2010 Annual Report
PUBLIC HOUSING: NOT LIKE IT USED TO BE
Change is as constant as it is inevitable. Nowhere does that concept ring truer than in the changing face of public housing.

Throughout its 73-year history, FWHA has evolved with the times to reflect new approaches by federal policies; operating models that stress asset management over property ownership; and new opportunities for partnerships with the private sector.

As a result, FWHA has built better quality housing and created sustainable housing communities that employ a firmer support system to make residents a more essential part of the entire community.

The Housing Authority – which began at the end of the Great Depression as a drive to provide modest housing for needy residents – has evolved into a comprehensive service system that enables individuals and their families to gain the ability, education and self-confidence to shape their lives and futures.

To say public housing is not like it used to be is undeniable. To say public housing is constantly changing is an understatement. To say FWHA will work hard to continue its mission to provide affordable housing options for the citizens of Fort Worth is a pledge.
Dear Fort Worth Housing Authority Team Members:

On behalf of the City Council and the citizens of Fort Worth, please accept my sincere appreciation of the Fort Worth Housing Authority (FWHA) staff for the dedication, time and energy that you have invested in so many communities across our great city.

During my tenure as Mayor, I have had the great privilege to work closely with the FWHA to help to provide safe, quality and affordable housing for the residents of Fort Worth. It gives me a great sense of pride to see the beneficial impact that we have had on the lives of our citizens and the social and economic life of our community.

FWHA’s mission, initiatives and philosophies are critical to the vision of Fort Worth in so many respects. A truly sustainable city is founded on the concept of equality and inclusion while promoting an environment that features diverse income levels within neighborhoods as well as offering opportunities for growth and education. The strong character of the men and women working for the FWHA is evident in their forward-focused commitment to our city.

In conjunction with its partners, FWHA is constructively changing the face of public housing with each investment made in Fort Worth by bringing opportunity for those who are willing to embrace change in these uncertain times. The City of Fort Worth looks forward to a bright future with strong partners like the FWHA as I am confident that their team will remain engaged, energized and focused on creating meaningful and lasting solutions to homelessness in Fort Worth.

Thank you again for being a positive representation of the phrase, “the Fort Worth Way.” God bless you and God bless our city!

Sincerely,

Mike Moncrief
Mayor
During my tenure on the Board of Commissioners of the Fort Worth Housing Authority (FWHA), I have seen many changes in the nature of the organization and the array of services and housing options that it offers. In some cases, those changes have been rooted in heightened social awareness and the growing desire of residents for the skills, education and assistance needed to improve their lives. In other cases, the changes have been the result of the need for innovative new programs that provide quality, affordable and accessible housing options.

In all cases, I am proud to say that the agency’s leaders, staff and partners have been up to the task. They have dedicated their efforts to providing the most effective and cost-efficient solutions to further FWHA’s mission and vision.

The public housing business is constantly changing. New social conditions and practical matters like uncertain funding sources present challenges that require new answers. But if change is inevitable, then so is the likelihood that we can continue to shape change for the better. One thing is certain: At FWHA, public housing is not like it used to be. With the continued support of our strategic partners, it will continue to improve.

My fellow commissioners, agency staff and the community entities with whom we partner are united in the belief that the future holds a better life for the families and individuals that FWHA serves. Whether that belief is reflected in improved housing communities, a wider range of programs or simply more social services, the idea of safer, higher quality and more affordable housing remains the heart of FWHA’s mission.

Terri Attaway
Chairperson, FWHA Board of Commissioners

As President and CEO of the Fort Worth Housing Authority (FWHA), I have had the pleasure and privilege of being associated with people whose exceptional abilities have been matched only by their dedication to the mission of providing quality, affordable and accessible housing to our residents.

In 2010, the agency witnessed how the weakening economy changed the core dynamics of housing assistance, and how those changes caused severe financial budget cuts to our programs and services. However, in true FWHA fashion, our dedicated and resilient staff quickly adapted to the situation by working diligently to create viable solutions that both addressed immediate needs and laid the groundwork for future success.

There is no doubt that public housing has entered a new era. Successful changes in the housing landscape must stretch far beyond bricks and mortar. FWHA proudly recognizes that public housing is not like it used to be in the City of Fort Worth. It is our conviction that it is much better and will continue to improve with the help of our social service community and private partners.

Regardless of the economy, our mission remains clear: To meet today’s needs by providing the housing choices and support services needed to help program participants improve their lives. As part of that process, we must also prepare for the challenges that continue to emerge within our industry.

We look with pride on the progress made in 2010, and proceed with the same commitment and dedication to service as we serve our clients in 2011.

Barbara Holston
President and CEO

Daniel Hernandez
Vice Chairperson

Patsy Lemons
Commissioner

Erma Johnson Hadley
Commissioner

Mark Presswood
Commissioner
In 1938, early housing leaders established a clear mission: To provide decent, safe and affordable housing to low- and moderate-income Fort Worth citizens. What started as a drive to provide modest housing for needy residents at the end of the Great Depression has progressively evolved into a comprehensive service system that enables individuals and their families to gain the ability, education and self-confidence needed to shape their lives and future.

