



FORT WORTH  
HOUSING SOLUTIONS  
Housing with a Mission



# SOLUTIONS DRIVEN, HOUSING FOCUSED

**2024** ANNUAL REPORT

# TABLE OF CONTENTS

- 3 From Our Leadership
- 4 Who We Serve
- 6 Strategic Plan
- 8 FSS & Homeownership
- 10 Community Initiatives & Partnerships
- 12 Real Estate Portfolio
- 14 Development
- 18 Stop Six Choice Neighborhood Initiative
- 20 Financial Highlights
- 22 Employee Engagement
- 24 Partners

## OUR VISION

A thriving community where all residents have a place they are proud to call home and pursue their dreams regardless of their income or address.

## OUR MISSION

To create affordable housing communities where people can thrive.

## 2024 GOALS ACHIEVED

- Created a diverse, economically sustainable real estate portfolio
- Provided a foundation for improving lives
- Developed a continuously improving, efficient operation
- Developed a sustainable business model



**Mary-Margaret Lemons**  
*President*



**Terri Attaway**  
*Chairperson,  
Board of Commissioners*

### Board of Commissioners

Brittany Hall  
Michael Ramirez  
Richard Stinson  
Dr. Carlos Walker

### FROM OUR LEADERSHIP

Fort Worth Housing Solutions celebrated another landmark year in 2024 with our continued focus to help house the community we serve in a variety of ways that truly improve lives. Our theme during the year – “Solutions Driven, Housing Focused” – guided our work daily and informed every decision we made.

During the past year, we served more than 34,000 people across our various programs, with more than 6,500 receiving rental assistance through Housing Choice Vouchers and other programs. Our rental portfolio exceeded 10,000 units for the first time ever, with 85% offered at affordable rates to residents earning 80% or less of the Area Median Income.

Over our 86-year history of providing Fort Worth’s low- to moderate-income residents with affordable housing, we’ve established deep and meaningful ties with partners across our great city, touching neighborhoods and communities in every council district and zip code.

Among the many special moments in 2024 was the grand opening of Casa de los Sueños (cover photo) in December. The groundbreaking housing initiative – the first of its kind in Fort Worth – is dedicated to supporting families with children experiencing homelessness. Located in the heart of the Las Vegas Trail area, this development promises to be a beacon of hope and we strive locally to reduce family homelessness.

In August we celebrated the groundbreaking of Babers Manor, the latest development in the landmark Stop Six Choice Neighborhood effort that launched in 2020. We were joined at the Eastside Boys & Girls Club of Greater Tarrant County by family members of the late Clarence Donald Babers, the namesake of the planned 80-unit community who was instrumental in bringing HUD funding to Stop Six.

The agency completed its first full year under our five-year Strategic Plan. We’re on target in each of the four main goals which incorporate housing, clients, efficiencies and workplace personality. These objectives, summarized within this report, will guild the growth of FWHS in the years to come.

The Barbara Holston Education Fund, boosted by a special Anniversary Breakfast in 2023, awarded a record 13 scholarships totaling \$27,500 to students enrolled in FWHS programs for academic, technical or vocational training.

The Family Self-Sufficiency and Homeownership programs celebrated another banner year in affording residents the opportunity to better their lives through education, career certifications, improved finance standing, employment and the purchase of their first home. The FSS/Homeownership programs celebrated 37 graduates and paid out nearly \$270,000 in escrow funds, with 17 home closings in 2024.

This meaningful work would be impossible without the countless partners and community organizations that stand side by side with Fort Worth Housing Solutions. Their generosity and expertise is only exceeded by their love for making Fort Worth a place where everyone is proud to call home and pursue their dreams regardless of income or address.

