into a promissory note agreement in the amount of \$1,788,850 with another blended component unit, Cobb Park Townhomes II, L.P. (Villas by the Park) for the rehabilitation of the Project. The note is non-interest bearing, except that if an event of default occurs under the provisions of the Additional Rent Agreement, then interest will accrue at the lesser of 18% per annum or the highest interest rate allowed by applicable law. Payment of principal only is due beginning on January 1, 2011, and due and payable in the amount of \$4,969 on a monthly basis thereafter. The note is collateralized by the capital lease of the Project and matures on December 1, 2040. This note is eliminated upon consolidation.</p>	<p>986,331</p>
<p>FWHS provided a \$1,750,000 promissory note between Trinity River Public Facility Corporation and FW Hunter Plaza, L.P., a discretely presented component unit. Interest on the note will not accrue. When the note matures on September 1, 2044, all unpaid principal and interest will bear interest at 8% per annum. Annual principal payments are required from the net cash flow. If there is no net cash flow available for an installment payment, it shall be deferred until available in subsequent fiscal years.</p>	<p>1,750,000</p>
<p>On September 1, 2014, FWHS provided a \$2,830,000 promissory note to FW Hunter Plaza, L.P., a discretely presented component unit. The note accrues interest at a rate of 2.94% per annum. As of December 31, 2019, accrued interest was \$447,845. The loan matures on September 1, 2044 at which time all unpaid principal and accrued interest are due.</p>	<p>2,830,000</p>

**FORT WORTH HOUSING SOLUTIONS
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2019**

NOTE 6 NOTES RECEIVABLE (CONTINUED)

On July 1, 2016 Trinity River Public Facility Corporation, a blended component unit of FWHS, entered into a promissory note agreement in the amount of \$2,000,000 with LDG Stallion Pointe, LP. for the construction of the Project. The subordinate loan bears interest at 1% and is due and payable on July 1, 2056. As of December 31, 2019, subordinate loan receivable and accrued interest were \$2,000,000 and \$70,027, respectively.

\$ 2,000,000

On June 1, 2017, Fort Worth Affordability, Inc., a blended component unit of FWHS, entered into a promissory note agreement in the amount of \$1,000,000 with The Standard at Boswell Marketplace, LP for the rehabilitation of the Project. Annual principal payments are required from residual cash flow. If there is no net cash flow available for an installment payment, it shall be deferred until available in subsequent fiscal years. The note accrues interest at a rate of 3% per annum. Beginning on the maturity date, June 1, 2057, unpaid principal and interest accrues interest at the lower of 8% default rate or the highest lawful rate. As of December 31, 2019, accrued interest was \$80,478.

1,000,000

On August 1, 2017, Trinity River Public Facility Corporation, a blended component unit of FWHS, entered into a promissory note agreement in the amount of \$1,000,000 with FW Campus Apartments, LP. for the rehabilitation of the Project. Annual principal payments are required from the residual cash flow. If there is no net cash flow available for an installment payment, it shall be deferred until available in subsequent fiscal years. The note accrues interest at a rate of 3% per annum. Beginning on the maturity date, August 1, 2057, unpaid principal and interest accrues interest at the lower of 8% default rate or the highest lawful rate. As of December 31, 2019, accrued interest was \$140,859.

1,916,452

On June 1, 2017, Trinity River Public Facility Corporation, a blended component unit of FWHS, entered into a loan agreement in the amount of \$3,219,037 with Alton Park, LP. The mortgage bears interest of 4.45% per annum and matures on June 1, 2052. As of December 31, 2019, the accrued interest was \$114,544, and the outstanding principal was \$3,215,068.

3,215,068

Less: Elimination for Consolidated Entities
Total Notes and Capital Lease Receivable
Less: Current Maturities
Long Term

(3,977,979)
14,961,520
-
\$ 14,961,520

Accrued Interest Receivable
Allowance for Accrued Interest Receivable
Total Accrued Interest Receivable

\$ 883,753
(883,753)
\$ -

**FORT WORTH HOUSING SOLUTIONS
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2019**

NOTE 7 CAPITAL ASSETS

The following is a summary of changes in capital assets of the primary government during the year ended December 31, 2019:

	Balance December 31, 2018, As Restated	Additions	Deletions	Adjustment/ Reclass	Balance December 31, 2019
Nondepreciable:					
Land	\$ 34,577,153	\$ 16,777,308	\$ (2,243,961)	\$ (1,979,790)	\$ 47,130,710
Construction in Progress	158,872	2,878	(17,273)	-	144,477
Depreciable:					
Buildings and Improvements	202,586,316	38,335,365	(31,138,988)	1,979,790	211,762,483
Furniture, Equipment and Machinery	9,000,487	117,026	(1,102,016)	-	8,015,497
	<u>246,322,828</u>	<u>55,232,577</u>	<u>(34,502,238)</u>	<u>-</u>	<u>267,053,167</u>
Accumulated Depreciation					
Buildings and Improvements	(97,220,435)	(5,592,657)	18,815,498	-	(83,997,413)
Furniture, Equipment and Machinery	(1,921,763)	(159,633)	-	-	(2,081,396)
	<u>(99,142,198)</u>	<u>(5,752,290)</u>	<u>18,815,498</u>	<u>-</u>	<u>(86,078,809)</u>
Total Capital Assets - Net	<u>\$ 147,180,630</u>	<u>\$ 49,480,287</u>	<u>\$ (15,686,740)</u>	<u>\$ -</u>	<u>\$ 180,974,358</u>

The following is a summary of changes in capital assets of the discretely presented component units during the year ended December 31, 2019:

	Balance December 31, 2018, As Restated	2019 Activity	Balance December 31, 2019
Nondepreciable:			
Land	\$ 3,865,570	\$ 3,129,362	\$ 6,994,932
Construction in Progress	28,139,897	(8,600,689)	19,539,208
Depreciable:			
Buildings and Improvements	293,887,308	38,897,951	332,785,259
Furniture, Equipment and Machinery	13,149,637	3,463,897	16,613,534
	<u>339,042,412</u>	<u>36,890,521</u>	<u>375,932,933</u>
Accumulated Depreciation	(53,698,718)	(12,312,057)	(66,010,775)
Total Capital Assets - Net	<u>\$ 285,343,694</u>	<u>\$ 24,578,464</u>	<u>\$ 309,922,158</u>

**FORT WORTH HOUSING SOLUTIONS
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2019**

NOTE 8 NONCURRENT LIABILITIES

For the year ended December 31, 2019, noncurrent liabilities and unearned revenue includes deferred ground lease revenue, exchange program deferred revenue, family self-sufficiency escrow liabilities, various project based unearned revenue and compensated absences.

The following is a summary of changes in FWHS' related liabilities for the year ended December 31, 2019:

	Balance - January 1, 2019 As Restated	Additions	Deletions	Balance - December 31, 2019	Within One Year
Deferred Ground Lease	\$ 49,113,539	\$ 47,778,000	\$ (990,583)	\$ 95,900,956	\$ 1,015,286
Exchange Program Grant Deferred					
Revenue - Lincoln Terrace, LP	2,420,727	526,303	(197,351)	2,749,679	197,371
Family Self-Sufficiency Escrow	230,775	373,167	(272,304)	331,638	-
Various Project Based Unearned Revenue	162,191	89,447	-	251,638	251,636
Compensated Absences	487,580	75,023	(157,206)	405,397	286,762
Total	<u>\$ 52,414,812</u>	<u>\$ 48,841,940</u>	<u>\$ (1,617,444)</u>	<u>\$ 99,639,308</u>	<u>\$ 1,751,055</u>

**FORT WORTH HOUSING SOLUTIONS
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2019**

NOTE 9 MORTGAGES AND NOTES PAYABLE

Mortgages and notes payable of the primary government consist of the following at December 31, 2019:

<p>During fiscal year 2010, Fort Worth Affordability, Inc. entered into a promissory note with the Texas Department of Housing and Community Affairs (TDHCA) in an amount not to exceed \$6,538,850 on behalf of Cobb Park Townhomes II, LP. The note bears no interest. Monthly payments of \$18,163 began on June 1, 2013 and are due through maturity on May 1, 2042.</p>	\$ 5,103,936
<p>During fiscal year 2011, Fort Worth Affordability, Inc. entered into a promissory note with the Texas Department of Housing and Community Affairs (TDHCA) in an amount not to exceed \$4,499,906 on behalf of Carlyle Apartments. The note bears no interest. Monthly payments of \$12,500 began on February 1, 2013 and are due through maturity on January 1, 2043.</p>	3,654,788
<p>During fiscal year 2012, Hillside Public Facility Corporation (Knights of Pythias Lofts) entered into a promissory note with Community Bank of Texas in an amount not to exceed \$1,525,000. The note bears 6.25% interest per annum. Monthly payments of principal and interest began on October 1, 2012 and mature on August 24, 2044.</p>	1,422,882
<p>During the fiscal year 2014, Fair Oaks Public Facility Corporation entered into a promissory note with Bank of Oklahoma in an amount not to exceed \$1,720,000. The note bears 6.35% interest per annum. Monthly payments of interest began on June 1, 2014 and mature on April 29, 2029.</p>	1,583,823
<p>During the fiscal year 2014, Fair Park Public Facility Corporation entered into a promissory note with Bank of Oklahoma in an amount not to exceed \$2,250,000. The note bears 6.35% interest per annum. Monthly payments of interest began on June 1, 2014 and mature on April 29, 2029.</p>	1,655,174
<p>During fiscal year 2017, Eastwood Public Facility Corporation refinanced their HUD-insured mortgage. The mortgage now bears interest at 3.47% per annum payable in equal monthly installments of \$36,220, including principal and interest, through September 1, 2055. Substantially all of Eastwood's Capital Assets and its restricted deposits are pledged as collateral. Should noncompliance with any debt covenants and regulations occur, the maturity date of the debt can be accelerated. As of December 31, 2019, accrued interest of \$26,082 was outstanding.</p>	8,896,347
<p>On November 27, 2019, Overton Square, L.P. refinanced its' mortgage loan in the amount of \$14,000,000 from Mason Joseph Company, Inc. The loan bears interest at 3.05%. Monthly installments of principal and interest of \$54,270 are due beginning February 1, 2020 and until the loan matures on January 1, 2055. The mortgage payable is collateralized by the Property.</p>	14,000,000
<p>On December 14, 2016, Pennsylvania Place Apartment, LP obtained a new loan in the amount of \$6,690,000 from the HUD lender which is insured by the Project and insured by HUD. The loan bears interest at a rate of 3.05% and is due monthly. As of December 31, 2019, accrued interest of \$16,174 was outstanding.</p>	6,363,569
<p>During fiscal year 2015, New 172 Hillside Partners, LLC entered into a promissory note with Mutual of Omaha Bank in the amount of \$9,500,000. The note bears interest at 4% per annum and is payable in monthly installments of \$45,842, including principal and interest, through the maturity date on May 22, 2025. Accrued interest at December 31, 2019 was \$20,000.</p>	8,643,697

**FORT WORTH HOUSING SOLUTIONS
NOTES TO FINANCIAL STATEMENTS
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NOTE 9 MORTGAGES AND NOTES PAYABLE (CONTINUED)

<p>On November 29, 2010, Cobb Park Townhomes II, L.P. entered into a capital lease obligation with Fort Worth Affordability, Inc. (Villas by the Park) to finance development and rehabilitation of the project. The lease obligation bears no interest and annual payments of \$158,333 are due beginning in 2011 until maturity on January 1, 2040. This lease is eliminated upon consolidation.</p>	<p>\$ 2,991,648</p>
<p>On November 29, 2010, Cobb Park Townhomes II, L.P. (Villas by the Park) entered into a promissory note agreement for \$1,788,850 with Fort Worth Affordability, Inc. for the rehabilitation of the Project. The note is non-interest bearing, except that if an event of default occurs under the provisions of the Additional Rent Agreement, then interest will accrue at the lesser of 18% per annum or the highest interest rate allowed by applicable law. Payment of principal only is due beginning on January 1, 2011, and due and payable in the amount of \$4,969 on a monthly basis thereafter. The note is collateralized by the capital lease of the Project and matures on December 1, 2040. This note is eliminated upon consolidation.</p>	<p>986,331</p>
<p>On June 16, 2010, Lincoln Terrace, LP (Villas on the Hill) entered into an agreement with the Lender to obtain a construction loan in the principal amount of \$2,300,000. The construction loan was converted to permanent financing on June 14, 2013. The mortgage payable bears interest at 6.0% and is collateralized by the Project. Payments of principal and interest are due monthly with a maturity date of June 14, 2028. As of December 31, 2019, accrued interest of \$7,240 remained outstanding.</p>	<p>1,524,959</p>
<p>On June 16, 2010, Lincoln Terrace, LP (Villas on the Hill) entered into a \$7,894,851 note under the Tax Credit Exchange Program with the Texas Department of Housing and Community Affairs to finance development of the project. The note bears no interest and will not be payable as long as the project maintains compliance with program requirements for 40 years.</p>	<p>3,495,366</p>
<p>On November 30, 2017, Aventine Tarrant Parkway Apartments, LP refinanced its existing mortgage into a mortgage with Red Mortgage Capital, LLC. The \$12,665,900 loan bears interest at a rate of 3.4 percent per annum and is payable in monthly installments of \$88,292, including principal and interest, beginning on January 1, 2018 and maturing 35 years later on December 1, 2052. As of December 31, 2019, accrued interest of \$59,415 remains payable.</p>	<p>20,998,680</p>
<p>Elimination</p>	<p>(3,977,979)</p>
<p>Total</p>	<p><u>77,343,221</u></p>
<p>Less Current Portion</p>	<p><u>(1,685,318)</u></p>
<p>Total Primary Government Note Payable - Noncurrent</p>	<p><u><u>\$ 75,657,903</u></u></p>

**FORT WORTH HOUSING SOLUTIONS
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2019**

NOTE 9 MORTGAGES AND NOTES PAYABLE (CONTINUED)

Mortgages and notes payable of the discretely presented component units consist of the following at December 31, 2019:

<p>Western Hills Affordable Housing, LP obtained permanent financing of \$6,000,000 for the Project from the Lender. The Principal Amount bears interest at a rate of 3.89% with payments of principal and interest of \$28,265 due monthly. The mortgage payable is collateralized by the Project and matures in July 2022.</p>	<p>\$ 5,119,620</p>
<p>During fiscal year 2009, Samuels Avenue, L.P. entered into a financing agreement with Pacific Life in the amount of \$1,625,500 in connection with the rehabilitation of the Pavilion at Samuels Avenue. The loan bears interest at a rate of 6.99% with monthly principal and interest installments of \$10,804. As of December 31, 2019, no interest remained outstanding.</p>	<p>1,389,175</p>
<p>In December 2007, Samuels Avenue, LP obtained a loan of \$126,500 for the Project from the City of Fort Worth pursuant to the HOME Investment Partnership Program. The note bears interest at the greater of 4.75% or the applicable federal rate for long term debt, compounded annually; is collateralized by the Project, matures on December 16, 2027; and is payable from available net cash flow beginning in December 2008.</p>	<p>126,500</p>
<p>During May 2009, South Hulen, L.P. entered into a permanent financing agreement with Wells Fargo Bank, N.A., in the amount of \$4,000,000. On March 27, 2018, the Date of Refinance, the Partnership obtained a loan insured by HUD, which is held by Greystone, in the amount of \$8,339,700. The HUD Mortgage bears interest at 3.9% per annum with monthly principal and interest payments of \$36,426 starting May 1, 2018 through April 1, 2053. The loan is secured by the Project.</p>	<p>8,147,359</p>
<p>On January 12, 2010, Wind River Apartments entered into a \$4,950,523 note with the Texas Department of Housing and Community Affairs to finance development of the project. The note requires monthly payments of principal and interest in the amount of \$14,811, based on .5%, due until maturity on April 1, 2032.</p>	<p>3,741,903</p>
<p>FW Hunter Plaza L.P entered into a promissory note with the City of Fort Worth for the construction of the Project. The note has a term of 20 years and is collateralized by the Project. The HOME loan is only payable from surplus cash of the Project.</p>	<p>1,800,000</p>
<p>FW Hunter Plaza, L.P. entered into a financing agreement with Trinity River Public Facility Corporation (the "Issuer" and "TRPFC") to use the proceeds from the issuance of tax-exempt bonds for the construction and development of the project. The bonds were issued on September 1, 2014 and will mature September 1, 2032. The bonds are collateralized by the Project and bear interest at 4%.</p>	<p>10,546,506</p>
<p>On September 1, 2014, FW Hunter Plaza L.P. obtained a loan from the Housing Authority (FWHS). The loan is in the amount of \$2,830,000, has an interest rate of 2.94% per annum and matures on September 1, 2044. The loan is secured by a deed or trust as set forth in the agreement.</p>	<p>2,830,000</p>

**FORT WORTH HOUSING SOLUTIONS
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2019**

NOTE 9 MORTGAGES AND NOTES PAYABLE (CONTINUED)

<p>On September 1, 2014, FW Hunter Plaza, L.P. obtained a loan of \$1,750,000 for the Project from TRPFC (FWHS). The note does not accrue interest for a 30 year term and matures on September 1, 2044. The loan secured by a deed of trust as set forth in the agreement.</p>	<p>\$ 1,750,000</p>
<p>On July 1, 2016, LDG Stallion Pointe, LP, entered into a loan agreement with Citi Bank for a principal sum of up to \$27,000,000. The loan will mature on July 1, 2034. Interest will accrue at a variable rate as defined in the loan agreement and monthly interest payments began immediately. Subsequent to the conversion date, the loan will bear interest at a fixed rate of 3.78%.</p>	<p>25,607,992</p>
<p>On July 1, 2016, LDG Stallion Pointe, LP entered into an agreement with Trinity River Public Facility Corporation, a related party of the General Partner, in the amount of \$2,000,000 for the funding of construction of Stallion Pointe Apartments. The subordinate loan payable bears interest at 1.0% and is due and payable on July 1, 2056.</p>	<p>2,000,000</p>
<p>In March 2012, Woodmont Apartments, Ltd obtained a loan to convert multifamily housing revenue bonds issued by the Texas Department of Housing and Community Affairs. The loan bears interest of 2.70% and monthly payments of principal and interest are due until the maturity date.</p>	<p>13,577,538</p>
<p>In March 2012, Woodmont Apartments, Ltd obtained a loan from the Texas Department of Housing and Community Affairs through the Tax Credit Assistance Program for a principal sum of \$2,500,000. The loan will mature after 35 years. Interest on the loan accrues at 1% per annum. Principal and interest is repayable from available cash flows until the loan matures.</p>	<p>2,013,934</p>
<p>On May 23, 2009, Woodmont Apartments, Ltd obtained a loan from the Texas Department of Housing and Community Affairs for a principal sum of \$460,000. The loan will mature after 35 years. Interest on the loan accrues at the applicable federal rate, which was 4.38% at the time of the loan closing. Principal and interest is paid in 35 annual installments of \$25,932 to the extent of available surplus cash. 50% of residual cash will be added to annual payments to the extent there is residual cash.</p>	<p>430,777</p>
<p>On May 23, 2009, Woodmont Apartments, Ltd obtained a loan from the Texas Department of Housing and Community Affairs for a principal sum of \$316,000. The loan will mature after 35 years. Interest on the loan accrues at the applicable federal rate, which was 4.38% at the time of the loan closing. Principal and interest is paid in 35 annual installments of \$17,814 to the extent of available surplus cash. 50% of residual cash will be added to annual payments to the extent there is residual cash.</p>	<p>295,925</p>

