



**FORT WORTH  
HOUSING SOLUTIONS**  
Housing with a Mission

## OFFER OF SALE

Scattered Sites Properties

24 CFR §970.11(d)

Publication date: 8/28/2025

Fort Worth Housing Solutions (FWHS), under the requirements of 24 CFR§970.11, Resident Organization Opportunity to Purchase, hereby informs the general public of its intention to submit an application for the disposition of eight (8) public housing scattered site properties consisting of 16 total units, located throughout Fort Worth. FWHS intends to sell the properties at Fair Market Value, at the discretion of the agency's Board of Commissioners and other stakeholders, including the U.S Department of Housing and Urban Development (HUD). As stated in 24 CFR §970.11, Housing Authorities-as part of the Section 18 application process-must make a written offer of sale to established eligible organizations (EEOs), as defined by 24 CFR §970.9(c). FWHS has determined that there are no known qualifying established eligible organizations for these public housing sites. In the event that an EEO has been overlooked, FWHS is informing the general public that an established EEO (as defined by the aforementioned regulatory reference) may make an offer to purchase the properties for the price indicated below:

<b><u>Address:</u></b> 4909-4911 Geddes Avenue, Fort Worth, Tarrant County, Texas 76107	
<b><u>Development Number:</u></b> TX004000016	<b><u>Unit Type:</u></b> Duplex
<b><u>Acreage:</u></b> 0.1434	<b><u>Bedrooms:</u></b> 2/each unit
<b><u>Estimated Market Value</u></b> \$336,411	<b><u>Current Physical Condition:</u></b> Average
<b><u>Occupancy Status:</u></b> Occupied	

<b><u>Address:</u></b> 4913-4915 Geddes Avenue, Fort Worth, Tarrant County, Texas 76107	
<b><u>Development Number:</u></b> TX004000016	<b><u>Unit Type:</u></b> Duplex
<b><u>Acreage:</u></b> 0.1434	<b><u>Bedrooms:</u></b> 2/each unit
<b><u>Estimated Market Value</u></b> \$325,353	<b><u>Current Physical Condition:</u></b> Average
<b><u>Occupancy Status:</u></b> Occupied	

<b><u>Address:</u></b> 3014 N Nichols Street, Units A & B, Fort Worth, Tarrant County, Texas 76103	
<b><u>Development Number:</u></b> TX004000016	<b><u>Unit Type:</u></b> Duplex

<b><u>Acreage:</u></b> 0.1434	<b><u>Bedrooms:</u></b> 2/each unit
<b><u>Estimated Market Value</u></b> \$208,369	<b><u>Current Physical Condition:</u></b> Average
<b><u>Occupancy Status:</u></b> Occupied	

<b><u>Address:</u></b> 2017 N Sylvania Avenue, Units A & B, Fort Worth, Tarrant County, Texas 76111	
<b><u>Development Number:</u></b> TX004000016	<b><u>Unit Type:</u></b> Duplex
<b><u>Acreage:</u></b> 0.2479	<b><u>Bedrooms:</u></b> 2/each unit
<b><u>Estimated Market Value:</u></b> \$353,125	<b><u>Current Physical Condition:</u></b> Average
<b><u>Occupancy Status:</u></b> Occupied	

<b><u>Address:</u></b> 604-606 Colonial Street, Fort Worth, Tarrant County, Texas 76111	
<b><u>Development Number:</u></b> TX004000016	<b><u>Unit Type:</u></b> Duplex
<b><u>Acreage:</u></b> 0.24	<b><u>Bedrooms:</u></b> 2/each unit
<b><u>Estimated Market Value</u></b> \$210.038	<b><u>Current Physical Condition:</u></b> Average
<b><u>Occupancy Status:</u></b> Occupied	

<b><u>Address:</u></b> 6513-6515 Oak Forest Court, Fort Worth, Tarrant County, Texas 76112	
<b><u>Development Number:</u></b> TX004000016	<b><u>Unit Type:</u></b> Duplex
<b><u>Acreage:</u></b> 0.06	<b><u>Bedrooms:</u></b> 2/each unit
<b><u>Estimated Market Value</u></b> \$172,560	<b><u>Current Physical Condition:</u></b> Average
<b><u>Occupancy Status:</u></b> Occupied	