**Mary-Margaret Lemons**  
*President, Fort Worth Housing Solutions*

**Terri Attaway**  
*Chairperson, FWHS Board of Commissioners*



# WHO WE SERVED IN 2024



**34,000+**

people housed every day across programs



**6,500+**



households provided rental assistance through the Housing Choice Voucher Program and other special programs funded by the U.S. Department of Housing and Urban Development

**10,015**

rental units in the FWHS portfolio, 85% offered at affordable rates to residents earning 80% or less of the Area Median Income



## THE NEED

**\$101,900**

**Area Median Income** for the Fort Worth-Arlington Metropolitan Area, 2024 (Family of four)

**\$50,604**

**Annual income** needed to afford fair market rent for efficiency apartment

**\$24.35**

**Hourly wage** needed to afford fair market rent of \$1,617 for efficiency apartment

**124**

**Hours needed** to work per week to afford efficiency apartment at minimum wage (\$7.25)

**50,110**

**Housing Gap:** The number of affordable, available rental housing units needed to serve low- and extremely low-income families in Tarrant County

Source: National Low Income Housing Coalition, Out of Reach Report 2024

## WHO QUALIFIED FOR HOUSING ASSISTANCE IN 2024?

HOUSEHOLD SIZE	EXTREMELY LOW INCOME (30% AMI)	VERY LOW INCOME (50% AMI)	LOW INCOME (80% AMI)
2	\$24,450	\$40,800	\$65,200
4	\$31,200	\$50,950	\$81,500

## HOUSING CHOICE VOUCHER PROGRAM

Program allows very low-income (30% AMI) families to lease or purchase safe, decent and affordable rental housing wherever a private landlord accepts a voucher

**5,451**

Housing Choice Vouchers to help very-low and low-income households cover rent

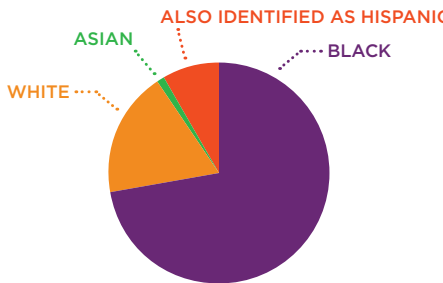
(as of Dec. 31, 2024)

**\$17,311**

average income among HCV participants

## HOUSING CHOICE VOUCHER PROGRAM

### RACE AND ETHNICITY



### DISABILITY

**24% OVER AGE OF 61**

**23% UNDER AGE OF 61**

### AGE

**52% 36-61**

**30% OVER AGE OF 61**

**18% 18-35**

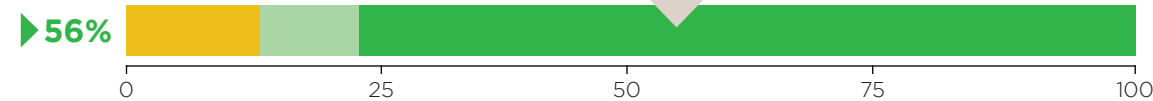
Source: FWHS Assisted Housing Program Monthly Report, month ending Dec. 31, 2024

**RENTAL ASSISTANCE PROGRAMS HELP PEOPLE AFFORD HOMES & CURB HOMELESSNESS**

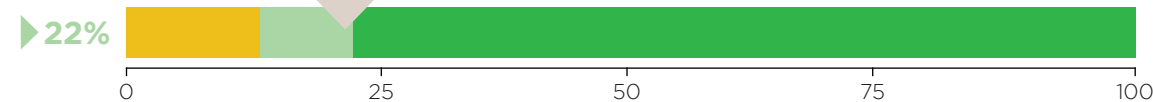
# 2024-2028 STRATEGIC PLAN OVERVIEW

This overview outlines key objectives and initiatives, developed collaboratively with staff and stakeholders, to guide the growth of Fort Worth Housing Solutions as a leader in affordable housing over the next five years.

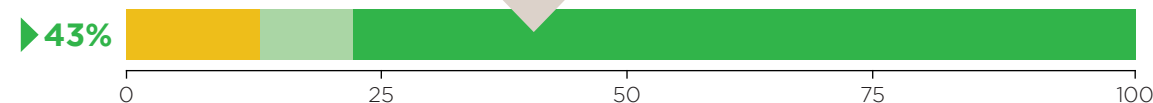
1. Work with public and private partners to preserve existing housing assets for long-term sustainability, and to expand affordable housing opportunities by developing a total of 5,000 mixed income units throughout the Fort Worth community.