By the end of the Great Depression, falling incomes and growing unemployment forced many of Fort Worth’s residents to live in makeshift shelters and squalid conditions. These slums drove City leaders to create the Housing Authority to provide decent and safe housing sites for needy citizens.

In 1938, early housing leaders established a clear mission: To provide decent, safe and affordable housing to low- and moderate-income Fort Worth citizens. What started as a drive to provide modest housing for needy residents at the end of the Great Depression has progressively evolved into a comprehensive service system that enables individuals and their families to gain the ability, education and self-confidence needed to shape their lives and future.

In the early 1940s, the agency built its first two complexes: the Butler Place and Ripley Arnold Place apartments.

In 1941, the Housing Authority opened the J.A. Cavile Place apartments in 1953.

In the 1950s as the working class was replaced by the long-term poor. The Housing Authority opened the J.A. Cavile Place apartments in 1953.

Senior citizens became a larger proportion of public housing users in the 1960s, causing FWHA in 1962 to add 28 units dedicated to seniors at Ripley Arnold Place.

In 1971, FWHA converted the Berkley Hotel in downtown Fort Worth to public housing, renaming it Hunter Plaza. Then in 1974, FWHA added Fair Oaks Apartments to provide housing for elderly and disabled residents.

In 1971, FWHA converted the Berkley Hotel in downtown Fort Worth to public housing, renaming it Hunter Plaza. Then in 1974, FWHA added Fair Oaks Apartments to provide housing for elderly and disabled residents.

In 1974, HUD’s Section 8 rental assistance program allowed FWHA to offer housing vouchers that provided rent subsidies for housing in the private market.

In the 1980s and 1990s, resident associations worked with local police and other agencies to promote safer, healthier housing complexes. They also worked with FWHA to create training and education programs that promoted life skills and self-sufficiency.

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FWHA continues to successfully improve the quality of life for the families it serves through the acquisition and construction of affordable housing. These properties are managed by private management firms, serve a range of incomes and are located in neighborhoods that are close to employment opportunities, public transportation and other important amenities.

FWHA is proud to do its part to change the face of public housing for the thousands of families who are served daily. The agency’s philosophy is simple: Affordable housing is about more than just bricks and mortar; it is about helping people to break the cycle of poverty and begin the cycle of economic independence.

In 2010, FWHA made significant progress by substantially increasing the number of affordable housing units in its total housing stock portfolio.

**Wind River Apartments**
This newly renovated property is the jewel of the Western Hills neighborhood in Fort Worth. Wind River Apartments showcases a new business center, conference meeting room and offers a full-size clubhouse that is bar none. Located within minutes of the I-30 West Corridor, residents at Wind River enjoy on-site educational and recreational activities that include monthly social functions for youth and adults; job readiness seminars; and social services needs assessments.

**Overton Park Townhomes**
Located near the highly-sought-after City View neighborhood, Overton Park Townhomes is within walking distance of Hulen Mall and I-20. The complex offers residents features like private patios, balconies and outside storage. Residents at this site enjoy a beautiful sparkling pool; hot tub and cabana area; and a variety of services that includes a courtesy patrol 7 days a week, free after-school program for youth, coffee club and monthly crime watch meetings.

**FWHA’s Public Housing Homeownership Program**
The Public Housing Scattered Site program offers qualified participants the opportunity to purchase single-family homes. These FWHA-owned homes are located throughout the City of Fort Worth.
Villas of Oak Hill
Villas of Oak Hill is located near the Hulen area of Fort Worth, with convenient access to Texas Christian University, I-30 and I-20. This property borders the Colonial Golf Course and the beautiful Trinity Trails. Residents at this property enjoy monthly youth and adult activities and other amenities like a state-of-the-art fitness center, indoor racquetball court, three pools, three heated spas, tanning salon and an enclosed Tot Lot for children’s play.

Sycamore Center Villas
Sycamore Center Villas is located in the Southwest area of Fort Worth. This property is within the Crowley Independent School District in southwest Fort Worth, and offers convenient access to I-20 and I-35. Residents enjoy amenities like a new business center; playground equipment; swimming pool; basketball court and picnic area; ceramic tile throughout each unit; and attached garages.

Candletree Apartments
Nestled in the Candle Ridge area of Fort Worth, Candletree Apartments is conveniently located to I-20, public transportation and major shopping and service centers in southwest Fort Worth. This active family property offers residents free after-school and summer lunch programs and monthly activities such as bingo, movie and pizza nights. Residents may also participate in on-site GED courses, and job readiness classes.

Cambridge Court Apartments
Situated near the well-established neighborhood of Western Hills, Cambridge Court Apartments is within 5 minutes of I-30 and is close to shopping and employment opportunities. Location is an attractive feature of this property as residents enjoy summer and year-round activities for the entire family. This complex also provides on-site courtesy patrols; monthly crime watch meetings; job readiness seminars; and health and wellness resource fairs.