**FORT WORTH HOUSING SOLUTIONS
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2019**

NOTE 9 MORTGAGES AND NOTES PAYABLE (CONTINUED)

<p>Woodmont Apartments, Ltd obtained a loan from the City of Fort Worth for a principal sum of \$1,500,000. The loan will mature on July 30, 2047. Interest on the loan accrues at 3% on the earlier of July 30, 2012, or when 90% lease up has been achieved for ninety days. The loan is repayable from available cash flows over 35 years. Interest only payments are due semiannually beginning with the year the Deferred Development Fee is paid in full. Principal payments based on a 28 year amortization will commence upon repayment of the accrued interest of this loan and will continue until the entire outstanding principal and interest is due and payable on the maturity date.</p>	<p>\$ 1,500,000</p>
<p>On December 19, 2017, Hometowne at Matador Ranch, LP obtained a mortgage from Dwight Capital LLC for a principal sum of \$10,301,500. The mortgage will mature on January 1, 2058. Interest on the mortgage accrues at 3.9% per annum. Principal and interest is payable in monthly installments of \$42,415 and are due beginning February 1, 2018.</p>	<p>10,088,464</p>
<p>During June 2007, Hometowne at Matador Ranch, LP obtained a loan from the City of Fort Worth for a principal sum of \$650,000. The loan will mature on June 25, 2049. Interest on the mortgage accrues at 4% per annum.</p>	<p>650,000</p>
<p>On November 1, 2010, Post Oak East Apartments, LP entered into a loan with Berkadia, N.A. The permanent loan bears interest at 5.5% and is due on November 1, 2021. Monthly payments of principal and interest of \$62,333 are due monthly.</p>	<p>12,091,399</p>
<p>On June 1, 2017, FW Alton Park, LP obtained a loan from Trinity River Public Facility Corporation for a principal sum of \$20,000,000. The loan will mature on July 1, 2035. Interest on the loan accrues at 4.45% per annum.</p>	<p>20,000,000</p>
<p>FW Alton Park, LP entered into a loan agreement in the amount of \$4,500,000 dated June 13, 2017 payable to Citibank, N.A., secured by a deed of trust on the property. The construction loan requires interest only payments and matured on July 1, 2020.</p>	<p>80,337</p>
<p>On June 1, 2017, Alton Park, LP entered into a loan agreement in the amount of \$3,219,037 with Trinity River Public Facility Corporation. The mortgage bears interest of 4.45% per annum and matures on June 1, 2052.</p>	<p>3,219,037</p>
<p>On August 1, 2017, FW Campus Apartments, LP obtained a loan from Trinity River Public Facility Corporation for a principal sum of \$19,658,000. The loan will mature on March 1, 2037. Interest on the loan accrues at 4.93% per annum. Principal and interest is payable in monthly installments of \$100,091 beginning April 1, 2020.</p>	<p>19,658,000</p>
<p>On August 1, 2017, FW Campus Apartments, LP obtained a subordinate promissory note from Trinity River Public Facility Corporation for a principal sum of \$1,916,451. The loan will mature on August 1, 2052. Interest on the loan accrues at 3.00% per annum. Principal and interest payments prior to the maturity date shall consist of annual payments of 60% of residual cash flow as stipulated in the Partnership Agreement.</p>	<p>1,916,451</p>

**FORT WORTH HOUSING SOLUTIONS
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DECEMBER 31, 2019**

NOTE 9 MORTGAGES AND NOTES PAYABLE (CONTINUED)

<p>On August 1, 2017, FW Campus Apartments, LP entered into a loan agreement with Bank of America, N.A. in the amount of \$6,696,989. Interest will accrue commencing August 11, 2017 and shall be due and payable in arrears commencing on September 11, 2017 at a rate per annum equal to the applicable LIBOR Rate (4.29% at December 31, 2019). The loan originally matured February 11, 2020 and is secured by a deed of trust. The Partnership has exercised the extension option, as defined in the agreement, extending the maturity date to August 11, 2020. The Partnership intends to pay down the note by capital contributions from the investment partner. As of December 31, 2019, accrued interest of \$21,309 remains payable.</p>	<p>\$ 5,831,112</p>
<p>On September 26, 2019, for the Standard at Boswell Marketplace, LP, the construction note payable with Capital One, National Association converted to a permanent loan in the original amount of \$8,437,000. The loan accrues interest at a fixed rate of 3.42 percent per annum and will have a term of 15 years with monthly payments of principal and interest due.</p>	<p>8,437,000</p>
<p>On June 1, 2017, the Standard at Boswell Marketplace, LP entered into a promissory note with Trinity River Public Facility Corporation, a Texas nonprofit corporation, in the original amount of \$1,000,000. The note bears interest at a rate of 3 percent per annum. Annual payments are subject to available surplus cash as defined in the note. The note matures on June 1, 2057.</p>	<p>1,000,000</p>
<p>Amtex Avondale, L.P. entered into a loan agreement in the original amount not to exceed \$21,000,000 dated June 3, 2015 payable to Community Bank of Texas, N.A. The construction portion of the loan converted to a permanent loan January 25, 2018 in the amount of \$9,350,000 with a fixed interest rate per annum equal to 4.50%. Beginning on the first day of the first month following the loan conversion, equal monthly installments of principal and interest in the amount of \$47,732 shall be due and payable.</p>	<p>9,056,949</p>
<p>On December 22, 2017, Palladium Fort Worth, Ltd. entered into a construction loan agreement and promissory note (the "Construction Loan") with the Investment Limited Partner. The Construction Loan provides for an original loan amount of \$12,672,000, with a variable interest rate equal to the daily LIBOR plus 2%. The loan has a maturity date of June 21, 2020, subject to a six-month extension option. Interest only payments are due through maturity, at which time all outstanding principal and any accrued interest must be paid.</p>	<p>12,672,000</p>
<p>On December 22, 2017, Palladium Fort Worth, Ltd. entered into a bridge loan agreement and promissory note with the Investment Limited Partner, in the original principal amount not to exceed \$9,950,000. The loan bears variable interest at a rate equal to Daily LIBOR + 2% through June 21, 2020, requiring interest only payments. Remaining principal and interest are due at maturity. The loan matures on June 21, 2020, subject to a six-month extension option.</p>	<p>9,950,000</p>
<p>The acquisition and rehabilitation of Prince Hall Gardens II by FW Steele Prince Hall, LLC was financed, in part, with the Trinity River Public Facility Corporation Governmental Note Series 2018 bonds ("Bonds") in the amount of \$7,180,000. The loan agreement details an arrangement between the Trinity River Public Facility Corporation and Citibank, NA. Citibank purchased the Bonds issued by TRPFC, the proceeds of which were loaned to Prince Hall to finance the acquisition, construction and equipping of the Prince Hall Gardens II in the form of a non-recourse permanent mortgage loan. The terms of the loan provide for a maximum principal in the amount of \$7,180,000 and an annual fixed interest rate of 5.19% with a term of at least 17 years with a mandatory prepayment date of July 1, 2035 and a maturity date of July 1, 2048. The loan also provides for monthly deposits for reserve for replacements and monthly principal and interest payments of \$37,111 commencing August 1, 2018 based on a 35 year amortization period with a balloon payment of the remaining principal balance at maturity.</p>	<p>7,073,377</p>

**FORT WORTH HOUSING SOLUTIONS
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2019**

NOTE 9 MORTGAGES AND NOTES PAYABLE (CONTINUED)

<p>The acquisition and rehabilitation of Sabine Place Apartments by FW Steele Sabine Place, LLC was financed, in part, with the Trinity River Public Facility Corporation Governmental Note Series 2018 bonds ("Bonds") in the amount of \$7,000,000. The loan agreement details an arrangement between the Trinity River Public Facility Corporation and Citibank, NA. Citibank purchased the Bonds issued by TRPFC, the proceeds of which were loaned to Prince Hall to finance the acquisition, construction and equipping of the Prince Hall Gardens II in the form of a non-recourse permanent mortgage loan. The terms of the loan provide for a maximum principal in the amount of \$7,000,000 and an annual fixed interest rate of 5.13% with a term of at least 17 years with a mandatory prepayment date of March 1, 2035 and a maturity date of July 1, 2048. The loan also provides for monthly deposits for reserve for replacements and monthly principal and interest payments of \$35,911 commencing August 1, 2018 based on a 35 year amortization period with a balloon payment of the remaining principal balance at maturity.</p>	<p>\$ 6,868,780</p>
<p>Reserve at McAlister Senior Living, LLC obtained a construction loan payable to Capital One, National Association for \$4,800,000 with an interest rate of 5.85 percent. Upon maturity, which occurred July 18, 2017, \$3,850,000 of the construction loan converted to a permanent mortgage that is to mature 15 years after the conversion date. The remainder of the loan was paid in full from equity proceeds as of December 31, 2018. The permanent mortgage amount of \$3,850,000 bears interest at a rate of 5.85 percent per annum, with monthly payments of principal and interest of \$21,905 which are due until maturity on July 1, 2032.</p>	<p>3,731,826</p>
<p>Western Center Reserve, LLC entered into an agreement with Pacific Life for a mortgage payable held by Impact C.I.L. in the original amount of \$3,405,000. The mortgage is secured by a deed of trust on the property. The loan accrues interest at 6.30 percent and matures on January 31, 2034. The loan requires monthly payments of principal and interest in the amount of \$21,076.</p>	<p>3,234,935</p>
<p>On June 1, 2019, FW Stallion Ridge, LP entered into a subordinate promissory note with Rickhaus Design, LLC in the amount of \$750,000. Interest on the note accrues at 3% per annum. The note matures on June 1, 2061. Required payments under this Note prior to the Maturity Date shall consist of annual payments of available cash flow and surplus cash.</p>	<p>750,000</p>
<p>On June 1, 2019, FW Stallion Ridge, LP entered into a subordinate promissory note with Trinity River Public Facility Corporation in the amount of \$750,000. Interest on this Note shall accrue at two and twenty-five hundredths percent (2.25%) per annum, compounded annually. The note matures on June 1, 2061. Required payments under this Note prior to the Maturity Date shall consist of annual payments of Cash Flow.</p>	<p>750,000</p>
<p>The acquisition and rehabilitation of FW Stallion Ridge, LP, was financed, in part, with the Trinity River Public Facility Corporation Multifamily Housing Revenue Bonds (Stallion Ridge Apartments Project) Series 2019A and Trinity River Public Facility Taxable Corporation Multifamily Housing Revenue Bonds (Stallion Ridge Apartments Project) Series 2019B in the amount of \$20,000,000 and \$7,425,000, respectively. The loan agreement details an arrangement between the Trinity River Public Facility Corporation and BOKF, NA. BOKF, NA purchased the Bonds issued by TRPFC, the proceeds of which were loaned to Stallion Ridge to finance the acquisition, construction and equipping of the Stallion Ridge Apartments in the form of a non-recourse permanent mortgage loan. The maturity date for the bonds is June 1, 2059. The bonds provide for an annual fixed interest rate of 4.85% and 5.35%, respectively.</p>	<p>27,425,000</p>

**FORT WORTH HOUSING SOLUTIONS
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2019**

NOTE 9 MORTGAGES AND NOTES PAYABLE (CONTINUED)

<p>On April 1, 2019, FW Patriot Pointe, LP entered into a subordinate promissory note with LDG Development, LLC in the amount of \$1,000,000. Interest on this Note shall accrue at two and twenty-five hundredths percent (2.25%) per annum, compounded annually. The note matures on April 1, 2061. Required payments under this Note prior to the Maturity Date shall consist of annual payments of Cash Flow.</p>	<p>\$ 1,000,000</p>
<p>On April 1, 2019, FW Stallion Ridge, LP entered into a subordinate promissory note with Trinity River Public Facility Corporation in the amount of \$1,000,000. Interest on this Note shall accrue at two and twenty-five hundredths percent (2.25%) per annum, compounded annually. The note matures on April 1, 2061. Required payments under this Note prior to the Maturity Date shall consist of annual payments of Cash Flow.</p>	<p>1,000,000</p>
<p>The acquisition and rehabilitation of FW Patriot Pointe, LP, was financed, in part, with the Trinity River Public Facility Corporation Multifamily Housing Mortgage Revenue Bonds (Patriot Pointe Apartments Project) Series 2019 in the amount of \$25,000,000. The loan agreement details an arrangement between the Trinity River Public Facility Corporation and BOKF, NA. BOKF, NA purchased the Bonds issued by TRPFC, the proceeds of which were loaned to Patriot Pointe to finance the acquisition, construction and equipping of the Patriot Pointe Apartments in the form of a non-recourse permanent mortgage loan. The maturity date for the bonds is April 1, 2059 and the bond accrues interest at 4.9% per annum.</p>	<p><u>25,000,000</u></p>
<p>Total</p>	<p>272,361,896</p>
<p>Less Current Portion</p>	<p><u>(30,829,646)</u></p>
<p>Total Discretely Presented Component Units - Debt - Noncurrent</p>	<p><u><u>\$ 241,532,250</u></u></p>

**FORT WORTH HOUSING SOLUTIONS
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2019**

NOTE 9 MORTGAGES AND NOTES PAYABLE (CONTINUED)

Principal and interest payments due on mortgages and notes payable for the primary government each of the following years are as follows:

Cobb Park	Principal	Interest	Total
2020	\$ 217,961	\$ -	\$ 217,961
2021	217,961	-	217,961
2022	217,961	-	217,961
2023	217,961	-	217,961
2024	217,961	-	217,961
2025-2029	1,089,808	-	1,089,808
2030-2034	1,089,808	-	1,089,808
2035-3039	1,089,808	-	1,089,808
2040-2044	744,707	-	744,707
Total	<u>\$ 5,103,936</u>	<u>\$ -</u>	<u>\$ 5,103,936</u>

Carlyle	Principal	Interest	Total
2020	\$ 158,330	\$ -	\$ 158,330
2021	158,330	-	158,330
2022	158,330	-	158,330
2023	158,330	-	158,330
2024	158,330	-	158,330
2025-2029	791,651	-	791,651
2030-2034	791,651	-	791,651
2035-3039	791,651	-	791,651
2040-2044	488,185	-	488,185
Total	<u>\$ 3,654,788</u>	<u>\$ -</u>	<u>\$ 3,654,788</u>

**FORT WORTH HOUSING SOLUTIONS
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2019**

NOTE 9 MORTGAGES AND NOTES PAYABLE (CONTINUED)

Knights of Pythias Lofts	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2020	\$ 24,578	\$ 89,958	\$ 114,536
2021	26,440	88,096	114,536
2022	28,165	86,371	114,536
2023	30,003	84,533	114,536
2024	31,721	82,815	114,536
2025-2029	193,620	379,060	572,680
2030-2034	265,599	307,081	572,680
2035-2039	364,345	208,335	572,680
2040-2044	458,411	73,166	531,577
Total	<u>\$ 1,422,882</u>	<u>\$ 1,399,415</u>	<u>\$ 2,822,297</u>

Fair Oaks Public Facility Corporation	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2020	\$ 21,843	\$ 102,875	\$ 124,718
2021	23,587	101,130	124,717
2022	25,152	99,566	124,718
2023	26,820	97,898	124,718
2024	28,320	96,397	124,717
2025-2029	1,458,101	399,688	1,857,789
Total	<u>\$ 1,583,823</u>	<u>\$ 897,553</u>	<u>\$ 2,481,377</u>

Fair Park Public Facility Corporation	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2020	\$ 22,831	\$ 107,509	\$ 130,340
2021	24,650	105,686	130,336
2022	26,285	104,051	130,336
2023	28,028	102,308	130,336
2024	29,596	100,740	130,336
2025-2029	1,523,784	417,694	1,941,478
Total	<u>\$ 1,655,174</u>	<u>\$ 937,988</u>	<u>\$ 2,593,162</u>

**FORT WORTH HOUSING SOLUTIONS
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2019**

NOTE 9 MORTGAGES AND NOTES PAYABLE (CONTINUED)

Eastwood Public Facility Corporation	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2020	\$ 127,960	\$ 306,681	\$ 434,641
2021	132,471	302,170	434,641
2022	137,142	297,499	434,641
2023	141,977	292,664	434,641
2024	146,983	287,658	434,641
2025-2029	816,399	1,356,804	2,173,203
2030-2034	970,831	1,202,372	2,173,203
2035-2039	1,154,477	1,018,726	2,173,203
2040-2044	1,372,861	800,342	2,173,203
2045-2049	1,632,555	540,648	2,173,203
2050-2054	1,941,374	231,829	2,173,203
2055	321,317	4,664	325,981
Total	<u><u>\$ 8,896,347</u></u>	<u><u>\$ 6,642,057</u></u>	<u><u>\$ 15,538,404</u></u>

Overton Square, L.P.	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2020	\$ 208,191	\$ 388,784	\$ 596,975
2021	233,846	417,400	651,246
2022	241,079	410,167	651,246
2023	248,536	402,710	651,246
2024	256,223	395,023	651,246
2025-2029	1,405,006	1,851,221	3,256,227
2030-2034	1,636,154	1,620,073	3,256,227
2035-2039	1,905,329	1,350,898	3,256,227
2040-2044	2,218,789	1,037,438	3,256,227
2045-2049	2,583,817	672,410	3,256,227
2050-2054	3,008,900	247,327	3,256,227
2055	54,130	138	54,268
Total	<u><u>\$ 14,000,000</u></u>	<u><u>\$ 8,793,589</u></u>	<u><u>\$ 22,793,589</u></u>