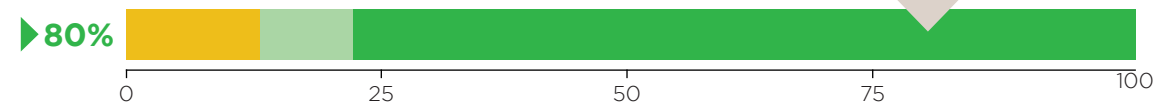
2. Optimize partnership and program opportunities to improve the client experience and enhance the impact for residents to improve their quality of life.



3. Nurture an innovative workplace supported by efficiency and data-driven decision making.



4. Further efforts to recruit, develop, and retain a talented workforce that values belonging throughout the organization.



**KEY:** ■ On Track ■ Mostly On Track ■ Lagging

## 01

### HOUSING

Work with public and private partners to preserve existing housing assets for long-term sustainability, and to expand affordable housing opportunities by 5,000 units throughout the Fort Worth community



## 02

### CLIENTS

Optimize partnership and program opportunities to improve the client experience and enhance the impact for residents to improve their quality of life.



## 03

### EFFICIENCIES

Nurture an innovative workplace supported by efficiency, inclusion, and data-driven decision making.



## 04

### WORKPLACE PERSONALITY

Further efforts to recruit, develop and retain a talented workforce that values belonging throughout the organization.





# FAMILY SELF-SUFFICIENCY AND HOMEOWNERSHIP

The Family Self-Sufficiency Program provides Fort Worth Housing Solutions residents a pathway toward full-time employment, higher incomes and less dependency on financial assistance. Participants set a five-year career and financial plan. Case managers support residents by connecting them with services and resources they need to succeed.



## FAMILY SELF SUFFICIENCY

▶ **37**  
Graduates in 2024

▶ **\$268,087**  
paid in escrow

▶ **85**  
new participants enrolled in 2024

▶ **\$1,708,130**  
Amount in the past 10 years FSS  
has given out in earned escrow

Participants who have an increase in earned income while on the FSS program could be eligible to establish an escrow account. This is an interest-bearing savings account that receives monthly contributions based on the tenant's rent increase. This account is established as an incentive for those who complete their goals and graduate the FSS program.

The Homeownership Program allows individuals and families who have a Housing Choice Voucher to use rental assistance to buy a home and help cover monthly homeownership expenses.



The program is an important tool toward moving households toward financial self-sufficiency. One of the most common ways that people inherit and pass on generational wealth is through real estate. The purchase of a home is often the first opportunity people have to own real estate.

▶ **18**  
closings in 2024

▶ **110**  
clients received credit  
counseling in 2024

▶ **\$274,414**  
received from city of Fort Worth  
closing cost/down payment  
assistance for HCV clients.

▶ **270**  
families have used their voucher  
to purchase a home since 2004



# COMMUNITY INITIATIVES & PARTNERSHIPS



## RAINWATER GRANT ACCOMPLISHMENTS

- 36 participants have gained employment, 7 increased incomes (Support for Stop Six Neighborhood Choice Initiative and Support Services for Clients)
- 5 out of 7 now receive benefits; participants have started the process to obtain social security benefits
- 2 participants are enrolled in college courses
- 3 participants obtained CNA certification
- 2 adult children completed first year in college
- 75 of 75 families enrolled in case management services
- 30 household have been referred to FSS program

## PARTNERSHIPS/COLLABORATIONS

- NAACP (ACTSO)
- Boys & Girls Club Mobile Services
- Stallion Pointe, Stallion Ridge, Patriot Pointe
- Everman ISD Truancy Prevention
- Crowley ISD Truancy Prevention
- Moncrief Cancer Institute Outreach Collaboration - Cancer screenings
- City of Fort Worth Library programming on site
- Tarrant County Food Bank
- Pathfinders Parenting Classes
- YMCA
- Silver Sneaker for Seniors
- Alpha Kappa Alpha Sorority