<b><u>Address:</u></b> 2615-2617 Wilson Road, Fort Worth, Tarrant County, Texas 76112	
<b><u>Development Number:</u></b> TX004000016	<b><u>Unit Type:</u></b> Duplex
<b><u>Acreage:</u></b> 0.1805	<b><u>Bedrooms:</u></b> 2 and 3
<b><u>Estimated Market Value</u></b> \$271,533	<b><u>Current Physical Condition:</u></b> Average
<b><u>Occupancy Status:</u></b> Occupied	

<b><u>Address:</u></b> 2621-2623 Wilson Road, Fort Worth, Tarrant County, Texas 76112	
<b><u>Development Number:</u></b> TX004000016	<b><u>Unit Type:</u></b> Duplex
<b><u>Acreage:</u></b> 0.1825	<b><u>Bedrooms:</u></b> 2 and 3
<b><u>Estimated Market Value</u></b> \$271,311.50	<b><u>Current Physical Condition:</u></b> Average
<b><u>Occupancy Status:</u></b> Occupied	

All properties were built between 1983 and 1995.

Any public housing developments sold to resident organizations will not continue to receive capital and operating subsidies after the completion of the sale

FWHS intends to sell the properties at Fair Market Value. FWHS will provide technical assistance to an EEO with regard to the purchase and use of the property offered for sale. Resident groups may also contact the U.S. Department of Housing and Urban Development (HUD) Field Office in Fort Worth, Texas for additional assistance. This office is located at:

Fort Worth Regional Office  
307 West 7th Street  
Suite 1000  
Fort Worth, TX 76102

**Deadlines:**

The date by which the EEO must respond with its intent to purchase is 09/27/2025 (30 days from publication of this notice) by 5pm local time. The EEO may respond earlier if desired. If a letter of interest is received, the EEO will be given 60 days from submission of the letter of interest to develop and submit a proposal to purchase the property and obtain a firm commitment of financing. FWHS shall approve the sale if all terms of the sale are met. However, FWHS can consider accepting an offer for less than the terms of the sale if the EEO can demonstrate commensurate public benefit. If FWHS receives more than one proposal from an EEO, it shall select the proposal that meets the terms of sale. In the event that two or more proposals meet these terms, FWHS shall determine, in its sole discretion, which of the proposals are in the best interest of FWHS.

**Proposal Requirements:**

The proposal must contain the following at a minimum:

1. Length of time the established eligible organization has been in existence.
2. A description of current or past activities that demonstrate the organizational and management capability or the planned acquisition of such capability through a partner or other outside entities to include the organization's experience in the development of low-income housing, or planned arrangements with partners or outside entities with such experience (in which case the proposal should state how the partner or outside entity meets this requirement);
3. A statement of financial capability.

4. A description of involvement of any non-resident organization (such as non-profit, for-profit, governmental, or other entities), if any, the proposed division of responsibilities between the non-resident organization and the established eligible organization, and the non-resident organization's financial capabilities;
5. A plan for financing the purchase of the property and a firm commitment for the funding resources necessary to purchase the property.
6. A plan for the use of the property
7. The proposed purchase price in relation to the sales price.
8. Justification for purchase at less than fair market value, in accordance with 24 CFR §970.9, if applicable
9. Estimated time schedule for completing the transaction
10. A resolution from the established eligible organization's Board approving the proposal
11. A proposed date of settlement not to exceed 6 months from the date of FWHS approval of the proposal, or such period as FWHS may deem reasonable
12. Purchaser must use the property for low-income housing.

**Appeals:**

Established eligible organizations have the right to appeal a housing authority's decision to the Assistant Secretary for Public and Indian Housing, or his/her designee, in accordance with 24 CFR §970.11(h).

All offers must be received in writing and delivered by certified mail or in person to: Mr. Thaddeaus Green, Vice President of Development & Asset Management, at 1407 Texas Street, Fort Worth, TX 76102

Sincerely,



Mary-Margaret Lemons (Aug 28, 2025 11:30:21 CDT)

Mary-Margaret Lemons

President

Fort Worth Housing Solutions