Pennsylvania Place	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2020	\$ 118,766	\$ 192,442	\$ 311,208
2021	122,438	188,770	311,208
2022	126,225	184,983	311,208
2023	130,129	181,079	311,208
2024	131,965	179,243	311,208
2025-2029	722,711	833,329	1,556,040
2030-2034	839,856	716,184	1,556,040
2035-2039	975,989	580,051	1,556,040
2040-2044	1,134,187	421,853	1,556,040
2045-2049	1,318,028	238,012	1,556,040
2050-2052	743,275	73,889	817,164
Total	<u><u>\$ 6,363,569</u></u>	<u><u>\$ 3,789,835</u></u>	<u><u>\$ 10,153,404</u></u>

**FORT WORTH HOUSING SOLUTIONS
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2019**

NOTE 9 MORTGAGES AND NOTES PAYABLE (CONTINUED)

Hillside Partners	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2020	\$ 208,800	\$ 341,304	\$ 550,104
2021	217,307	332,797	550,104
2022	226,160	323,944	550,104
2023	235,374	314,730	550,104
2024	244,964	305,140	550,104
2025	7,511,092	124,219	7,635,311
Total	<u>\$ 8,643,697</u>	<u>\$ 1,742,134</u>	<u>\$ 10,385,831</u>

Lincoln Terrace, LP	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2020	\$ 27,702	\$ 92,340	\$ 120,042
2021	29,699	90,343	120,042
2022	31,557	88,485	120,042
2023	33,531	86,511	120,042
2024	35,387	84,655	120,042
2025-2029	1,367,083	279,124	1,646,207
Total	<u>\$ 1,524,959</u>	<u>\$ 721,458</u>	<u>\$ 2,246,417</u>

Lincoln Terrace, LP	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2020	\$ 197,371	\$ -	\$ 197,371
2021	197,371	-	197,371
2022	197,371	-	197,371
2023	197,371	-	197,371
2024	197,371	-	197,371
2025-2029	986,855	-	986,855
2030-2034	986,855	-	986,855
2035-2039	534,801	-	534,801
Total	<u>\$ 3,495,366</u>	<u>\$ -</u>	<u>\$ 3,495,366</u>

**FORT WORTH HOUSING SOLUTIONS
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2019**

NOTE 9 MORTGAGES AND NOTES PAYABLE (CONTINUED)

Aventine Tarrant Parkway Apts, LP	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2020	\$ 350,985	\$ 708,519	\$ 1,059,504
2021	363,106	696,398	1,059,504
2022	375,646	683,858	1,059,504
2023	388,618	670,886	1,059,504
2024	402,039	657,465	1,059,504
2025-2029	2,228,304	3,069,216	5,297,520
2030-2034	2,640,585	2,656,935	5,297,520
2035-2039	3,129,145	2,168,375	5,297,520
2040-2044	3,708,100	1,589,420	5,297,520
2045-2049	4,394,172	903,348	5,297,520
2050-2052	3,017,980	160,818	3,178,798
Total	<u>20,998,680</u>	<u>\$ 13,965,238</u>	<u>\$ 34,963,918</u>

Total - Primary Government	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2020	\$ 1,685,318	\$ 2,330,412	\$ 4,015,730
2021	1,747,206	2,322,790	4,069,996
2022	1,791,073	2,278,924	4,069,997
2023	1,836,678	2,233,318	4,069,996
2024	1,880,860	2,189,136	4,069,996
2025-2029	20,094,414	8,710,355	28,804,769
2030-2034	9,221,339	6,502,645	15,723,984
2035-2039	9,945,545	5,326,385	15,271,930
2040-2044	10,125,240	3,922,219	14,047,459
2045-2049	9,928,572	1,925,139	11,853,711
2050-2054	8,711,529	713,863	9,425,392
2055	375,447	4,802	380,249
Total	<u>\$ 77,343,221</u>	<u>\$ 38,459,988</u>	<u>\$ 115,803,209</u>

**FORT WORTH HOUSING SOLUTIONS
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2019**

NOTE 9 MORTGAGES AND NOTES PAYABLE (CONTINUED)

The breakdown between current and long-term portions of debt for the primary government is as follows:

	Beginning Debt, As Restated	Loan Proceeds	Principal Payments	Refinancing/ Adjustment	Ending Debt	Current Portion	Long-Term Portion	Total Enterprise Fund
TDHCA Cobb Park	\$ 5,303,734	\$ -	\$ (199,798)	\$ -	\$ 5,103,936	\$ 217,961	\$ 4,885,975	\$ 5,103,936
TDHCA Carlyle	3,813,119	-	(158,331)	-	3,654,788	158,330	3,496,458	3,654,788
Villas of Oak Hill	26,646,340	-	(26,646,340)	-	-	-	-	-
Knights of Pythias	1,450,131	-	(27,249)	-	1,422,882	24,578	1,398,304	1,422,882
Fair Oaks	1,605,763	-	(21,940)	-	1,583,823	21,843	1,561,980	1,583,823
Fair Park	1,678,100	-	(22,926)	-	1,655,174	22,831	1,632,343	1,655,174
Eastwood Public Facility Corp	9,019,949	-	(123,602)	-	8,896,347	127,960	8,768,387	8,896,347
New 172 Hillside Partners, LLC	8,838,928	-	(195,231)	-	8,643,697	208,800	8,434,897	8,643,697
Overton Square, LP 1	7,195,537	-	-	(7,195,537)	-	-	-	-
Overton Square, LP 2*	3,200,000	-	-	(3,200,000)	-	-	-	-
Overton Square, LP 3*	278,298	-	-	(278,298)	-	-	-	-
Overton Square, LP 4	-	-	-	14,000,000	14,000,000	208,191	13,791,809	14,000,000
Pennsylvania Place	6,478,770	-	(115,201)	-	6,363,569	118,766	6,244,803	6,363,569
Aventine Tarrant Pkwy Apts, LP	21,337,953	-	(339,273)	-	20,998,680	350,985	20,647,695	20,998,680
Cobb Park Townhomes, LP Lease*	3,429,172	-	(437,524)	-	2,991,648	158,333	2,833,315	2,991,648
Cobb Park Townhomes, LP Note*	1,144,076	-	(157,745)	-	986,331	59,628	926,703	986,331
Lincoln Terrace, LP Mortgage	1,551,360	-	(26,401)	-	1,524,959	27,702	1,497,257	1,524,959
Lincoln Terrace, LP Exchange Grant	4,021,689	-	(526,323)	-	3,495,366	197,371	3,297,995	3,495,366
Elimination	(8,051,546)	-	595,269	3,478,298	(3,977,979)	(217,961)	(3,760,018)	(3,977,979)
Total	\$ 98,941,373	\$ -	\$ (28,402,615)	\$ 6,804,463	\$ 77,343,221	\$ 1,685,318	\$ 75,657,903	\$ 77,343,221

* Eliminated

**FORT WORTH HOUSING SOLUTIONS
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2019**

NOTE 9 MORTGAGES AND NOTES PAYABLE (CONTINUED)

A summary of principal retirements for the primary government's debt by 5-year segments is as follows:

Year Ended	TDHCA Cobb Park	TDHCA Carlyle	Knights of Pythias	Fair Oaks PFC	Fair Park PFC	Eastwood PFC	Hillside Partners	Overton Square LP	Penn Place	Lincoln Terrace LP	Cobb Park LP	Aventine Tarrant	Elimination	Total
2020	\$ 217,961	\$ 158,330	\$ 24,578	\$ 21,843	\$ 22,831	\$ 127,960	\$ 208,800	\$ 208,191	\$ 118,766	\$ 225,073	217,961	\$ 350,985	\$ (217,961)	\$ 1,685,318
2021	217,961	158,330	26,440	23,587	24,650	132,471	217,307	233,846	122,438	227,070	217,961	363,106	(217,961)	1,747,206
2022	217,961	158,330	28,165	25,152	26,285	137,142	226,160	241,079	126,225	228,928	217,961	375,646	(217,961)	1,791,073
2023	217,961	158,330	30,003	26,820	28,028	141,977	235,374	248,536	130,129	230,902	217,961	388,618	(217,961)	1,836,678
2024	217,961	158,330	31,721	28,320	29,596	146,983	244,964	256,223	131,965	232,758	217,961	402,039	(217,961)	1,880,860
2025-2029	1,089,808	791,651	193,620	1,458,101	1,523,784	816,399	7,511,092	1,405,006	722,711	2,353,938	1,089,808	2,228,304	(1,089,808)	20,094,414
2030-2034	1,089,808	791,651	265,599	-	-	970,831	-	1,636,154	839,856	986,855	1,798,366	2,640,585	(1,798,366)	9,221,339
2035-2039	1,089,808	791,651	364,345	-	-	1,154,477	-	1,905,329	975,989	534,801	-	3,129,145	-	9,945,545
2040-2044	744,707	488,185	458,411	-	-	1,372,861	-	2,218,789	1,134,187	-	-	3,708,100	-	10,125,240
2045-2049	-	-	-	-	-	1,632,555	-	2,583,817	1,318,028	-	-	4,394,172	-	9,928,572
2050-5054	-	-	-	-	-	1,941,374	-	3,008,900	743,275	-	-	3,017,980	-	8,711,529
2055	-	-	-	-	-	321,317	-	54,130	-	-	-	-	-	375,447
Total	<u>\$ 5,103,936</u>	<u>\$ 3,654,788</u>	<u>\$ 1,422,882</u>	<u>\$ 1,583,823</u>	<u>\$ 1,655,174</u>	<u>\$ 8,896,347</u>	<u>\$ 8,643,697</u>	<u>\$ 14,000,000</u>	<u>\$ 6,363,569</u>	<u>\$ 5,020,325</u>	<u>\$ 3,977,979</u>	<u>\$ 20,998,680</u>	<u>\$ (3,977,979)</u>	<u>77,343,221</u>
Less: Current Maturities														<u>(1,685,318)</u>
Long Term														<u>\$ 75,657,903</u>

**FORT WORTH HOUSING SOLUTIONS
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2019**

NOTE 9 MORTGAGES AND NOTES PAYABLE (CONTINUED)

The breakdown between current and long-term portions of debt for the discretely presented component units (DCU) is as follows:

	Beginning Debt, As Restated	Loan Proceeds	Principal Payments	Ending Debt	Current Portion	Long-Term Portion
Western Hills Affordable Housing, L.P.	\$ 5,254,009	\$ -	\$ (134,389)	\$ 5,119,620	\$ 139,219	\$ 4,980,401
Samuels Avenue, L.P. - Pacific Life	1,420,515	-	(31,340)	1,389,175	33,603	1,355,572
Samuels Avenue, L.P. - City of Fort Worth	126,500	-	-	126,500	-	126,500
South Hulen, L.P. - Greystone	8,264,258	-	(116,899)	8,147,359	121,541	8,025,818
Wind River Apartments	3,900,501	-	(158,598)	3,741,903	159,393	3,582,510
FW Hunter Plaza, L.P. - City of Fort Worth	1,800,000	-	-	1,800,000	-	1,800,000
FW Hunter Plaza, L.P. - Bank of Oklahoma	10,751,018	-	(204,512)	10,546,506	210,076	10,336,430
FW Hunter Plaza, L.P. - FWHA	2,830,000	-	-	2,830,000	-	2,830,000
FW Hunter Plaza, L.P.- Trinity River PFC	1,750,000	-	-	1,750,000	-	1,750,000
LDG Stallion Pointe, L.P.	27,000,000	-	(1,392,008)	25,607,992	365,565	25,242,427
LDG Stallion Pointe, L.P. - Trinity River PFC	2,000,000	-	-	2,000,000	-	2,000,000
Woodmont - TDHCA Bonds	13,793,887	-	(216,349)	13,577,538	227,191	13,350,347
Woodmont - TDHCA TCAP	2,078,134	-	(64,200)	2,013,934	-	2,013,934
Woodmont - TDHCA HOME 1	438,927	-	(8,150)	430,777	25,932	404,845
Woodmont - TDHCA HOME 2	301,524	-	(5,599)	295,925	17,814	278,111
Woodmont - City of Fort Worth HOME	1,500,000	-	-	1,500,000	-	1,500,000
Hometowne at MR LP - Dwight Capital	10,201,596	-	(113,132)	10,088,464	117,623	9,970,841
Hometowne at MR LP - City of Fort Worth	650,000	-	-	650,000	-	650,000
Post Oak East Apartments, LP	12,296,618	-	(205,219)	12,091,399	216,795	11,874,604
FW Alton Park, LP - Citibank 1	20,000,000	-	-	20,000,000	-	20,000,000
FW Alton Park, LP - Citibank 2	-	80,337	-	80,337	80,337	-
FW Alton Park, LP - Trinity River PFC	3,219,037	-	-	3,219,037	-	3,219,037
FW Campus Apartments, LP	19,658,000	-	-	19,658,000	155,939	19,502,061
FW Campus Apartments, LP - Trinity River PFC	1,916,451	-	-	1,916,451	-	1,916,451
FW Campus Apartments, LP - BOA	-	5,831,112	-	5,831,112	5,831,112	-
Standard at Boswell Marketplace, LP	13,003,287	-	(13,003,287)	-	-	-
Standard at Boswell Marketplace, LP, Capital One	-	8,437,000	-	8,437,000	87,754	8,349,246
Standard at Boswell Marketplace, LP - FWAI	1,000,000	-	-	1,000,000	-	1,000,000
Amtex Avondale, LP - Comm Bank of Texas, NA	9,212,731	-	(155,782)	9,056,949	161,201	8,895,748
Palladium Fort Worth, Ltd - Construction Loan	12,672,000	-	-	12,672,000	12,672,000	-
Palladium Fort Worth, Ltd - Bridge Loan	2,769,349	7,180,651	-	9,950,000	9,950,000	-
FW Steele Prince Hall, LLC - Trinity River PFC	7,149,448	-	(76,071)	7,073,377	80,115	6,993,262
FW Steele Sabine Place, LLC - Trinity River PFC	6,945,199	-	(76,419)	6,868,780	80,433	6,788,347
Reserve at McAlister Senior Living, LLC	3,782,754	-	(50,928)	3,731,826	45,183	3,686,643
Western Center Reserve, LLC	3,282,411	-	(47,476)	3,234,935	50,820	3,184,115
FW Stallion Ridge, LP - Notes	-	1,500,000	-	1,500,000	-	1,500,000
FW Stallion Ridge, LP - Bonds	-	27,425,000	-	27,425,000	-	27,425,000
FW Patriot Pointe, LP - Notes	-	2,000,000	-	2,000,000	-	2,000,000
FW Patriot Pointe, LP - Bonds	-	25,000,000	-	25,000,000	-	25,000,000
Total	\$ 210,968,154	\$ 77,454,100	\$ (16,060,358)	\$ 272,361,896	\$ 30,829,646	\$ 241,532,250

**FORT WORTH HOUSING SOLUTIONS
NOTES TO FINANCIAL STATEMENTS
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NOTE 9 MORTGAGES AND NOTES PAYABLE (CONTINUED)

A summary of principal retirements for the discretely presented component unit's debt by 5-year segments is as follows:

	Western/ Cambridge Apartments	Samuels Apartments	Samuels Apartments	South Hulen/ Candletree Apts	Trinity / WR Apartments	Hunter Plaza	Hunter Plaza	Hunter Plaza	Stallion Pointe
Year Ending December 31,									
2020	\$ 139,219	\$ 33,603	\$ -	\$ 121,541	\$ 159,393	\$ -	\$ 210,076	\$ -	\$ 365,565
2021	145,377	36,028	-	126,366	160,192	-	219,819	-	379,746
2022	4,835,024	38,629	-	131,384	160,994	-	228,775	-	394,478
2023	-	41,417	-	136,600	161,801	-	238,096	-	409,781
2024	-	44,407	-	142,024	162,612	-	246,714	-	425,678
Thereafter	-	1,195,091	126,500	7,489,444	2,936,911	1,800,000	9,403,026	4,580,000	23,632,744
Total Mortgage Payable	<u>\$ 5,119,620</u>	<u>\$ 1,389,175</u>	<u>\$ 126,500</u>	<u>\$ 8,147,359</u>	<u>\$ 3,741,903</u>	<u>\$ 1,800,000</u>	<u>\$ 10,546,506</u>	<u>\$ 4,580,000</u>	<u>\$ 25,607,992</u>

	Stallion Pointe	Woodmont Apts, Ltd	Woodmont Apts, Ltd	Woodmont Apts, Ltd	Woodmont Apts, Ltd	Woodmont Apts, Ltd	Hometowne at Matador Ranch LP	Hometowne at Matador Ranch LP	Post Oak East Apartments, LP
Year Ending December 31,									
2020	\$ -	\$ 227,191	\$ -	\$ 25,932	\$ 17,814	\$ -	\$ 117,623	\$ -	\$ 216,795
2021	-	239,642	-	25,932	17,814	-	122,293	-	11,874,604
2022	-	252,774	-	25,932	17,814	-	127,149	-	-
2023	-	266,628	-	25,932	17,814	-	132,198	-	-
2024	-	281,238	-	25,932	17,814	-	137,446	-	-
Thereafter	2,000,000	12,310,065	2,013,934	301,117	206,855	1,500,000	9,451,755	650,000	-
Total Mortgage Payable	<u>\$ 2,000,000</u>	<u>\$ 13,577,538</u>	<u>\$ 2,013,934</u>	<u>\$ 430,777</u>	<u>\$ 295,925</u>	<u>\$ 1,500,000</u>	<u>\$ 10,088,464</u>	<u>\$ 650,000</u>	<u>\$ 12,091,399</u>

**FORT WORTH HOUSING SOLUTIONS
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2019**

NOTE 9 MORTGAGES AND NOTES PAYABLE (CONTINUED)

	FW Alton Park, LP	FW Alton Park, LP	FW Alton Park, LP	FW Campus Apartments, LP	FW Campus Apartments, LP	FW Campus Apartments, LP	Standard at Boswell Marketplace, LP	Standard at Boswell Marketplace, LP	Amtex Avondale, LP	Palladium Fort Worth, Ltd
Year Ending December 31,										
2020	\$ -	\$ 80,337	\$ -	\$ 155,939	\$ -	\$ 5,831,112	\$ 87,754	\$ -	\$ 161,201	\$ 12,672,000
2021	-	-	-	217,340	-	-	90,803	-	169,881	-
2022	-	-	-	228,619	-	-	93,957	-	177,797	-
2023	-	-	-	240,483	-	-	97,221	-	186,080	-
2024	-	-	-	252,963	-	-	100,599	-	193,670	-
Thereafter	20,000,000	-	3,219,037	18,562,656	1,916,451	-	7,966,666	1,000,000	8,168,320	-
Total Mortgage Payable	<u>\$ 20,000,000</u>	<u>\$ 80,337</u>	<u>\$ 3,219,037</u>	<u>\$ 19,658,000</u>	<u>\$ 1,916,451</u>	<u>\$ 5,831,112</u>	<u>\$ 8,437,000</u>	<u>\$ 1,000,000</u>	<u>\$ 9,056,949</u>	<u>\$ 12,672,000</u>

	Palladium Fort Worth, Ltd	FW Steele Prince Hall, LLC	FW Steele Sabine Place, LLC	Reserve at McAlister Senior Living, LLC	Western Center Reserve, LLC	FW Stallion Ridge, LP	FW Stallion Ridge, LP	FW Patriot Pointe, LP	FW Patriot Pointe, LP	Grand Total
Year Ending December 31,										
2020	\$ 9,950,000	\$ 80,115	\$ 80,433	\$ 45,183	\$ 50,820	\$ -	\$ -	\$ -	\$ -	\$ 30,829,646
2021	-	84,373	84,657	47,898	54,115	-	-	-	-	14,096,880
2022	-	88,857	89,104	50,777	57,625	-	-	-	-	6,999,689
2023	-	93,580	93,784	53,828	61,362	-	-	-	-	2,256,605
2024	-	98,554	98,710	57,063	65,341	-	-	-	-	2,350,765
Thereafter	-	6,627,898	6,422,092	3,477,077	2,945,672	1,500,000	27,425,000	2,000,000	25,000,000	215,828,311
Total Mortgage Payable	<u>\$ 9,950,000</u>	<u>\$ 7,073,377</u>	<u>\$ 6,868,780</u>	<u>\$ 3,731,826</u>	<u>\$ 3,234,935</u>	<u>\$ 1,500,000</u>	<u>\$ 27,425,000</u>	<u>\$ 2,000,000</u>	<u>\$ 25,000,000</u>	<u>\$ 272,361,896</u>

**FORT WORTH HOUSING SOLUTIONS
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2019**

NOTE 10 ANNUAL CONTRIBUTIONS CONTRACTS

Pursuant to the Annual Contributions Contract, HUD contributes an operating subsidy approved in the operating budget. Operating subsidy contributions for the year ended December 31, 2019 were \$4,374,204 for FWHS' Low-Rent Public Housing Program.