## RENTAL ASSISTANCE DEMONSTRATION (RAD)

- RAD Resident meetings at each property (25 properties)
- Coordinating Resident Advisory Councils for each property (25 properties)
- Portfolio Management Services meetings
- Good Tenant Good Neighbor meetings
- Relocation of Casa de los Sueños

## HOUSING OPERATIONS & CLIENT SERVICES

- Coordinated 21+ on-site trainings for FSS clients
- Assisted 13 clients in purchasing a home: One client is a former public housing resident
- Coordinated Homeownership training for FWHS staff
- Public Housing and SEMAP High Performer
- Prepared and submitted grant application for Casa de Los Suenos that resulted in \$1,465,00 in funding
- FWHS Social Benefits Enterprise selected for Charles Schwab Community Impact Day
- Butler Place Administration Building and two Butler buildings designated as Historical
- Butler Section 18 Demolition application submitted
- Special Programs coordinated all social services for Casa de los Sueños
- Increased utilization of its Special Purpose Vouchers to 90% utilization



# REAL ESTATE PORTFOLIO

## EXISTING PROPERTIES

1. Alton Park

2. Aventine Apartments

3. Avondale Apartments

4. Bottle House on Main

5. Cambridge Court Apartments

6. Campus Apartments

7. Candletree Apartments

8. Carlyle Crossing Apartments

9. Casa de Esperanza

10. Casa de los Sueños

11. Chaparral Ranch

12. Cowan Place

13. Crestwood Place Apartments

14. Fair Oaks Apartments

15. Fair Park Apartments

16. Harmon Senior Villas

17. HomeTowne at Matador Ranch

18. Hunter Plaza

19. Jennings Place

20. Knights of Pythias Lofts

21. Overton Park Townhomes

22. Patriot Pointe

23. Pavilion at Samuels Apartments

24. Post Oak East Apartments
25. Prince Hall Gardens

26. Ramble and Rose

27. Reserve at McAlister

28. Sabine Place Apartments

29. Sedona Village Senior Living

30. Siddons Place