Housing Choice Voucher Program Annual Contributions Contracts provide for housing assistance payments to private owners of residential units on behalf of eligible low or very low-income families. The program provides for such payments with respect to existing and moderately rehabilitated housing covering the difference between the maximum rental on a dwelling unit and the amount of rent contribution by a participating family and related administrative expense.

HUD contributions for the Housing Choice Voucher Program for the year ended December 31, 2019 were as follows:

Rental Vouchers	\$ 45,614,016
Moderate Rehabilitation	416,012
Mainstream	724,091
Total	<u><u>\$ 46,754,119</u></u>

NOTE 11 EMPLOYEE RETIREMENT PLAN

FWHS participates in a Defined Contribution Plan administered by VOYA Retirement Insurance and Annuity Company (VRIAC) formerly known as ING Insurance and Annuity Company. The plan complies with IRS Code Section 401(a) regulations and can be amended or modified by FWHS' Board of Commissioners pursuant to applicable IRS guidelines.

A defined contribution pension plan provides benefits in return for services rendered, provides an individual account for each participant, and specifies how contributions to the individual account are to be determined instead of specifying the amount of benefits the individual is to receive.

The new plan, which became effective January 1, 2015, is a restatement of an existing plan to comply with the current law. Employees are eligible for participation in the plan the first of the month following the date of hire. FWHS contributes 5% of the eligible participants' base pay to the plan. The employees can voluntarily contribute up to 10% of their base pay to the plan on an after tax basis. The new plan authorizes FWHS to match up to 5% of this contribution. Thus, after tax contributions above the 5% will not receive a matching contribution. Contributions made by FWHS vest at a rate of 20% per year during the first five years of participation and contributions made by the employees vest immediately. Employees leaving the employment of FWHS are entitled to their contributions and FWHS' contributions to the extent vested and the earnings on these accounts.

During the year ended December 31, 2019, FWHS' required 5% contributions and 5% matching amounted to \$442,724. The total eligible payroll totaled \$5,410,218.

**FORT WORTH HOUSING SOLUTIONS
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2019**

NOTE 11 EMPLOYEE RETIREMENT PLAN (CONTINUED)

FWHS also offers its employees a 403(b) tax-deferred annuity plan also administered by VRIAC. Each employee may voluntarily take a portion of their earnings before taxes and invest it in any of the financial options available to them.

The VOYA Company Plan held no securities of FWHS or of other related parties during the year or as of the close of the fiscal year ended December 31, 2019. Additional information regarding the plan may be obtained by contacting VOYA Retirement Insurance and Annuity Company, PO Box 990063, Hartford, Connecticut 06199-0063 or by phone 800-262-3862.

NOTE 12 ECONOMIC DEPENDENCY

FWHS receives a significant portion of its revenue from funds provided through federal grants. The grant amounts are appropriated each year at the federal level. The amount of funds that FWHS receives has been reduced over the past several years. Current and future reductions are likely to have an adverse impact on operations.

NOTE 13 RELATED PARTY TRANSACTIONS

The material related party transactions to be reported for the fiscal year ended December 31, 2019 consisted of administrative and asset management fees charged by the Central Office Cost Center (COCC) to the various programs and various funding through Accounts Payable - Interfund and Accounts Receivable - Interfund to temporary funding between programs, to record the activity related to the administrative and asset management fees. The interfund balances for the Accounts Payable - Interfund and Accounts Receivable - Interfund within the Primary Government as of December 31, 2019 was \$16,436,460, all of which has been eliminated for reporting purposes.

Other Related Parties

FWHS is a partner, owner, or interest holder either solely or severally with multiple organizations as part of various housing projects, development and construction projects, and for financing purposes. These separate legal entities are established to advance the mission of FWHS related to development and management of various forms of public housing. Activity of these entities is reflected in FWHS' financial statements as applicable, to the extent of their ownership interest and level of activity.

**FORT WORTH HOUSING SOLUTIONS
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2019**

NOTE 13 RELATED PARTY TRANSACTIONS (CONTINUED)

The following table reflects those entities that do not meet the criteria of a component unit of FWHS:

Project	Date Formed	FWHS Interest	Percentage Ownership
Henderson Apartments, L.P.	1/3/2018	Special Limited Partner	0.01%
650 South Main Tenant, LP (High Point)	5/10/2019	Special Limited Partner	0.01%
Standard River District, LP	1/9/2019	Special Limited Partner	0.01%
Fossil Ridge II, LP (Sedona Village)	10/14/2010	Class B Limited Partner	0.01%
AmCal Alliance, LP (the Holston)	5/7/2018	Special Limited Partner	0.005%
FW Springs SLP, LLC	7/20/2015	Special Limited Partner	0.01%

Ground Leases

FWHS entered into 31 ground lease agreements as the lessor with several limited partnerships that have constructed or are in the process of constructing rental home projects, from 2002 through 2019. The units must be used for affordable housing and are subject to affordable housing requirements. If at any time during the lease the affordable housing requirements are not met, the tenant is deemed to be in default and the lease is voided.

The terms of these leases vary from 50 years to 99 years with varying rent terms. Seventeen of the agreements required prepaid ground lease rent, totaling \$96,786,230 (of which \$885,274 is eliminated between Pennsylvania Place and FWHS). As of December 31, 2019, \$95,900,956 remains deferred and unearned. Total rent of \$991,582 was earned for the year ended December 31, 2019.

NOTE 14 RISK MANAGEMENT

FWHS is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; injuries to employees; and natural disasters. FWHS participates in the Texas Municipal League Intergovernmental Risk Pool (TML) for its property, liability, and worker's compensation coverage. TML's mission is to provide Texas municipalities and other units of local government with a stable source of risk financing and loss prevention services at the lowest cost consistent with sound business practices. By spreading the risk of losses across the state of Texas and across a variety of local governments, and by employing proactive loss prevention measures, TML is able to provide a stable and long-term risk financing system for its members. TML functions much like a commercial insurance carrier as premium payments are remitted to the carrier and deductible limits apply. FWHS utilizes commercial carriers for all remaining perils and claims. Liabilities are reported when it is probable that a loss has occurred and the amount of that loss can be reasonably estimated. There were no claims in excess of coverage during the previous three years. These losses include an estimate of claims that have been incurred but not reported. At December 31, 2019, there were no liabilities to be reported.

**FORT WORTH HOUSING SOLUTIONS
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2019**

NOTE 15 CONTINGENCIES

FWHS is subject to examination by federal regulators to determine compliance with terms, conditions, laws, and regulations governing grants given to the entity in the current and prior years. These examinations may result in required refunds by FWHS to federal grantors and/or program beneficiaries.

As of the date that the financial statements were available to be issued, FWHS had outstanding litigation cases that had not yet been resolved. FWHS has assessed the likelihood of such cases resulting in monetary settlement to be minimal and as such has not recorded an associated liability at fiscal year-end. Management believes the resolution of these matters will not have a material impact on FWHS' operations or will result in dismissal.

NOTE 16 CONDUIT DEBT OBLIGATION

Conduit (no-commitment) debt obligations are certain limited-obligation revenue bonds, certificates of participation, or similar debt instruments issued by a state or local governmental entity for the express purpose of providing capital financing for a specific third party that is not a part of the issuer's financial reporting entity. Although conduit debt obligations bear the name of the governmental issuer, the issuer has no obligation for such debt beyond the resources provided by a lease or loan with the third party on whose behalf they are issued and is therefore not reported on the balance sheet.

On September 1, 2014, FW Hunter Plaza, L.P. entered into a financing agreement with the Trinity River Public Facility Corporation to issue tax-exempt bonds for the construction and development of the Project. The bonds are collateralized by the Project and will mature on September 1, 2032.

On March 1, 2018, FW Steele Sabine Place, LLC. entered into a financing agreement with the Trinity River Public Facility Corporation to issue tax-exempt bonds for the construction and development of the Project. The bonds are collateralized by the Project and will mature on March 1, 2048.

On July 1, 2018, FW Steele Prince Hall, LLC. entered into a financing agreement with the Trinity River Public Facility Corporation to issue tax-exempt bonds for the construction and development of the Project. The bonds are collateralized by the Project and will mature on July 1, 2048.

On April 1, 2019, FW Patriot Pointe, L.P. entered into a financing agreement with the Trinity River Public Facility Corporation to issue tax-exempt bonds for the construction and development of the Project. The bonds are collateralized by the Project and will mature on April 1, 2059.

On June 1, 2019, FW Stallion Ridge, L.P. entered into a financing agreement with the Trinity River Public Facility Corporation to issue tax-exempt bonds for the construction and development of the Project. The bonds are collateralized by the Project and will mature on June 1, 2059.

**FORT WORTH HOUSING SOLUTIONS
NOTES TO FINANCIAL STATEMENTS
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NOTE 17 CONDENSED COMBINING INFORMATION FOR BLENDED COMPONENT UNITS

Condensed combining information for FWHS' blended component units is of and for the year ended December 31, 2019 and is provided as follows:

	Gateway Public Facility Corporation		Fort Worth Affordability, Inc.						
	Gateway Public Facility Corporation	Villas of Oak Hill	Fort Worth Affordability, Inc.	Spring Hill Apartments	Spring Glen Apartments	Woodmont GP	Carlyle Crossing	Cobb Park Townhomes II, LP	Eastwood Public Facility Corporation
ASSETS									
Cash	\$ 3,127,017	\$ 23,034,896	\$ 3,484,169	\$ 4,849,634	\$ 1,951,712	\$ -	\$ 55,030	\$ 117,911	\$ 687,037
Restricted Cash	-	-	-	-	-	-	166,401	467,389	319,524
Interprogram Assets	1,421,399	99,545	1,450,662	-	1,916,451	-	-	25,043	-
Other - Current Assets	72	30,939	4,923,077	-	-	60,000	33,098	150,124	48,074
Noncurrent Assets	-	-	3,750,081	-	-	-	13,434	-	-
Capital Assets, Net	-	-	1,979,046	-	-	-	4,023,627	6,065,345	5,414,432
Total Assets	<u>4,548,488</u>	<u>23,165,380</u>	<u>15,587,035</u>	<u>4,849,634</u>	<u>3,868,163</u>	<u>60,000</u>	<u>4,291,590</u>	<u>6,825,812</u>	<u>6,469,067</u>
LIABILITIES									
Current Liabilities	1,318	56,801	1,353,967	28,969	193,044	60,000	690,588	403,768	247,750
Noncurrent Liabilities	-	-	4,885,974	-	-	-	3,496,459	3,760,018	8,768,387
Total Liabilities	<u>1,318</u>	<u>56,801</u>	<u>6,239,941</u>	<u>28,969</u>	<u>193,044</u>	<u>60,000</u>	<u>4,187,047</u>	<u>4,163,786</u>	<u>9,016,137</u>
NET POSITION									
Net Investment in Capital Assets	-	-	(3,124,890)	-	-	-	368,838	2,087,365	(3,481,915)
Restricted	-	-	-	-	-	-	139,929	432,316	289,243
Unrestricted	4,547,170	23,108,579	12,471,984	4,820,665	3,675,119	-	(404,224)	142,345	645,602
Total Net Position	<u>4,547,170</u>	<u>23,108,579</u>	<u>9,347,094</u>	<u>4,820,665</u>	<u>3,675,119</u>	<u>-</u>	<u>104,543</u>	<u>2,662,026</u>	<u>(2,547,070)</u>
Total Liabilities and Net Position	<u>\$ 4,548,488</u>	<u>\$ 23,165,380</u>	<u>\$ 15,587,035</u>	<u>\$ 4,849,634</u>	<u>\$ 3,868,163</u>	<u>\$ 60,000</u>	<u>\$ 4,291,590</u>	<u>\$ 6,825,812</u>	<u>\$ 6,469,067</u>

**FORT WORTH HOUSING SOLUTIONS
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2019**

NOTE 17 CONDENSED COMBINING INFORMATION FOR BLENDED COMPONENT UNITS (CONTINUED)

	Aventine Tarrant Parkway Apartments, LP	Hillside Public Facility Corporation/ Knights of Pythias	Hillside Apartments	Trinity River Public Facility Corporation	QuadCo Management Solutions, LLC	Fair Oaks Public Facility Corporation	Fair Park Public Facility Corporation	Overton Square, L.P.
ASSETS								
Cash	\$ 1,101,618	\$ 43,458	\$ 2,058,365	\$ 8,869,368	\$ 31,892	\$ 193,272	\$ 20,167	\$ 856,144
Restricted Cash	917,599	3,720	336,023	-	-	335,339	299,483	1,447,015
Interprogram Assets	32,847	-	100,000	190,940	514,287	-	-	100
Other - Current Assets	80,796	27,294	65,857	1,170,959	418,828	62,383	61,973	78,586
Noncurrent Assets	2,940	-	-	12,141,457	-	-	-	-
Capital Assets, Net	11,182,842	2,481,033	9,044,681	-	16,295	2,033,728	1,766,741	7,721,895
Total Assets	<u>13,318,642</u>	<u>2,555,505</u>	<u>11,604,926</u>	<u>22,372,724</u>	<u>981,302</u>	<u>2,624,722</u>	<u>2,148,364</u>	<u>10,103,740</u>
LIABILITIES								
Current Liabilities	554,717	691,449	409,778	3,098,932	630,410	291,087	305,610	405,984
Noncurrent Liabilities	20,647,691	1,398,307	8,434,897	-	-	1,561,979	1,632,347	13,791,809
Total Liabilities	<u>21,202,408</u>	<u>2,089,756</u>	<u>8,844,675</u>	<u>3,098,932</u>	<u>630,410</u>	<u>1,853,066</u>	<u>1,937,957</u>	<u>14,197,793</u>
NET POSITION								
Net Investment in Capital Assets	(9,815,838)	1,058,148	400,984	-	16,295	449,905	111,567	(6,278,105)
Restricted	849,471	-	283,132	-	-	322,391	290,654	1,384,787
Unrestricted	1,082,601	(592,399)	2,076,135	19,273,792	334,597	(640)	(191,814)	799,265
Total Net Position	<u>(7,883,766)</u>	<u>465,749</u>	<u>2,760,251</u>	<u>19,273,792</u>	<u>350,892</u>	<u>771,656</u>	<u>210,407</u>	<u>(4,094,053)</u>
Total Liabilities and Net Position	<u>\$ 13,318,642</u>	<u>\$ 2,555,505</u>	<u>\$ 11,604,926</u>	<u>\$ 22,372,724</u>	<u>\$ 981,302</u>	<u>\$ 2,624,722</u>	<u>\$ 2,148,364</u>	<u>\$ 10,103,740</u>

**FORT WORTH HOUSING SOLUTIONS
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2019**

NOTE 17 CONDENSED COMBINING INFORMATION FOR BLENDED COMPONENT UNITS (CONTINUED)