31. Silversage Point at Western Center

32. Skyline Prairie Homes

33. Stallion Pointe

34. Stallion Ridge

35. Standard at Boswell

36. Standard River District

37. The Franklin at Samuels Ave

38. The Henderson

39. The Holston

40. The Huntley

41. The Opal

42. The Palladium

43. The Springs

44. Villas by the Park Apartments

45. Villas of Eastwood Terrace

46. Villas on the Hill Apartments

47. Wind River Apartments

48. Woodmont Apartments



## IN DEVELOPMENT

1. Babers Manor

2. Hughes House Community Center (WITC)

3. Hughes House I

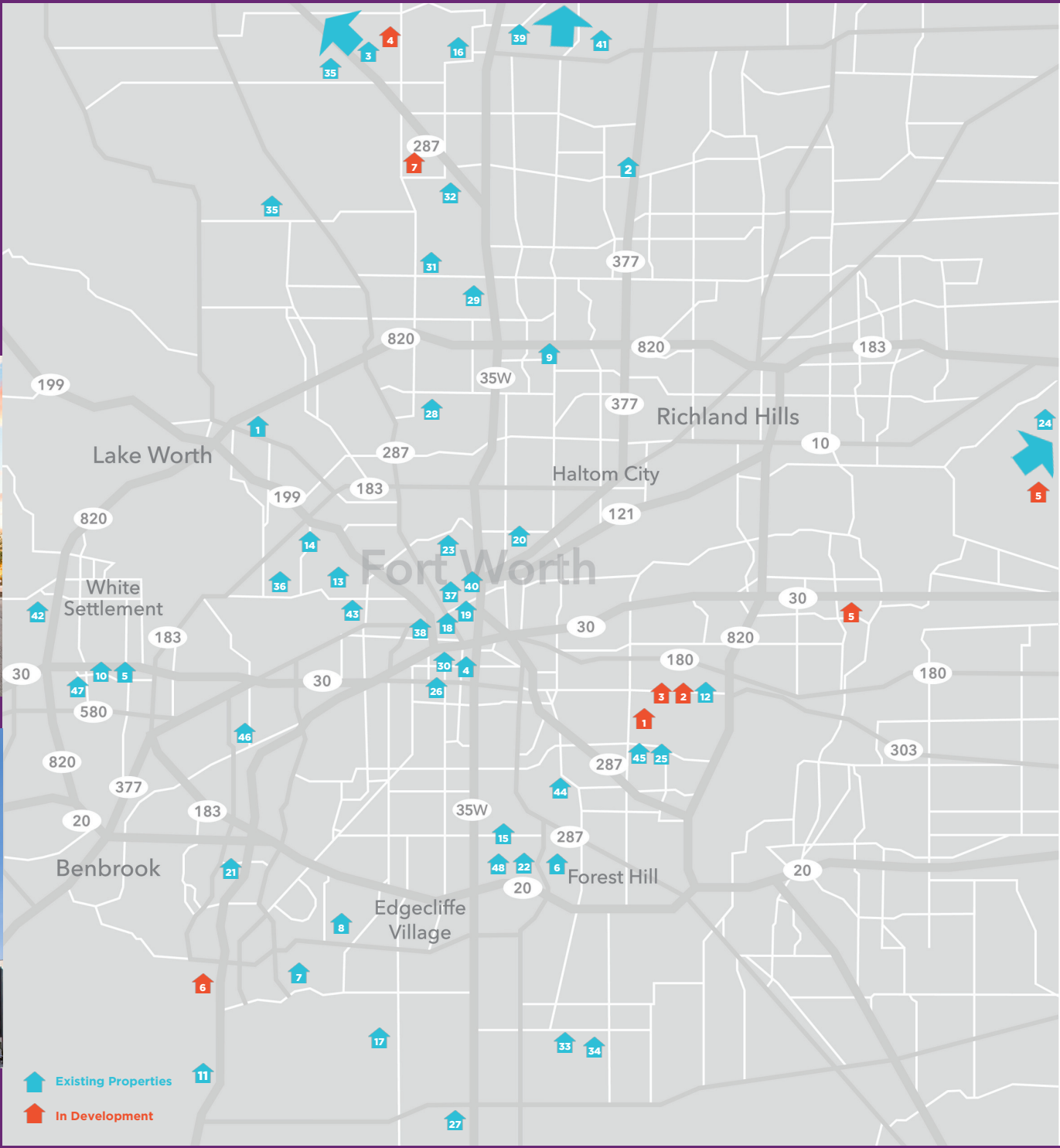
4. Inspire at Bonds Ranch

5. Jefferson at Eastchase

6. Jefferson Primrose

7. Skyline II

8. The Crawford







# DEVELOPMENT

## DEVELOPMENT

- Closings:
  - Babers Manor – 80 units
  - The Franklin – 369 units
  - Ramble & Rose – 275 units
  - Skyline Prairie Homes, Phase I – 230 units
- Groundbreakings:
  - Jefferson Eastchase – 398 units on Feb. 22
  - Babers Manor – 80 units on Aug. 28
  - Skyline Prairie Homes II - 90 units on April 4
- Other Accomplishments:
  - Hughes House II 4% TDHCA Application
  - Hughes House III 9% TDHCA Award
  - Texas Street parking lot - additional parking for FWHS headquarters
  - Workforce Innovation Training Center (WITC) and Hughes Community Center begin construction





# STOP SIX CHOICE NEIGHBORHOOD INITIATIVE

## WORKFORCE COORDINATION

- 24 Participants attended mini-job fair hiring event
- 70 Participants attended career development workshops
- Assisted 42 FWHS clients with resume preparation
- 28 Clients received job search/placement assistance
- 10 Clients completed Career Cruising Assessment
- A former Cavile Place resident completed the first semester of nursing school
- 12 Graduates completed the TCC Multifamily Property Maintenance Training Program
- 4 Graduates were employed by RPM Living