	Pennsylvania Place Apartments, LP	Cavile PFC	Iron Wood Crossing Public Facility Corporation	Lincoln Terrace, LP	Other Projects	Total Blended Component Units	Eliminations	Primary Government	Total
ASSETS									
Cash	\$ 224,824	\$ -	\$ -	\$ 87,203	\$ 689,290	\$ 51,483,007	\$ -	\$ 19,260,868	\$ 70,743,875
Restricted Cash	592,402	-	-	612,071	-	5,496,966	-	1,598,596	7,095,562
Interprogram Assets	-	-	-	-	40,882	5,792,156	(16,436,460)	10,644,304	-
Other - Current Assets	899,999	114,627	-	70,353	166,724	8,463,763	(217,961)	9,994,859	18,240,661
Noncurrent Assets	-	-	-	-	-	15,907,912	(4,645,292)	3,716,274	14,978,894
Capital Assets, Net	4,568,368	3,136,635	77,275,097	6,571,520	-	143,281,285	-	37,693,073	180,974,358
Total Assets	<u>6,285,593</u>	<u>3,251,262</u>	<u>77,275,097</u>	<u>7,341,147</u>	<u>896,896</u>	<u>230,425,089</u>	<u>(21,299,713)</u>	<u>82,907,974</u>	<u>292,033,350</u>
LIABILITIES									
Current Liabilities	298,577	162,088	795,512	503,430	17,322	11,201,101	(16,673,408)	11,932,157	6,459,850
Noncurrent Liabilities	6,244,803	-	76,997,867	7,347,560	-	158,968,098	(4,626,305)	19,204,363	173,546,156
Total Liabilities	<u>6,543,380</u>	<u>162,088</u>	<u>77,793,379</u>	<u>7,850,990</u>	<u>17,322</u>	<u>170,169,199</u>	<u>(21,299,713)</u>	<u>31,136,520</u>	<u>180,006,006</u>
NET POSITION									
Net Investment in Capital Assets	(1,795,200)	3,136,635	(518,282)	1,551,195	-	(15,833,298)	-	18,674,838	2,841,540
Restricted	556,817	-	-	598,217	-	5,146,957	-	1,133,255	6,280,212
Unrestricted	980,596	(47,461)	-	(2,659,255)	879,574	70,942,231	-	31,963,361	102,905,592
Total Net Position	<u>(257,787)</u>	<u>3,089,174</u>	<u>(518,282)</u>	<u>(509,843)</u>	<u>879,574</u>	<u>60,255,890</u>	<u>-</u>	<u>51,771,454</u>	<u>112,027,344</u>
Total Liabilities and Net Position	<u>\$ 6,285,593</u>	<u>\$ 3,251,262</u>	<u>\$ 77,275,097</u>	<u>\$ 7,341,147</u>	<u>\$ 896,896</u>	<u>\$ 230,425,089</u>	<u>\$ (21,299,713)</u>	<u>\$ 82,907,974</u>	<u>\$ 292,033,350</u>

**FORT WORTH HOUSING SOLUTIONS
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2019**

NOTE 17 CONDENSED COMBINING INFORMATION FOR BLENDED COMPONENT UNITS (CONTINUED)

	Gateway Public Facility Corporation		Fort Worth Affordability, Inc.						
	Gateway Public Facility Corporation	Villas of Oak Hill	Fort Worth Affordability, Inc.	Spring Hill Apartments	Spring Glen Apartments	Woodmont GP	Carlyle Crossing	Cobb Park Townhomes II, LP	Eastwood Public Facility Corporation
OPERATING REVENUES									
Tenant Revenue	\$ -	\$ 398,672	\$ -	\$ -	\$ -	\$ -	\$ 1,065,328	\$ 1,479,861	\$ 1,373,740
Other Revenues	-	193,711	1,634,536	13,737	10,162	-	12,289	6,288	39,639
Total Operating Revenues	-	592,383	1,634,536	13,737	10,162	-	1,077,617	1,486,149	1,413,379
OPERATING EXPENSES									
Administrative	-	111,656	18,709	-	-	-	348,092	373,531	310,387
Tenant Services	-	-	-	-	-	-	16,144	14,600	-
Utilities	-	63,186	-	-	-	-	81,288	271,484	157,510
Ordinary Maintenance and Operations	-	114,341	-	-	-	-	457,002	529,715	206,062
Protective Services	-	5,006	-	-	-	-	81,968	62,586	-
General Expenses	121	13,673	600,207	-	-	-	60,690	299,390	87,723
Housing Assistance Payments	-	-	-	-	-	-	-	-	-
Depreciation	-	85,124	-	-	-	-	155,987	91,575	495,480
Total Operating Expenses	121	392,986	618,916	-	-	-	1,201,171	1,642,881	1,257,162
Operating Income (Loss)	(121)	199,397	1,015,620	13,737	10,162	-	(123,554)	(156,732)	156,217
Total Nonoperating Revenues (Expenses)	114,494	35,471,563	34,983	138,021	58,163	-	(42,303)	2,163	(311,038)
Income (Loss) Before Transfers	114,373	35,670,960	1,050,603	151,758	68,325	-	(165,857)	(154,569)	(154,821)
Operating Transfers	880,000	(880,000)	101,318	(2,698,650)	(1,475,978)	-	-	-	(187,452)
CHANGE IN NET POSITION	994,373	34,790,960	1,151,921	(2,546,892)	(1,407,653)	-	(165,857)	(154,569)	(342,273)
Total Net Position - Beginning of Year, As Restated	3,552,797	(11,682,381)	8,195,173	7,367,557	5,082,772	-	270,400	2,816,595	(2,204,797)
TOTAL NET POSITION - END OF YEAR	<u>\$ 4,547,170</u>	<u>\$ 23,108,579</u>	<u>\$ 9,347,094</u>	<u>\$ 4,820,665</u>	<u>\$ 3,675,119</u>	<u>\$ -</u>	<u>\$ 104,543</u>	<u>\$ 2,662,026</u>	<u>\$ (2,547,070)</u>

**FORT WORTH HOUSING SOLUTIONS
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2019**

NOTE 17 CONDENSED COMBINING INFORMATION FOR BLENDED COMPONENT UNITS (CONTINUED)

	Aventine Tarrant Parkway Apartments, LP	Hillside Public Facility Corporation/ Knights of Pythias	Hillside Apartments	Trinity River Public Facility Corporation	QuadCo Management Solutions, LLC	Fair Oaks Public Facility Corporation	Fair Park Public Facility Corporation	Overton Square, L.P.
OPERATING REVENUES								
Tenant Revenue	\$ 2,627,049	\$ 162,246	\$ 1,948,689	\$ -	\$ -	\$ 583,963	\$ 480,754	\$ 1,607,706
Other Revenues	28,856	90,678	8,676	4,070,584	1,656,241	12,588	7,571	200,466
Total Operating Revenues	<u>2,655,905</u>	<u>252,924</u>	<u>1,957,365</u>	<u>4,070,584</u>	<u>1,656,241</u>	<u>596,551</u>	<u>488,325</u>	<u>1,808,172</u>
OPERATING EXPENSES								
Administrative	356,120	102,765	415,356	140,796	1,542,280	175,625	127,311	434,857
Tenant Services	-	719	11,885	-	-	32,128	26,018	30,580
Utilities	231,678	26,278	124,339	71	-	89,133	100,076	144,546
Ordinary Maintenance and Operations	396,310	15,764	442,095	265	2,821	169,953	173,763	333,794
Protective Services	11,310	-	3,750	-	-	94	-	745
General Expenses	121,771	16,604	65,599	2,758,278	136,820	24,746	29,594	57,747
Housing Assistance Payments	-	-	-	-	-	-	-	-
Depreciation	551,714	67,907	258,219	-	9,363	149,732	82,925	346,958
Total Operating Expenses	<u>1,668,903</u>	<u>230,037</u>	<u>1,321,243</u>	<u>2,899,410</u>	<u>1,691,284</u>	<u>641,411</u>	<u>539,687</u>	<u>1,349,227</u>
Operating Income (Loss)	987,002	22,887	636,122	1,171,174	(35,043)	(44,860)	(51,362)	458,945
Total Nonoperating Revenues (Expenses)	<u>(770,264)</u>	<u>(126,929)</u>	<u>(326,450)</u>	<u>80,581</u>	<u>6,803</u>	<u>(100,731)</u>	<u>(107,002)</u>	<u>(877,500)</u>
Income (Loss) Before Transfers	216,738	(104,042)	309,672	1,251,755	(28,240)	(145,591)	(158,364)	(418,555)
Operating Transfers	-	-	-	-	-	-	-	-
CHANGE IN NET POSITION	216,738	(104,042)	309,672	1,251,755	(28,240)	(145,591)	(158,364)	(418,555)
Total Net Position - Beginning of Year, As Restated	(8,100,504)	569,791	2,450,579	18,022,037	379,132	917,247	368,771	(3,675,498)
TOTAL NET POSITION - END OF YEAR	<u>\$ (7,883,766)</u>	<u>\$ 465,749</u>	<u>\$ 2,760,251</u>	<u>\$ 19,273,792</u>	<u>\$ 350,892</u>	<u>\$ 771,656</u>	<u>\$ 210,407</u>	<u>\$ (4,094,053)</u>

**FORT WORTH HOUSING SOLUTIONS
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2019**

NOTE 17 CONDENSED COMBINING INFORMATION FOR BLENDED COMPONENT UNITS (CONTINUED)

	Pennsylvania Place Apartments, LP	Cavile PFC	Iron Wood Crossing Public Facility Corporation	Lincoln Terrace, LP	Other Projects	Total Blended Component Units	Eliminations	Primary Government	Total
OPERATING REVENUES									
Tenant Revenue	\$ 1,383,004	\$ -	\$ -	\$ 606,468	\$ -	\$ 13,717,480	\$ -	\$ 839,163	\$ 14,556,643
Other Revenues	5,316	30	663,046	201,853	15,649	8,871,916	(349,564)	68,476,165	77,348,081
Total Operating Revenues	<u>1,388,320</u>	<u>30</u>	<u>663,046</u>	<u>808,321</u>	<u>15,649</u>	<u>22,589,396</u>	<u>(349,564)</u>	<u>69,315,328</u>	<u>91,904,724</u>
OPERATING EXPENSES									
Administrative	388,533	10,452	-	171,888	5,828	5,034,186	-	11,204,860	16,239,046
Tenant Services	57,551	-	-	7,339	-	196,964	-	55,218	252,182
Utilities	157,113	72	-	75,442	-	1,522,216	-	1,255,311	2,777,527
Ordinary Maintenance and Operations	310,388	28,541	-	144,537	-	3,325,351	-	1,428,944	4,754,295
Protective Services	553	-	-	1,818	-	167,830	-	863,961	1,031,791
General Expenses	143,052	-	-	287,017	13,109	4,716,141	(349,564)	2,407,159	7,123,300
Housing Assistance Payments	-	-	-	-	-	-	-	46,593,665	46,593,665
Depreciation	398,602	-	1,480,634	273,254	2	4,447,476	-	1,304,814	5,752,290
Total Operating Expenses	<u>1,455,792</u>	<u>39,065</u>	<u>1,480,634</u>	<u>961,295</u>	<u>18,939</u>	<u>19,410,164</u>	<u>(349,564)</u>	<u>65,113,932</u>	<u>84,524,096</u>
Operating Income (Loss)	(67,472)	(39,035)	(817,588)	(152,974)	(3,290)	3,179,232	-	4,201,396	7,380,628
Total Nonoperating Revenues (Expenses)	<u>(194,664)</u>	<u>-</u>	<u>-</u>	<u>(93,477)</u>	<u>14,941</u>	<u>32,971,354</u>	<u>-</u>	<u>359,699</u>	<u>33,331,053</u>
Income (Loss) Before Transfers	(262,136)	(39,035)	(817,588)	(246,451)	11,651	36,150,586	-	4,561,095	40,711,681
Operating Transfers	<u>(101,317)</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>(2)</u>	<u>(4,362,081)</u>	<u>-</u>	<u>4,362,081</u>	<u>-</u>
CHANGE IN NET POSITION	(363,453)	(39,035)	(817,588)	(246,451)	11,649	31,788,505	-	8,923,176	40,711,681
Total Net Position - Beginning of Year, As Restated	105,666	3,128,209	299,306	(263,392)	867,925	28,467,385	-	42,848,278	71,315,663
TOTAL NET POSITION - END OF YEAR	<u>\$ (257,787)</u>	<u>\$ 3,089,174</u>	<u>\$ (518,282)</u>	<u>\$ (509,843)</u>	<u>\$ 879,574</u>	<u>\$ 60,255,890</u>	<u>\$ -</u>	<u>\$ 51,771,454</u>	<u>\$ 112,027,344</u>

**FORT WORTH HOUSING SOLUTIONS
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2019**

NOTE 17 CONDENSED COMBINING INFORMATION FOR BLENDED COMPONENT UNITS (CONTINUED)

	Gateway Public Facility Corporation		Fort Worth Affordability, Inc.					Eastwood Public Facility Corporation	
	Gateway Public Facility Corporation	Villas of Oak Hill	Fort Worth Affordability, Inc.	Spring Hill Apartments	Spring Glen Apartments	Woodmont GP	Carlyle Crossing		Cobb Park Townhomes II, LP
Net Cash Provided by (Used in)									
Operating Activities	\$ 114,494	\$ (1,470,195)	\$ 9,465,375	\$ 42,691	\$ 203,193	\$ -	\$ 179,127	\$ 184,758	\$ 133,853
Capital and Related Financing Activities	880,000	23,231,978	(8,157,281)	(2,698,650)	(1,475,978)	-	(187,973)	-	(123,602)
Investing Activities	-	342,944	1,620,351	138,021	58,161	-	774	(658,119)	-
Net Increase/(Decrease) in Cash	994,494	22,104,727	2,928,445	(2,517,938)	(1,214,624)	-	(8,072)	(473,361)	10,251
Cash and Cash Equivalents - Beginning of Year	2,132,523	930,169	555,724	7,367,572	3,166,336	-	229,503	1,058,661	996,310
Cash and Cash Equivalents - End of Year	\$ 3,127,017	\$ 23,034,896	\$ 3,484,169	\$ 4,849,634	\$ 1,951,712	\$ -	\$ 221,431	\$ 585,300	\$ 1,006,561

	Hillside Public Facility Corporation	Hillside Apartments	Trinity River Public Facility Corporation	QuadCo Management Solutions, LLC	Fair Oaks Public Facility Corporation	Fair Park Public Facility Corporation	Overton Square, LP	Pennsylvania Place, LP
	Knights of Pythias		Public Facility Corporation	Public Facility Corporation	Public Facility Corporation	Public Facility Corporation	Public Facility Corporation	Public Facility Corporation
Net Cash Provided by (Used in)								
Operating Activities	\$ 193,412	\$ 682,609	\$ 5,009,129	\$ (320,664)	\$ 111,042	\$ 142,630	\$ (1,227,541)	\$ 316,366
Capital and Related Financing Activities	(154,057)	(486,722)	-	-	(124,717)	(130,335)	(140,607)	(7,843)
Investing Activities	-	13,310	802,910	6,803	2,046	407	2,936,906	(317,838)
Net Increase/(Decrease) in Cash	39,355	209,197	5,812,039	(313,861)	(11,629)	12,702	1,568,758	(9,315)
Cash and Cash Equivalents - Beginning of Year	7,823	2,185,190	3,057,329	345,753	540,240	306,950	734,401	826,541
Cash and Cash Equivalents - End of Year	\$ 47,178	\$ 2,394,387	\$ 8,869,368	\$ 31,892	\$ 528,611	\$ 319,652	\$ 2,303,159	\$ 817,226

**FORT WORTH HOUSING SOLUTIONS
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2019**

NOTE 17 CONDENSED COMBINING INFORMATION FOR BLENDED COMPONENT UNITS (CONTINUED)

	Cavile PFC	Aventine Tarrant Parkway Apartments, LP	Iron Wood Crossing	Lincoln Terrace, LP	Other Projects	Total Blended Component Units	Primary Government	Total
Net Cash Provided by (Used in)								
Operating Activities	\$ 2,000	\$ 792,991	\$ -	\$ 89,462	\$ (12,474)	\$ 14,632,258	\$ (7,125,700)	\$ 7,506,558
Capital and Related Financing Activities	(2,000)	788,378	-	-	12,867	11,223,458	12,972,902	24,151,360
Investing Activities	-	(339,273)	-	(26,401)	14,946	4,595,948	(3,391,030)	1,204,918
Net Increase/(Decrease) in Cash	-	1,242,096	-	63,061	15,339	30,451,664	2,411,172	32,862,836
Cash and Cash Equivalents - Beginning of Year	-	777,121	-	636,212	673,951	26,528,309	18,448,292	44,976,601
Cash and Cash Equivalents - End of Year	\$ -	\$ 2,019,217	\$ -	\$ 699,273	\$ 689,290	\$ 56,979,973	\$ 20,859,464	\$ 77,839,437

**FORT WORTH HOUSING SOLUTIONS
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2019**

NOTE 18 PENDING GASB PRONOUNCEMENTS

GASB Statement No. 95, *Postponement of the Effective Dates of Certain Authoritative Guidance*, was issued in May 2020. The primary objective of this Statement is to provide temporary relief to governments and other stakeholders in light of the COVID-19 pandemic. That objective was accomplished by postponing the effective dates of certain provisions in Statements and Implementation Guides that first became effective or are scheduled to become effective for periods beginning after June 15, 2018, and later. FWHS is evaluating the potential impacts of the following postponed GASB statements on its accounting practices and financial statements:

- GASB Statement No. 84, *Fiduciary Activities*
- GASB Statement No. 87, *Leases*
- GASB Statement No. 88, *Certain Disclosures Related to Debt, including Direct Borrowings and Direct Placements*
- GASB Statement No. 89, *Accounting for Interest Cost Incurred before the End of a Construction Period*
- GASB Statement No. 90, *Majority Equity Interests*
- GASB Statement No. 91, *Conduit Debt Obligations*

NOTE 19 SUBSEQUENT EVENTS

In preparing the financial statements, FWHS has evaluated events and transactions for potential recognition or disclosure through October 30, 2020, the date the financial statements were available to be issued.

FWHS is involved in many ongoing construction, development and rehabilitation projects that have been both started/completed subsequent to year-end.

Subsequent to year-end, the World Health Organization declared the spread of Coronavirus Disease (COVID-19) a worldwide pandemic. The COVID-19 pandemic is having significant effects on global markets, supply chains, businesses, and communities. Specific to FWHS, COVID-19 may impact various parts of its 2020 operations and financial results, including possible decreased collection of tenant rents, increase in expenses, etc. Management believes FWHS is taking appropriate actions to mitigate the negative impact. FWHS has received additional monies from HUD related to their federal programs in order to assist with extra administrative and program costs incurred related to COVID-19. However, the full impact of COVID-19 is unknown and cannot be reasonably estimated as these events occurred subsequent to year-end and are still developing.

In early 2020, the U.S. Department of Housing and Urban Development (HUD) awarded FWHS and the City of Fort Worth, Texas with a \$35 million Choice Neighborhood Initiative Implementation Grant to fund transformational revitalization projects in the Stop Six Neighborhood.

In June of 2020, FWHS became general partner of Fossil Ridge II, LP (Sedona Village). In fiscal year 2020, this entity will be reported as a discretely presented component unit.

In October 2020, the City of Fort Worth lent FW Casa de Esperanza, LP (the "Project") (controlled by FWHS and owned directly or indirectly by FWHS (99.9%)) a forgivable, nonrecourse loan of City CARES funds in the amount of \$9,250,000 with the purpose of assisting in developing a COVID-vulnerable permanent supporting housing for the City's citizens.

SUPPLEMENTAL INFORMATION

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**FORT WORTH HOUSING SOLUTIONS
SCHEDULE OF REVENUES, EXPENSES, AND CHANGES IN NET POSITION -
BUDGET AND ACTUAL – PUBLIC HOUSING
YEAR ENDED DECEMBER 31, 2019**

	Budget	Actual	Over (Under) Budget
OPERATING REVENUE			
Net Tenant Rental Revenue	\$ 653,752	\$ 839,163	\$ 185,411
HUD Grants	3,481,488	5,409,579	1,928,091
Other Revenue	(108,669)	170,084	278,753
Total Operating Revenue	<u>4,026,571</u>	<u>6,418,826</u>	<u>2,392,255</u>
OPERATING EXPENSES			
Administrative	2,225,237	2,368,079	142,842
Asset Management Fee	62,640	71,040	8,400
Tenant Services	-	55,218	55,218
Utilities	1,304,642	1,135,551	(169,091)
Ordinary Maintenance and Operations	464,226	1,186,916	722,690
Protective Services	754,800	788,919	34,119
General	116,784	1,294,129	1,177,345
Housing Assistance Payments	-	726	726
Total Operating Expenses	<u>4,928,329</u>	<u>6,900,578</u>	<u>1,972,249</u>
Operating Loss	<u>(901,758)</u>	<u>(481,752)</u>	<u>420,006</u>
NONOPERATING REVENUE (EXPENSES)			
Investment Income	-	184,988	184,988
Interest Expense	-	(22,500)	(22,500)
Bad Debt Expense	-	(1,707)	(1,707)
Casualty Losses - Noncapitalized	-	(15,525)	(15,525)
Capital Grants	-	29,012	29,012
Depreciation and Amortization Expense	(816,631)	(794,131)	22,500
Total Nonoperating Expenses	<u>(816,631)</u>	<u>(619,863)</u>	<u>196,768</u>
CHANGE IN NET POSITION	<u>\$ (1,718,389)</u>	<u>\$ (1,101,615)</u>	<u>\$ 196,768</u>

FORT WORTH HOUSING SOLUTIONS
SCHEDULE OF REVENUES, EXPENSES, AND CHANGES IN NET POSITION -
BUDGET AND ACTUAL – HOUSING CHOICE VOUCHERS
YEAR ENDED DECEMBER 31, 2019

	Budget	Actual	Over (Under) Budget
OPERATING REVENUE			
HUD Operating Grants	\$ 46,895,054	\$ 45,614,016	\$ (1,281,038)
Other Revenue	48,419	528,221	479,802
Total Operating Revenue	<u>46,943,473</u>	<u>46,142,237</u>	<u>(801,236)</u>
OPERATING EXPENSES			
Administrative	3,601,812	4,065,822	464,010
Ordinary Maintenance and Operations	87,752	55,184	(32,568)
Protective Services	1,437	27,031	25,594
General	590,089	126,278	(463,811)
Housing Assistance Payments	43,269,912	41,586,638	(1,683,274)
Capital Expenditures	75,000	-	(75,000)
Total Operating Expenses	<u>47,626,002</u>	<u>45,860,953</u>	<u>(1,765,049)</u>
Operating (Loss) Income	<u>(682,529)</u>	<u>281,284</u>	<u>963,813</u>
NONOPERATING REVENUE (EXPENSES)			
Investment Income	2,063	1,355	(708)
Transfer To/From Funds	638,310	441,467	(196,843)
Fraud Recovery	42,156	96,618	54,462
Depreciation and Amortization Expense	-	(12,443)	(12,443)
Total Nonoperating Income	<u>682,529</u>	<u>531,297</u>	<u>(151,232)</u>
CHANGE IN NET POSITION	<u>\$ -</u>	<u>\$ 812,581</u>	<u>\$ 812,581</u>

**FORT WORTH HOUSING SOLUTIONS
SCHEDULE OF REVENUES, EXPENSES, AND CHANGES IN NET POSITION -
BUDGET AND ACTUAL – MODERATE REHABILITATION
YEAR ENDED DECEMBER 31, 2019**

	Budget	Actual	Over (Under) Budget
OPERATING REVENUE			
HUD Operating Grants	\$ 402,974	\$ 416,012	\$ 13,038
Other Revenue	-	57	57
Total Operating Revenue	<u>402,974</u>	<u>416,069</u>	<u>13,095</u>
OPERATING EXPENSES			
Administrative	52,948	50,849	(2,099)
General	9,386	163	(9,223)
Ordinary Maintenance and Operations	641	448	(193)
Housing Assistance Payments	<u>337,630</u>	<u>348,973</u>	<u>11,343</u>
Total Operating Expenses	<u>400,605</u>	<u>400,433</u>	<u>(172)</u>
Operating Income	2,369	15,636	13,267
NONOPERATING REVENUE (EXPENSES)			
Transfers	<u>(2,369)</u>	<u>(2,369)</u>	<u>-</u>
CHANGE IN NET POSITION	<u>\$ -</u>	<u>\$ 13,267</u>	<u>\$ 13,267</u>

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**SECTION III STATISTICAL SECTION
(UNAUDITED)**

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**FORT WORTH HOUSING SOLUTIONS
GUIDE TO THE STATISTICAL SECTION
(UNAUDITED)
DECEMBER 31, 2019**

This section of FWHS' Comprehensive Annual Financial Report presents detailed information as a context for understanding the information in the financial statements, net disclosures, and required supplementary information.

PAGES

Financial Trends93-95
 These schedules contain trend information to assist the reader in understanding how FWHS' financial performance and condition have changed over time. This includes post GASB 34 information for the last three years as well as ten-year expense data.

Revenue Capacity96-97
 These schedules contain information to assist the reader in assessing FWHS' two most significant own-source revenues: Federal Funds and Rental Income. This includes ten-year revenue data.

Debt Capacity98-99
 This schedule provides a summary of debt outstanding for each of the last ten years. This represents all periods since the adoption of GASB Statement No. 34. Debt is not a significant funding source as the ability to issue additional debt is generally limited to the underlying property values associated with acquisition of Ripley Arnold replacement unit properties.

Economic and Demographic Information 100-108
 These schedules offer economic and demographic indicators for the City of Fort Worth and Tarrant County to assist the reader in understanding the environment within which FWHS' financial activities take place.

Operating Information109-115
 These schedules contain specific FWHS data including wait list and resident demographic data, performance grading indicators, units available by program data to assist the reader in understanding how the information in FWHS' financial report relates to the communities and services that FWHS provides and the population that it serves.

Sources: Unless otherwise noted, the information in these schedules is derived from the comprehensive annual financial reports or audited financial statements for the relevant year.

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**FORT WORTH HOUSING SOLUTIONS
FINANCIAL TRENDS**

**NET POSITION BY COMPONENT
(UNAUDITED)
LAST TEN FISCAL YEARS
(Accrual basis of accounting)**

	Fiscal Year									
	2019	2018, As Restated	2017	2016	2015	2014	2013	2012	2011	2010
Enterprise Fund										
Net Investment in Capital Assets	\$ 2,841,540	12,089,053	\$ 7,289,639	\$ 6,314,951	\$ 3,915,926	\$ 6,834,251	\$ 11,418,683	\$ 19,709,842	\$ 20,202,270	\$ 29,532,376
Restricted	6,280,212	5,411,573	7,006,009	5,647,331	2,002,126	966,178	746,058	11,030,293	10,284,741	9,064,006
Unrestricted	102,905,592	53,815,037	49,811,344	59,371,879	65,882,514	48,508,012	45,943,646	29,316,735	33,473,453	24,150,112
Total net position	\$ 112,027,344	\$ 71,315,663	\$ 64,106,992	\$ 71,334,161	\$ 71,800,566	\$ 56,308,441	\$ 58,108,387	\$ 60,056,870	\$ 63,960,464	\$ 62,746,494

Note:

a) Accounting standards require that net position be reported in three components in the financial statements; net investment in capital assets; restricted; and unrestricted. Net position is considered restricted only when an external party, such as the state or federal government, places a restriction on how the resources may be used, or through enabling legislation enacted by the city. FWHS engages only in business-type activities.

**FORT WORTH HOUSING SOLUTIONS
FINANCIAL TRENDS**

**STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN NET POSITION
(UNAUDITED)
LAST TEN FISCAL YEARS
(Accrual basis of accounting)**

	Fiscal Year									
	2019	2018	2017	2016	2015	2014	2013	2012	2011	2010
Operating revenues										
Business-type activities:										
Charges for services:										
Tenant rents	\$ 14,906,207	\$ 19,326,834	\$ 18,786,196	\$ 16,241,967	\$ 15,358,079	\$ 13,011,291	\$ 11,398,982	\$ 9,891,185	\$ 9,551,929	\$ 7,911,257
Operating grants and contributions	57,491,925	52,312,301	50,901,450	50,283,804	45,818,066	45,744,461	48,170,926	46,018,899	49,270,918	52,609,202
Other revenue	19,827,144	14,163,740	6,167,772	8,184,409	6,819,065	3,992,409	2,282,444	3,364,432	4,698,542	3,811,626
Total business-type activities										
operating revenues	92,225,276	85,802,875	75,855,418	74,710,180	67,995,210	62,748,161	61,852,352	59,274,516	63,521,389	64,332,085
Operating expenses										
Business-type activities:										
Owned housing	38,027,813	35,058,963	33,720,416	29,010,233	26,364,508	24,348,674	23,088,114	23,104,503	23,586,869	19,811,750
Assisted housing	46,593,665	42,892,691	41,698,228	40,003,577	37,830,613	36,140,006	38,891,436	38,951,594	37,642,835	38,700,123
Tenant services	252,182	114,570	150,170	159,819	97,559	96,135	79,113	126,319	127,235	226,546
Total business-type activities										
activities operating expenses	84,873,660	78,066,224	75,568,814	69,173,629	64,292,680	60,584,815	62,058,663	62,182,416	61,356,939	58,738,419
Operating income (loss)	7,351,616	7,736,651	286,604	5,536,551	3,702,530	2,163,346	(206,311)	(2,907,900)	2,164,450	5,593,666
Nonoperating revenues (expenses)										
Business-type activities:										
Capital grants	29,012	-	-	-	2,230,797	494,119	580,672	1,701,343	531,100	1,914,075
Investment income	1,204,918	631,189	305,572	140,065	25,892	10,645	36,498	25,378	21,583	279,994
Interest expense	(3,035,707)	(3,746,010)	(3,899,217)	(3,315,615)	(3,026,801)	(2,495,118)	(2,409,260)	(1,628,433)	(1,640,317)	(1,844,522)
Other	35,161,842	33,638	(3,920,128)	(2,827,406)	12,559,707	(1,972,938)	49,918	182,302	137,154	782,444
Total business-type activities										
nonoperating revenues (expenses)	33,360,065	(3,081,183)	(7,513,773)	(6,002,956)	11,789,595	(3,963,292)	(1,742,172)	280,590	(950,480)	1,131,991
Change in net position	\$ 40,711,681	\$ 4,655,468	\$ (7,227,169)	\$ (466,405)	\$ 15,492,125	\$ (1,799,946)	\$ (1,948,483)	\$ (2,627,310)	\$ 1,213,970	\$ 6,725,657

**FORT WORTH HOUSING SOLUTIONS
FINANCIAL TRENDS**

**EXPENSES BY FUNCTION
(UNAUDITED)
LAST TEN FISCAL YEARS**

Fiscal Year	Administration	Tenant Services	Utilities	Maintenance	General	Housing Assistance Payments	Other	Interest	Depreciation	Totals
2010	\$ 10,816,216	\$ 226,546	\$ 2,509,148	\$ 3,532,603	\$ 1,542,636	\$ 35,857,734	\$ 834,158	\$ 1,844,522	\$ 3,419,378	\$ 60,582,941
2011	\$ 10,380,848	\$ 127,235	\$ 2,413,297	\$ 3,638,002	\$ 3,133,766	\$ 37,642,835	\$ 702,289	\$ 1,640,317	\$ 3,318,667	\$ 62,997,256
2012	\$ 12,073,824	\$ 126,319	\$ 2,282,568	\$ 3,548,316	\$ 666,589	\$ 38,951,594	\$ 1,021,664	\$ 1,628,433	\$ 3,511,542	\$ 63,810,849
2013	\$ 11,123,142	\$ 79,113	\$ 2,355,815	\$ 3,734,602	\$ 1,908,563	\$ 38,891,436	\$ 369,896	\$ 2,409,260	\$ 3,596,096	\$ 64,467,923
2014	\$ 13,068,423	\$ 96,405	\$ 2,411,056	\$ 3,818,148	\$ 933,483	\$ 36,140,006	\$ 2,650,985	\$ 2,495,118	\$ 3,439,247	\$ 65,052,871
2015	\$ 13,126,097	\$ 97,559	\$ 2,492,700	\$ 4,431,575	\$ 2,288,512	\$ 37,830,613	\$ -	\$ 3,026,801	\$ 4,025,624	\$ 67,319,481
2016	\$ 14,544,441	\$ 159,819	\$ 2,806,977	\$ 4,540,413	\$ 1,877,495	\$ 40,003,577	\$ 734,599	\$ 3,315,615	\$ 4,506,308	\$ 72,489,244
2017	\$ 14,340,179	\$ 180,126	\$ 3,039,972	\$ 5,023,953	\$ 5,605,194	\$ 41,698,228	\$ 824,829	\$ 3,899,217	\$ 4,856,333	\$ 79,468,031
2018	\$ 15,848,466	\$ 114,570	\$ 3,274,366	\$ 5,624,644	\$ 3,491,318	\$ 42,892,691	\$ 866,297	\$ 3,746,010	\$ 5,955,175	\$ 81,813,537
2019	\$ 16,239,046	\$ 252,182	\$ 2,777,527	\$ 4,754,295	\$ 7,472,864	\$ 46,593,665	\$ 1,116,387	\$ 3,035,707	\$ 5,752,290	\$ 87,993,963

Source: Fort Worth Housing Solutions internal records.

**FORT WORTH HOUSING SOLUTIONS
REVENUE CAPACITY**

**FEDERAL FINANCIAL ASSISTANCE BY PROGRAM
(UNAUDITED)
LAST TEN FISCAL YEARS**

<u>Fiscal Year</u>	<u>Low Rent Housing Program</u>	<u>Section 8 Housing Assistance Program Cluster</u>	<u>Capital Fund Programs</u>	<u>ROSS/EDSS & Miscellaneous Federal Grants</u>	<u>Continuum of Care</u>	<u>Disaster Programs</u>	<u>Totals</u>
2010	\$ 6,362,357	\$ 37,903,879	\$ 2,974,962	\$ 283,186	\$ 4,123,054	\$ 55,824	\$ 51,703,262
2011	\$ 6,551,445	\$ 36,579,453	\$ 1,397,570	\$ 670,325	\$ 4,199,584	\$ 23,131	\$ 49,421,508
2012	\$ 5,095,158	\$ 37,309,909	\$ 2,516,369	\$ 761,276	\$ 4,693,244	\$ 30,042	\$ 50,405,998
2013	\$ 5,762,868	\$ 36,654,369	\$ 1,347,826	\$ 1,628,896	\$ 4,560,348	\$ -	\$ 49,954,307
2014	\$ 4,910,043	\$ 35,097,425	\$ 1,565,330	\$ 1,139,547	\$ 3,422,300	\$ -	\$ 46,134,645
2015	\$ 4,418,401	\$ 36,658,056	\$ 2,396,493	\$ 1,362,051	\$ 3,245,787	\$ -	\$ 48,080,788
2016	\$ 4,284,579	\$ 38,986,115	\$ 834,592	\$ 1,395,600	\$ 3,364,447	\$ -	\$ 48,865,333
2017	\$ 4,238,969	\$ 39,947,048	\$ 421,431	\$ 1,149,194	\$ 3,337,435	\$ -	\$ 49,094,077
2018	\$ 4,565,707	\$ 41,045,876	\$ 228,245	\$ 1,127,024	\$ 3,199,459	\$ -	\$ 50,166,311
2019	\$ 4,374,204	\$ 46,030,028	\$ 1,064,387	\$ 1,157,262	\$ 3,031,488	\$ -	\$ 55,657,369

Source: Fort Worth Housing Solutions internal records.

**FORT WORTH HOUSING SOLUTIONS
REVENUE CAPACITY**

**REVENUES BY FUNCTION
(UNAUDITED)
LAST TEN FISCAL YEARS**

<u>Fiscal Year</u>	<u>Program Grants/ Subsidies</u>	<u>Tenant Revenue</u>	<u>Interest</u>	<u>Other</u>	<u>Totals</u>
2010	\$ 54,523,277	\$ 7,911,257	\$ 279,994	\$ 4,566,716	\$ 67,281,244
2011	\$ 49,802,018	\$ 9,551,929	\$ 21,583	\$ 4,955,781	\$ 64,331,311
2012	\$ 47,720,242	\$ 9,891,185	\$ 25,378	\$ 3,546,734	\$ 61,183,539
2013	\$ 47,127,931	\$ 11,398,982	\$ 36,498	\$ 3,956,029	\$ 62,519,440
2014	\$ 45,425,082	\$ 13,011,291	\$ 10,645	\$ 4,805,907	\$ 63,252,925
2015	\$ 47,178,196	\$ 15,358,079	\$ 25,892	\$ 7,689,732	\$ 70,251,899
2016	\$ 50,283,804	\$ 16,241,967	\$ 140,065	\$ 8,184,409	\$ 74,850,245
2017	\$ 49,094,077	\$ 18,786,196	\$ 305,572	\$ 8,056,899	\$ 76,242,744
2018	\$ 52,312,301	\$ 19,326,834	\$ 631,189	\$ 14,198,681	\$ 86,469,005
2019	\$ 57,491,925	\$ 14,906,207	\$ 1,204,918	\$ 55,073,582	\$ 128,676,632

Source: Fort Worth Housing Solutions internal records.