## HIGHLIGHTS 2024

- 9th Annual Coat Christmas Party w/ FWISD and Witherite Law Group (increased participation by 50%)
- 3 SSCNI Community Update meetings: Approx 80 attendees per meeting
- Increased small business engagement and utilization
- Engaged 3 medical facilities to provide medical services at Cowan Place (UNT, JPS and Palm Medical)
- Assisted Houston Housing Authority w/CNI Community Stakeholder meeting
- SSCNI FWHS, USI and FWISD presented in Washington, DC on Educational Collaboration at CLPHA's 2024 Housing Is Summit
- Received \$4.1 million in congressional earmark funds for Hughes House II Infrastructure – Congressional Community Project Funding Award
- Received final \$300,000 for PSH units from Morris Foundation
- Started renovations on Workforce Innovation Training Center (WITC) and @theSix community center









# FINANCIAL HIGHLIGHTS

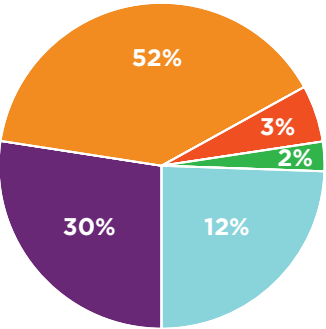
**\$181.4M**

**TOTAL  
REVENUE**

**\$176.6M**

**TOTAL  
EXPENSES**

## REVENUES:



**HUD GRANTS**  
\$94,119,689

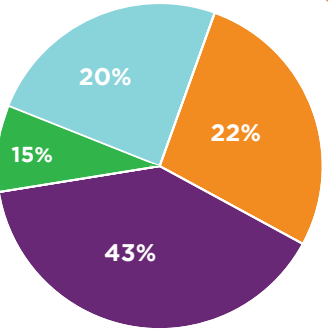
**OTHER GRANTS**  
\$3,874,438

**RENTS**  
\$54,886,738

**OTHER REVENUE**  
\$22,347,530

**DEVELOPER & OTHER FEES**  
\$6,147,111

## EXPENSES:



**GENERAL**  
\$39,515,328

**PROPERTY & MAINTENANCE**  
\$26,139,628

**HOUSING ASSISTANCE**  
\$75,753,886

**ADMINISTRATIVE**  
\$35,208,186





# EMPLOYEE ENGAGEMENT



## FORT WORTH HOUSING SOLUTIONS

1407 Texas Street  
Fort Worth, Texas 76102

[FWHS.ORG](http://FWHS.ORG)

# THE POWER OF OUR PARTNERSHIPS

AB Christian Learning Center  
Alpha Kappa Alpha  
Amerigroup  
Amon G. Carter Foundation  
Apartment Association of Tarrant County  
Barbara Holston Education Fund  
Blue Zones Project | Texas Health Resources  
Boys & Girls Clubs of Greater Tarrant County  
Brighter Outlook Inc.  
Center for Transforming Lives  
Charles Schwab  
City of Fort Worth  
EXP Realty  
First United Mortgage  
Fort Worth Association of Realists  
Fort Worth Department of Diversity and Inclusion  
Fort Worth Public Library  
Fort Worth Independent School District  
Cook Children's Health Care System  
Downtown Fort Worth Inc.  
DRC  
Goodwill Industries  
Housing Channel  
Housing Opportunities of Fort Worth  
IDTC Training of Fort Worth  
JPS Health Network  
The Ladder Alliance  
Meals on Wheels of Tarrant County  
McCormack Baron Salazar  
Morris Foundation  
Mubarak Mortgage

Pathfinders  
The Parenting Center  
Presbyterian Night Shelter  
Prosperity Mortgage  
Rainwater Charitable Foundation  
Sid W. Richardson Foundation  
The Salvation Army  
Tarrant County College District  
Tarrant County Homeless Coalition  
Tarrant Food Bank  
Texas Capital Bank  
Texas Dept. of Housing and Community Affairs  
Urban Strategies Inc. (USI)  
Union Gospel Mission  
United Way of Tarrant County  
University of North Texas  
U.S. Dept of Housing and Urban Development  
Volunteers of America  
Wells Fargo Housing Foundation  
The Women's Center  
Workforce Solutions for Tarrant County  
The YMCA of Metropolitan Fort Worth  
YouthBuild Fort Worth



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