**FORT WORTH HOUSING SOLUTIONS
DEBT CAPACITY**

**DEBT OUTSTANDING
(UNAUDITED)
LAST TEN FISCAL YEARS**

	Fiscal Year				
	2019	2018, As Restated	2017	2016	2015
Enterprise Fund					
Bonds, notes and loans payable	\$ 77,343,221	\$ 98,941,373	\$ 95,281,046	\$ 74,440,765	\$ 62,192,500
Notes payable					
Villas of Oak Hill	\$ -	\$ 26,646,340	\$ 27,164,204	\$ 27,657,716	\$ 28,124,357
TDHCA	8,758,724	9,116,853	9,511,308	9,887,601	10,263,894
Knights of Pythias	1,422,882	1,450,131	1,472,111	1,492,635	1,511,644
New 172 Hillside Partner, LLC	8,643,697	8,838,928	9,008,108	9,206,241	9,399,759
Fair Oaks Public Facility Corporation	1,583,823	1,605,763	1,626,316	1,645,597	1,663,394
Fair Park Public Facility Corporation	1,655,174	1,678,100	1,699,579	1,719,730	1,738,332
Eastwood Public Facility Corporation	8,896,347	9,019,949	9,139,341	8,539,400	8,659,855
Ameresco	-	-	-	-	831,265
Lincoln Terrace, LP	5,020,325	5,573,049	-	-	-
Overton Square	14,000,000	7,195,537	7,403,664	7,601,845	-
Pennsylvania Place	6,363,569	6,478,770	6,590,515	6,690,000	-
Aventine Tarrant Parkway Apartments, LP	20,998,680	21,337,953	21,665,900	-	-
Debt outstanding at end of year	\$ 77,343,221	\$ 98,941,373	\$ 95,281,046	\$ 74,440,765	\$ 62,192,500

	Fiscal Year				
	2013	2012	2011	2010	2009
Enterprise Fund					
Bonds, notes and loans payable	\$ 55,410,674	\$ 54,953,017	\$ 39,224,671	\$ 38,087,321	\$ 34,917,763
Notes payable					
Villas of Oak Hill	\$ 28,572,720	\$ 29,000,000	\$ 23,625,000	\$ 24,170,000	\$ 24,479,864
TDHCA	10,429,343	10,805,635	10,845,307	8,969,877	5,205,000
Knights of Pythias	1,525,000	1,447,581	66,302	-	-
Wind River	-	-	-	-	-
Fair Oaks Public Facility Corporation	1,017,196	-	-	-	-
Fair Park Public Facility Corporation	955,747	-	-	-	-
Eastwood Public Facility Corporation	8,773,026	8,879,325	-	-	-
Ameresco	1,030,862	1,221,923	1,404,812	1,586,026	1,799,340
Spring Hill	1,835,463	1,889,682	1,939,721	1,985,902	2,028,522
Spring Glen	1,271,317	1,308,871	1,343,529	1,375,516	1,405,037
Hunter Plaza	-	400,000	-	-	-
Debt outstanding at end of year	\$ 55,410,674	\$ 54,953,017	\$ 39,224,671	\$ 38,087,321	\$ 34,917,763

**FORT WORTH HOUSING SOLUTIONS
DEBT CAPACITY**

**RATIO OF DEBT TO CAPITAL ASSETS
(UNAUDITED)
LAST TEN FISCAL YEARS**

Fiscal Year	Total Debt	Capital Assets, Net	Ratio of Total Debt To Capital Assets
2010	\$ 34,917,763	\$ 60,010,289	58.19%
2011	\$ 38,087,321	\$ 58,289,591	65.34%
2012	\$ 39,224,671	\$ 58,934,513	66.56%
2013	\$ 54,953,017	\$ 66,371,700	82.80%
2014	\$ 55,410,674	\$ 62,244,925	89.02%
2015	\$ 62,192,500	\$ 66,108,426	94.08%
2016	\$ 74,440,765	\$ 80,755,716	92.18%
2017	\$ 95,281,046	\$ 102,570,685	92.89%
2018, As Restated	\$ 98,941,373	\$ 134,179,115	73.74%
2019	\$ 77,343,221	\$ 180,974,358	42.74%

Note: Total debt amount includes short-term portion due within one year.

**FORT WORTH HOUSING SOLUTIONS
ECONOMIC AND DEMOGRAPHIC INFORMATION**

**FORT WORTH TEXAS SOCIAL INFORMATION
PROFILE OF SELECTED SOCIAL CHARACTERISTICS: 2019
GEOGRAPHIC AREA: FORT WORTH CITY
(UNAUDITED)**

Subject	Number	Percent	Subject	Number	Percent
GRANDPARENTS LIVING WITH OWN GRANDCHILDREN UNDER 18	21,068	(X)	ANCESTRY (single and multiple)		
Grandparents responsible for grandchildren	8,066	38.3%	Total population	898,919	(X)
Years responsible for grandchildren			American	43,534	4.8%
Less than 1 year	1,560	7.4%	Arab	7,416	0.8%
1 or 2 years	1,914	9.1%	Czech	2,693	0.3%
3 or 4 years	1,007	4.8%	Danish	1,346	0.1%
5 or more years	3,585	17.0%	Dutch	6,525	0.7%
VETERAN STATUS			English	43,961	4.9%
Civilian population 18 years and over	651,166	(X)	French (except Basque)	12,489	1.4%
Civilian veterans	46,629	7.2%	French Canadian	1,763	0.2%
DISABILITY STATUS OF THE CIVILIAN			German	65,184	7.4%
NONINSTITUTIONALIZED POPULATION - TOTAL POPULATION	888,549	(X)	Greek	2,411	0.3%
With a disability	86,085	9.7%	Hungarian	1,250	0.1%
Population under 18 years	246,470	(X)	Irish	51,450	5.7%
With a disability	9,689	3.8%	Italian	15,417	1.7%
Population 18 to 64 years	556,309	(X)	Lithuanian	304	0.0%
With a disability	47,149	8.5%	Norwegian	4,241	0.5%
Population 65 years and over	85,770	(X)	Polish	7,879	0.9%
With a disability	29,247	34.1%	Portuguese	1,103	0.1%
RESIDENCE 1 YEAR AGO			Russian	1,563	0.2%
Population 1 year and over	885,616	(X)	Scotch-Irish	6,668	0.7%
Same house	737,368	83.3%	Scottish	11,925	1.3%
Different house in the U.S.	141,976	16.0%	Slovak	1,186	0.1%
Same county	96,553	10.9%	Sub-Saharan African	18,896	0.4%
Different county	45,423	5.1%	Swedish	3,659	0.4%
Same state	25,396	2.9%	Swiss	1,175	0.1%
Different state	20,027	2.3%	Ukrainian	1,728	0.2%
Abroad	6,272	0.7%	Welsh	3,634	0.4%
			West Indian (excluding Hispanic groups)	1,884	0.2%

**FORT WORTH HOUSING SOLUTIONS
ECONOMIC AND DEMOGRAPHIC INFORMATION
(CONTINUED)**

**FORT WORTH TEXAS SOCIAL INFORMATION
PROFILE OF SELECTED SOCIAL CHARACTERISTICS: 2019
GEOGRAPHIC AREA: FORT WORTH CITY
(UNAUDITED)**

Subject	Number	Percent	Subject	Number	Percent
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Civilian population 18 years and over	651,166	(X)	French Canadian	1,763	0.2%
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With a disability	86,085	9.7%	Italian	15,417	1.7%
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Population 18 to 64 years	556,309	(X)	Polish	7,879	0.9%
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With a disability	29,247	34.1%	Scotch-Irish	6,668	0.7%
			Scottish	11,925	1.3%
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Different state	20,027	2.3%			
Abroad	6,272	0.7%			

**FORT WORTH HOUSING SOLUTIONS
ECONOMIC AND DEMOGRAPHIC INFORMATION
(CONTINUED)**

**FORT WORTH TEXAS SOCIAL INFORMATION
PROFILE OF SELECTED DEMOGRAPHIC CHARACTERISTICS: 2019
GEOGRAPHIC AREA: FORT WORTH CITY
(UNAUDITED)**

Subject	Number	Percent	Subject	Number	Percent
Total population	898,919	(X)	RACE AND HISPANIC OR LATINO ORIGIN		
SEX AND AGE			One Race	871,254	96.9%
Male	442,049	49.2%	White	546,141	60.8%
Female	456,870	50.8%	Black or African American	170,498	19.0%
			American Indian and Alaska Native	6,617	0.7%
Under 5 years	68,831	7.7%	Asian	43,267	4.8%
5 to 9 years	69,273	7.7%	Native Hawaiian and Other Pacific Islander	1,497	0.2%
10 to 14 years	71,509	8.0%	Some Other Race	103,234	11.5%
15 to 19 years	62,661	7.0%	Two or More Races	27,665	3.1%
20 to 24 years	62,680	7.0%	White and Black or African American	9,757	1.1%
25 to 34 years	138,918	15.6%	White and American Indian and Alaska Native	2,996	0.3%
			White and Asian	5,432	0.6%
35 to 44 years	1,255,855	14.0%	Black or African American and American Indian and Alaska Native	992	0.1%
45 to 54 years	125,555	12.4%			
55 to 59 years	51,427	5.7%	CITIZEN VOTING AGE POPULATION		
60 to 64 years	45,375	5.0%	18 and Over	562,247	X
65 to 74 years	53,975	6.0%	Male	273,047	48.6%
75 to 84 years	22,327	2.5%	Female	289,200	51.4%
85 years and over	11,248	1.3%			
Median age (years)	33	(X)			
Under 18 years	246,626	27.4%			
16 years and over	677,911	75.4%			
18 years and over	652,293	72.6%			
21 years and over	612,534	68.1%			
62 years and over	111,651	12.4%			
65 years and over	87,550	9.7%			
18 years and over	652,293	(X)			
Male	319,235	48.9%			
Female	333,058	51.1%			
65 years and over	87,550	(X)			
Male	37,155	42.4%			
Female	50,395	57.6%			

- Represents zero or rounds to zero

(X) Not Applicable

**FORT WORTH HOUSING SOLUTIONS
ECONOMIC AND DEMOGRAPHIC INFORMATION
(CONTINUED)**

**FORT WORTH TEXAS SOCIAL INFORMATION
PROFILE OF SELECTED DEMOGRAPHIC CHARACTERISTICS: 2019
GEOGRAPHIC AREA: FORT WORTH CITY
(UNAUDITED)**

Subject	Number	Percent	Subject	Number	Percent
RACE					
Total population	898,919	(X)	Race alone or in combination with one or more other races:³		
One race	871,254	96.9%	Total population	815,930	(X)
Two or more races	27,665	3.1%	White	554,267	67.9%
One race	871,254	(X)	Black or African American	167,683	20.6%
White	546,141	60.8%	American Indian and Alaska Native	10,832	1.3%
Black or African American	170,498	19.0%	Asian	39,519	4.8%
American Indian and Alaska Native	N	N	Native Hawaiian & Other Pacific Islander	1,780	0.2%
Cherokee tribal grouping	N	N	Some other race	70,671	8.7%
Chippewa tribal grouping	N	N			
Navajo tribal grouping	N	N	HOUSING OCCUPANCY		
Sioux tribal grouping	N	N	Total housing units	337,072	(X)
Asian	43,267	4.8%	Occupied housing units	308,188	91.4%
Asian Indian	8,238	0.9%	Vacant housing units	28,884	8.6%
Chinese	3,670	0.4%	Homeowner vacancy rate (percent)	(X)	1.3%
Filipino	3,018	0.3%	Rental vacancy rate (percent)	(X)	8.7%
Japanese	522	0.1%			
Korean	2,564	0.3%	HOUSING TENURE		
Vietnamese	8,819	1.0%	Occupied housing units	308,188	(X)
Other Asian ¹	16,436	1.8%	Owner-occupied housing units	173,864	56.4%
Native Hawaiian and Other Pacific Islander	1,497	0.2%	Renter-occupied housing units	134,324	43.6%
Native Hawaiian	N	N	Average household size of owner-occupied unit	3.07	(X)
Guamanian or Chamorro	N	N	Average household size of renter-occupied unit	2.60	(X)
Samoan	N	N			
Other Pacific Islander ²	N	N			
Some other race	103,234	11.5%			
Two or more races	27,665	3.1%			
White and Black or African American	9,757	1.1%			
White and American Indian & Alaska Native	2,996	0.2%			
White and Asian	5,432	0.6%			
Black or African American and American Indian and Alaska Native	992	0.1%			

- Represents zero or rounds to zero

(X) Not Applicable

(N) Indicates that data for this geographic area cannot be displayed because the number of sample cases is too small.

¹ Other Asian alone, or two or more Asian categories.

² Other Pacific Islander alone, or two or more Native Hawaiian and Other Pacific Islander categories.

³ In combination with one or more of the other races listed. The six numbers may add to more than the total population and the six percentages may add to more than 100 percent because individuals may report more than one race.

Source: U.S. Census Bureau, 2018 American Community Survey

**FORT WORTH HOUSING SOLUTIONS
ECONOMIC AND DEMOGRAPHIC INFORMATION
(CONTINUED)**

**FORT WORTH TEXAS SOCIAL INFORMATION
PROFILE OF SELECTED HOUSING CHARACTERISTICS: 2019
GEOGRAPHIC AREA: FORT WORTH CITY
(UNAUDITED)**

Subject	Number	Percent	Subject	Number	Percent
UNITS IN STRUCTURE			OCCUPANTS PER ROOM		
Total Housing Units	337,072	(X)	Occupied housing units	308,188	(X)
1-unit, detached	222,298	65.9%	1.00 or less	294,284	95.5%
1-unit, attached	9,979	3.0%	1.01 to 1.50	9,721	3.2%
2 units	6,019	1.8%	1.51 or more	4,183	1.4%
3 or 4 units	11,207	3.3%	VALUE		
5 to 9 units	21,634	6.4%	Owner Occupied Units	173,864	(X)
10 to 19 units	27,980	8.3%	Less than \$50,000	8,866	5.1%
20 or more units	31,840	9.4%	\$50,000 to \$99,999	26,064	15.0%
Mobile home	6,005	1.8%	\$100,000 to \$149,999	26,360	15.2%
Boat, RV, van, etc.	110	0.0%	\$150,000 to \$199,999	32,017	18.4%
YEAR STRUCTURE BUILT			\$200,000 to \$299,999	48,171	27.7%
2014 or later	18,401	5.5%	\$300,000 to \$499,999	23,652	13.6%
2010 to 2013	16,368	4.9%	\$500,000 to \$999,999	7,184	4.1%
2000 to 2009	81,602	24.2%	\$1,000,000 or more	1,550	0.9%
1990 to 1999	39,148	11.6%	Median (dollars)	189,300	(X)
1980 to 1989	44,260	13.1%	MORTGAGE STATUS		
1970 to 1979	34,787	10.3%	SELECTED MONTHLY OWNER COSTS (SMOC)		
1960 to 1969	25,687	7.6%	Housing Units With a mortgage	110,076	(X)
1950 to 1959	40,594	12.0%	Less than \$500	373	0.3%
1940 to 1949	16,154	4.8%	\$500 to \$999	14,109	12.8%
1939 or earlier	20,071	6.0%	\$1,000 to 1,499	35,313	32.1%
ROOMS			\$1,500 to 1,999	31,697	28.8%
1 room	9,060	2.7%	\$2,000 to 2, 499	14,954	13.6%
2 rooms	11,197	3.3%	\$2,500 to \$2,999	6,431	5.8%
3 rooms	36,685	10.9%	\$3,000 or more	7,199	6.5%
4 rooms	54,576	16.2%	Median (dollars)	1,577	(X)
5 rooms	76,782	22.8%	Housing units without a mortgage	63,788	(X)
6 rooms	60,332	17.9%	SELECTED MONTHLY OWNER COSTS AS A PERCENTAGE OF HOUSEHOLD INCOME (SMOCAPI)		
7 rooms	37,736	11.2%	Housing unit with a mortgage*	19,902	(X)
8 rooms	23,735	7.0%	Less than 20.0 percent	47,943	43.6%
9 or more rooms	26,969	8.0%	20.0 to 24.9 percent	18,804	17.1%
Median (rooms)	5.2	(X)	25.0 to 29.9 percent	10,696	970.0%
YEAR HOUSEHOLDER MOVED INTO UNIT			30.0 to 34.9 percent	8,011	7.3%
Occupied Housing Units	308,188	(X)	35 percent or more	24,448	22.2%
2017 or later	77,694	25.2%	Not computed	174	(X)
2015 to 2016	59,133	19.2%			
2010 to 2014	56,695	18.4%			
2000 to 2009	66,831	21.7%			
1990 to 1999	25,291	8.4%			
1989 or earlier	21,914	7.1%			

- Represents zero or rounds to zero

(X) Not Applicable

* Excluding units where SMOCAPI cannot be computed

Source: U.S. Census Bureau, 2018 American Community Survey

**FORT WORTH HOUSING SOLUTIONS
ECONOMIC AND DEMOGRAPHIC INFORMATION
(CONTINUED)**

**FORT WORTH TEXAS SOCIAL INFORMATION
PROFILE OF SELECTED HOUSING CHARACTERISTICS: 2019
GEOGRAPHIC AREA: FORT WORTH CITY
(UNAUDITED)**

<u>Subject</u>	<u>Number</u>	<u>Percent</u>	<u>Subject</u>	<u>Number</u>	<u>Percent</u>
VEHICLES AVAILABLE			GROSS RENT		
Occupied Housing Units	415,127	(X)	Occupied units paying rent	131,061	(X)
No vehicles available	7,866	1.9%	Less than \$500	8,145	6.2%
1 vehicle available	79,863	19.2%	\$500 to \$999	50,116	38.2%
2 vehicles available	184,234	44.0%	\$1,000 to \$1,499	45,445	34.7%
3 or more vehicles available	143,164	34.0%	\$1,500 to \$1,999	20,628	15.7%
HOUSING HEATING FUEL			\$2,000 to \$2,499	4,747	3.6%
Occupied housing units	N	N	\$2,500 to \$2,999	1,241	1%
Utility gas	N	N	\$3,000 or more	729	0.6%
Bottled, Tank, or LP gas	N	N	No rent paid	3,263	(X)
Electricity	N	N	Median (dollars)	1,061	(X)
Fuel oil, kerosene, etc.	N	N	GROSS RENT AS A PERCENTAGE OF HOUSEHOLD INCOME		
Coal or coke	N	N	Occupied Units paying rent (excluding units wher	128,038	(X)
Wood	N	N	Less than 15.0 percent	15,413	12.0%
Solar energy	N	N	15.0 to 19.9 percent	14,995	12%
Other fuel	N	N	20.0 to 24.9 percent	15,828	12.4%
No fuel used	N	N	25.0 to 29.9 percent	17,520	13.7%
SELECTED CHARACTERISTICS			30.0 to 34.9 percent	12,480	9.7%
Occupied housing units	308,188	(X)	35.0 percent or more	51,805	41%
Lacking complete plumbing facilities	1,174	0.4%	Not computed	6,286	(X)
Lacking complete kitchen facilities	2,635	0.9%			
No telephone service	4,077	1.3%			

- Represents zero or rounds to zero

(X) Not Applicable or Not Available

(N) Indicates that data for this geographic area cannot be displayed because the number of sample cases is too small.

Source: U.S. Census Bureau, 2018 American Community Survey

**FORT WORTH HOUSING SOLUTIONS
ECONOMIC AND DEMOGRAPHIC INFORMATION
(CONTINUED)**

**FORT WORTH TEXAS SOCIAL INFORMATION
PROFILE OF SELECTED ECONOMIC CHARACTERISTICS: 2019
GEOGRAPHIC AREA: FORT WORTH CITY
(UNAUDITED)**

Subject	Number	Percent	Subject	Number	Percent
EMPLOYMENT STATUS			INCOME AND BENEFITS (IN 2017 INFLATED-ADJUSTED DOLLARS)		
Population 16 years and over	677,911	(X)	Total Households	308,188	(X)
In labor force	454,586	67.0%	Less than \$10,000	20,032	6.5%
Civilian labor force	453,459	66.9%	\$10,000 to \$14,999	14,177	4.6%
Employed	425,825	62.8%	\$15,000 to \$24,999	28,353	9.2%
Unemployed	27,634	6.1%	\$25,000 to \$34,999	30,818	10.0%
Armed forces	1,127	0.1%	\$35,000 to \$49,999	39,448	12.8%
Not in labor force	223,325	33.0%	\$50,000 to \$74,999	53,933	17.5%
			\$75,000 to \$99,999	41,914	13.6%
			\$100,000 to \$149,000	43,454	14.1%
Civilian Labor Force		(X)	\$150,000 to \$199,999	18,491	6.0%
Unemployment Rate		(X)	\$200,000 or more	17,567	5.7%
Females 16 years and over	125,990	(X)	Median household income (dollars)	58,488	(X)
In labor force			Mean household income (dollars)	81,165	(X)
Males 16 years and over	189,614	(X)	With earnings	259,786	(X)
in labor force			Mean earnings (dollars) ¹	81,165	(X)
			With Social Security	66,321	(X)
Own children under 6 years	(X)	(X)	With retirement income	38,387	(X)
All parents in family in labor force	(X)	(X)	With Supplemental Security income	16,913	(X)
			With cash public assistance income	7,229	(X)
Own children 6 to 17 years	(X)	(X)	With Cash public assistance with Food Stamps/SNAP	73,770	(X)
All parents in family in labor force	(X)	(X)			
			Families	208,389	(X)
COMMUTING TO WORK			Less than \$10,000	11,045	5.3
Workers 16 years and over	416,798	(X)	\$10,000 to \$14,999	6,460	3.1
Car, truck, or van - drove alone	342,608	82.2	\$15,000 to \$24,999	14,170	6.8
Car, truck, or van - carpooled	45,014	10.8	\$25,000 to \$34,999	18,965	9.1
Public transportation (excluding taxicab)	333	0.8	\$35,000 to \$49,999	26,465	12.7
Walked	5,002	1.2%	\$50,000 to \$74,999	37,093	17.8
Bicycle, Taxicab, Motorcycle or other means	10,420	2.5%	\$75,000 to \$99,999	31,258	15.0
Worked at home	15,838	3.8%	\$100,000 to \$149,999	35,342	16.0
			\$150,000 to \$199,999	15,421	7.4
			\$200,000 or more	14,170	6.8
OCCUPATION			Median family income (dollars)	66,765	(X)
Management, business, science and arts occupations	141,911	(X)	Mean family income (dollars)	90,876	(X)
Service occupations	65,273	(X)			
Sales and office occupations	94,563	(X)			
Natural resources, construction, and maintenance occupations	48,395	(X)			
Production, transportation, and material moving occupations	75,683	(X)			

(X) Not Applicable

Source: U.S. Census Bureau, 2018 American Community Survey

**FORT WORTH HOUSING SOLUTIONS
ECONOMIC AND DEMOGRAPHIC INFORMATION
(CONTINUED)**

**FORT WORTH TEXAS SOCIAL INFORMATION
PROFILE OF SELECTED ECONOMIC CHARACTERISTICS: 2019
GEOGRAPHIC AREA: FORT WORTH CITY
(UNAUDITED)**

Subject	Number	Percent	Subject	Number	Percent
INDUSTRY			PERCENTAGE OF FAMILIES AND PEOPLE WHOSE INCOME IN THE PAST 12 MONTHS IS BELOW POVERTY LEVEL		
Civilian employed population 16 years and over	425,825	(X)	All Families	(X)	12.5%
Agriculture, forestry, fishing and hunting, and mining	5,149		With related children under 18 years	(X)	17.7%
Construction	38,966		With related children under 5 years	(X)	15.0%
Manufacturing	43,852		Married-couple family	139,225	(X)
Wholesale trade	14,708		Other Family	69,164	(X)
Retail trade	52,748		Male Householder, no wife present	19,926	(X)
Transportation and warehousing, and utilities	37,900		Female Householder, no husband present	49,238	(X)
Information	5,784		All people		
Finance, insurance, real estate, and rental and leasing	31,787		Under 18 years	52,993	21.6%
Profession, scientific, management, administrative, and waste management services	4,916		Related children under 18 years		
Educational, health care and social services	80,006		Related children under 5 years	15,547	22.8%
Arts, entertainment, recreation, accommodation and food services	388,699		Related children 5 to 17 years	37,446	21.2%
Other services (except public administration)	22,381		18 years and over		
Public administration	12,759		18 to 64 years	74,854	13.5%
			18 to 34 years	35,573	16.2%
			35 to 64 years	39,281	11.8%
			60 years and over	17,035	13.0%
			65 years and over	10,273	12.0%
CLASS OF WORKER			COMPUTERS AND INTERNET USE		
Private wage and salary workers	336,221		Total Households	308,188	(X)
Local & State Government workers	32,048		With a Computer	292,960	(X)
Federal Government workers	7,382		With Broadband Internet 274833	274,833	(X)
Self-employed workers in own no incorporated business and unpaid family workers	26,768				
(X) Not Applicable or Not Available					

Source: U.S. Census Bureau, 2018 American Community Survey

**FORT WORTH HOUSING SOLUTIONS
ECONOMIC AND DEMOGRAPHIC INFORMATION
(CONTINUED)**

**DEMOGRAPHIC AND HOUSING MARKET DATA FOR FORT WORTH, TX
AND SELECTED MARKETS: 2019
(UNAUDITED)
LAST TEN FISCAL YEARS**

Census Data	Fort Worth	Tarrant County	Texas	United States
Population	895,008	2,084,931	28,701,845	327,167,434
Area in square miles	340	902	268,820	3,535,932
People per sq. mi.	2,632	2,311	102	93
Median Age	33.2	34.6	34.9	38.2
Median Family Income	\$ 58,448	\$ 66,063	\$ 60,629	\$ 61,937
Civilians	453,459	1,095,762	14,185,653	164,898,275
Armed Forces	1,127	247	81,114	1,009,252
Not in Labor Force	223,325	502,009	7,851,156	96,278,424
Education Levels	Fort Worth	Tarrant County	Texas	United States
Less than high School Graduate	9.4%	9.4%	11.2%	12.1%
High School Diploma	24.8%	29.9%	29.7%	29.5%
College Graduate	15.0%	13.4%	12.0%	13.4%
Post Graduate	9%	10.8%	10.7%	12.6%
Real Estate Market Data	Fort Worth	Tarrant County	Texas	United States
Total Housing Units	312,120	779,037	11,101,498	138,539,906
Average Home Price	\$ 141,400	\$ 227,800	\$ 216,700	\$ 252,300
Median Rental Price	\$ 967	\$ 1,112	\$ 1,046	\$ 1,058
Owner Occupied	52.0%	722,473	6,034,082	77,708,394
Rental Units	48.0%	286,804	3,742,001	43,811,786
Vacant Units	9.1%	7.6%	8.2%	6.10%

Source: U.S. Census Bureau, 2018 American Community Survey

**FORT WORTH HOUSING SOLUTIONS
OPERATING INFORMATION**

**SCHEDULE OF UNITS AVAILABLE BY PROGRAM
(UNAUDITED)
AS OF DECEMBER 31, 2019**

Fiscal Year	Low Rent Housing Program	RAD	Section 8 Housing Choice Vouchers/ Others	Continuum of Care	New Construction	SRO	DHAP	Directions Home	HCC	HHSP	Section 8 Totals
2010	1,157		5,359	476	-	70	3	116	-	-	6,024
2011	1,141		5,384	476	-	70	8	108	-	-	6,046
2012	1,175		5,434	696	-	70	3	105	-	-	6,308
2013	1,122 *		5,494	659	-	70	-	105	-	-	6,328
2014	1,122 *		5,497	477	-	70	-	110	-	-	6,154
2015	1,122 *		5,536	419	-	70	-	112	95	61	6,293
2016	998	149	5,543	454	-	70	-	112	95	61	6,335
2017	998	149	5,543	400	-	70	-	103	76	61	6,253
2018	873	344	5,543	365	-	70	-	101	72	58	6,209
2019	672	598	5,861	327	-	70	-	74	78	52	6,462

Source: Fort Worth Housing Solutions internal records.

*Excludes Hunter Plaza's 225 units and includes 124 RAD units

**FORT WORTH HOUSING SOLUTIONS
OPERATING INFORMATION**

**SCHEDULE OF UNITS AVAILABLE BY PROGRAM
(UNAUDITED)
AS OF DECEMBER 31, 2019**

PUBLIC HOUSING

Development Number	Development Name	Address	Development Type	Availability/ Acquisition Date	Number of Units
TX 4-2	Butler Place	1201 Luella Street	Family	1964	276
TX 4-3	Cavile Place	1041 Etta Street	Family	1954	300
TX 4-16	Scattered Sites	Various	Family	1941	16
TX 4-19	Sycamore Center Villa	Various	Family	2005	47
TX 4-21	Cambridge Court	8135 Calmont Avenue	Family	2006	33

TOTAL PH UNITS AVAILABLE AS OF DECEMBER 31, 2019 672

RAD UNITS

Alton Park	5712 Azle Ave	Family	2017	15
Avondale	13101 Avondale Farms Dr	Family	2016	25
Campus	4633 Campus Dr	Family	2017	15
Candletree	7425 Hulen St	Family	2007	44
Fair Oaks	4401 Quail Trail	Elderly/Disabled	1975	76
Fair Park	4400 Fair Park	Family	1988	48
* Harmon Sr Villas	2401 Golden Heights Rd	Senior	2017	12
Hunter Plaza	605 W. First St.	Family	1974	25
Overton Park	5501 Overton Ridge	Family	2002	54
Palladium FW	9520 Club Ridge Dr	Family	2019	15
Patriot Pointe	2101 SE Loop 820	Family	2019	22
Pennsylvania Place	250 E Pennsylvania Ave	Family	2016	12
Reserve at McAlister	432 Archbury Rd	Senior	2017	22
* Sedona Village	2800 Sedona Ranch Dr	Senior	2019	11
Silversage at Western Point	1800 Western Center Blvd	Family	2017	23
Stallion Pointe	9100 Barbaro Dr	Family	2017	15
Stallion Ridge	2402 Shelby Rd	Family	2019	20
Standard at Boswell	8861 Old Decatur Rd	Family	2017	12
Villas by the Park	2405 E Berry St	Family	2019	27
Villas of Eastwood Terr	4700 E Berry St	Senior	2019	13
Villas of Oak Hill	2501 Oak Hill Circle	Family	2005	58
Wind River	8725 Calmont Avenue	Family	2011	34

TOTAL RAD UNITS AVAILABLE AS OF DECEMBER 31, 2019 598

* Financial information not included in this report.

**FORT WORTH HOUSING SOLUTIONS
OPERATING INFORMATION**

**SCHEDULE OF UNITS AVAILABLE BY PROGRAM
(UNAUDITED)
AS OF DECEMBER 31, 2019**

SECTION 8 PROGRAMS

Program/Development	Address	Type	Number of Units
Housing Choice Vouchers	Various	Tenant-based	5,104
PH Replacement Vouchers - Cavile Place	Various	Tenant-based	298
Mainstream Vouchers	Various	Tenant-based	100
Veterans Affairs Supportive Housing (VASH)	Various	Tenant-based	359
Subtotal			<u>5,861</u>
Continuum of Care	Various	Tenant-based	327
Samaritan House (SRO)	929 Hemphill Rd.	Tenant-based	52
Cornerstone Apartments (SRO)	1415 E Lancaster	Tenant-based	18
Directions Homes	Various	Tenant-based	74
Healthy Community Collaborative (HCC)	Various	Tenant-based	78
Homeless Housing and Services Programs (HHSP)	Various	Tenant-based	<u>52</u>
TOTAL UNITS AVAILABLE AS OF DECEMBER 31, 2019			<u><u>6,462</u></u>

Source: Fort Worth Housing Solutions internal records.

**FORT WORTH HOUSING SOLUTIONS
OPERATING INFORMATION**

**DEMOGRAPHIC REPORT
(CURRENT PARTICIPANTS)
(UNAUDITED)
AS OF DECEMBER 31, 2019**

AFFORDABLE/MARKET RATE UNITS

<u>Development</u>	<u>Address</u>	<u>Number of Units</u>
Alton Park	5712 Azle Ave	180
Aventine Tarrant Parkway Apartments	5551 N. Tarrant Pkwy.	240
Avondale Apartments	13101 Avondale Farms Drive	135
Cambridge Court Apartments	8135 Calmont Avenue	312
Campus Apartments	4633 Campus D	209
Candletree Apartments	7425 Hulen Street	172
Carlyle Crossing	6300 Vega Dr	138
Hillside Apartments	300 Crump St.	172
Hometowne at Matador Ranch	8500 Crowley Rd.	198
Hunter Plaza	605 W 1st St.	139
Knight of Pythias Lofts	303-307 Crump St.	18
Overton Park Townhomes	5501 Overton Ridge	162
Palladium Fort Worth	9520 Club Ridge Dr.	135
Pennsylvania Place	250 E. Pennsylvania Ave.	140
Post Oak East Apartments	3888 Post Oak Blvd.	246
Prince Hall Gardens	1800 E Robert St.	76
Reserve at McAlister	432 Archbury Rd	102
Sabine Place Apartments	1215 Terminal Rd.	72
Silversage Point at Western Center	1800 Western Center Blvd.	97
Stallion Pointe	9100 Barbaro Drive	249
Standard at Boswell	8861 Old Decatur Rd	116
The Pavilion at Samuels Avenue	1120 Samuels	36
Villas by the Park	2450 East Berry South	145
Villas of Eastwood Terrace	4700 E. Berry St.	147
Villas on the Hill	4744 Horne	72
Wind River Apartments	8725 Calmont Avenue	134
Woodmont Apartments	1029 Oak Grove Rd.	252
TOTAL UNITS AVAILABLE AS OF DECEMBER 31, 2019		4,094

Source: Fort Worth Housing Solutions internal records.

**FORT WORTH HOUSING SOLUTIONS
OPERATING INFORMATION**

**DEMOGRAPHIC REPORT
(WAIT LIST)
(UNAUDITED)
AS OF DECEMBER 31, 2019**

CHARACTERISTICS		PUBLIC HOUSING	HOUSING CHOICE VOUCHER
NUMBER OF UNITS		807	5580
OCCUPANCY RATE		70.0%	85.18%
TOTAL NUMBER OF HOUSEHOLDS		379	4753
GENDER	Male	54	632
	Female	325	4042
AVERAGE AGE		N/A	N/A
ETHNICITY	Not Hispanic or Latino	380	N/A
	Not Assigned	N/A	N/A
	Hispanic or Latino	49	400
RACE	White	65	957
	Hispanic	see above	400
	Black	307	3648
	American Indian	1	11
	Asian	4	41
	Other	N/A	N/A
ELDERLY		113	N/A
ELDERLY/DISABLED (62 & OVER)		40	921
ELDERLY/DISABLED (UNDER 62)		73	1120
AVERAGE INCOME *		\$ 12,716	\$ 12,090
AVERAGE RENT		\$ 203	N/A
MINIMUM RENT		N/A	N/A
FLAT RENT		N/A	N/A
TOTAL PUBLIC HOUSING POPULATION		N/A	N/A

* May total over 100% since some families have more than one source of income.

N/A - Not Available

Note: Due to conversion to the new Elite system, some of the data previously available for this schedule

Note: Number of units consists of occupied units only

**FORT WORTH HOUSING SOLUTIONS
OPERATING INFORMATION**

**PUBLIC HOUSING AND SECTION 8 ASSESSMENT SCORES
(UNAUDITED)
LAST TEN FISCAL YEARS**

Fiscal Year	Public Housing Assessment System Scores	HUD Designation	Section 8 Management Assessment Program Score	HUD Designation
2010	N/A	N/A	103.00	High Performer
2011	84.00	Standard Performer	100.00	High Performer
2012	77.00	Standard Performer	100.00	High Performer
2013	75.00	Substandard Management **	97.00	High Performer
2014	83.00	Substandard Management	100.00	High Performer
2015	91.00	High Performer	97.00	High Performer
2016	82.00	Standard	100.00	High Performer
2017	NA*	NA*	100.00	High Performer
2018	75.00	Substandard Management	100.00	High Performer
2019	NA	NA	NA	NA

NA - Not Available at this time

* As of 4/25/19, the 2017 PHAS scores were not available on the HUD website

** Due to Hunter Plaza vacant units.

**FORT WORTH HOUSING SOLUTIONS
OPERATING INFORMATION**

**NUMBER OF EMPLOYEES
(UNAUDITED)
LAST TEN FISCAL YEARS**

Fiscal Year	Budgeted Positions	Filled Positions	Temporary Positions
2010	140	122	7
2011	131	118	8
2012	130	118	5
2013	130	109	4
2014	106	76	-
2015	92	77	-
2016	93	84	-
2017	89	86	-
2018	95	85	-
2019	96	96	1

Source: Fort Worth Housing Solutions internal records.