FWHA Properties List
FWHA’s Public Housing, Affordable Housing and Market Rate programs include the following properties:

- Butler Place Apartments
  - 412 Units
- J.A. Cavile Place
  - 300 Units
- Fair Park Apartments
  - 48 Units
- Fair Oaks Apartments
  - 76 Units
- Overton Park Townhomes
  - 216 Units
- Villas of Oak Hill
  - 583 Units
- Sycamore Center Villas
  - 47 Units
- Lincoln Terrace Apartments
  - 72 Units
- Candletree Apartments
  - 216 Units
- The Pavilion at Samuels Avenue Apartments
  - 36 Units
- Cambridge Court Apartments
  - 330 Units
- Wind River Apartments
  - 168 Units
- Spring Hill Apartments
  - 254 Units
- Spring Glen Apartments
  - 176 Units
- Cobb Park Apartments
  - 172 Units
- Post Oak East Apartments
  - 246 Units
- Woodmont Apartments
  - 252 Units
- Scattered Sites
  - 68 Units

★ Property Illustrated
PUBLIC HOUSING: NOT LIKE IT USED TO BE
Because Our People Turn Today’s Ideas into Tomorrow’s Solutions

MAKING IT HAPPEN: Many employees on the FWHA team are the minds and hands behind the agency’s buildings and land operations. They manage the day-to-day functions and behind-the-scenes financial services that make FWHA’s property programs effective solutions to today’s needs and tomorrow’s challenges. Teams work together to create the environment that allows residents to take advantage of FWHA’s services.

Resident Services:
FWHA links its program participants to services that provide opportunities for employment, educational and vocational training, and homeownership that include:
- GED preparation
- Employment education
- Adult education
- Vocational & occupational training
- Small business development
- Youth programs
- Childcare
- Student/Adult learning
- Satellite public libraries
- Senior programs
- Geriatric healthcare
- Transportation
- Utility assistance

More than 6,000 households benefited from FWHA’s Assisted Housing Voucher Programs in 2010.

FWHA provides services such as computer skills training, job fairs and employment counseling to assist residents in their efforts to become economically independent.

FWHA works with many local social service agencies to provide childcare assistance and nutrition education at the Amaka Childcare facility, which is located on-site at the Butler housing community and is owned by the Fort Worth Housing Authority.

FWHA construction professionals oversee the design, development and renovation of multi-family Affordable Housing complexes.

FWHA offers two Homeownership Programs that provide financial assistance, education and counseling to qualified first-time homebuyers.
PUBLIC HOUSING: NOT LIKE IT USED TO BE
Because Time Doesn’t Stand Still — Neither Does FWHA

From 2000-2010, total managed housing units increased in the Affordable Housing and Market Rate categories.

During this period:
- Total housing units owned by FWHA increased by 1,611 units or 85%
- The Affordable Housing portfolio rose by 1,382 units or 767%
- Market Rate units increased by 276 units or 128%
- Replacement Public Housing units are pending HUD approval

FWHA’s housing portfolio totals more than 3,700 units that are owned and administered by the agency. This portfolio mix combines conventional public housing units, affordable housing units, multi-family complexes and single-family homes. In addition, FWHA administers more than 6,000 housing vouchers that are used to subsidize rents for units to qualified families and individuals in the private sector.

In 2010, FWHA closed the Hunter Plaza public housing facility for renovations, temporarily decreasing the total number of public housing units by 225.

FWHA has changed with the times. The agency has adjusted its portfolio mix to match market trends and to meet program participants’ needs and regulatory requirements. The market has evolved from traditional public housing owned-and-managed developments to an asset-management model. The result has been growth in a variety of multi-family and single-family units that allow residents greater affordable housing options.
**STATEMENT OF NET ASSETS (UNAUDITED)**

<table>
<thead>
<tr>
<th>ASSETS</th>
<th>2010</th>
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<tbody>
<tr>
<td><strong>Current Assets</strong></td>
<td></td>
</tr>
<tr>
<td>Cash &amp; Investment</td>
<td>$32,768,326</td>
</tr>
<tr>
<td>Accounts Receivable - Net of Allowance</td>
<td>3,745,576</td>
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<tr>
<td>Notes Receivable</td>
<td>-</td>
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<tr>
<td>Prepaid Expenses</td>
<td>908,177</td>
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<tr>
<td>Inventories - Net of Allowance</td>
<td>31,105</td>
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<tr>
<td>Total Current Assets</td>
<td>37,453,184</td>
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<tr>
<td><strong>Non-Current Assets</strong></td>
<td></td>
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<tr>
<td>Capital Assets</td>
<td></td>
</tr>
<tr>
<td>Land</td>
<td>18,226,652</td>
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<tr>
<td>Buildings &amp; Improvements</td>
<td>153,449,082</td>
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<tr>
<td>Furniture &amp; Equipment</td>
<td>3,614,871</td>
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<tr>
<td>Construction in Progress</td>
<td>14,803,658</td>
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<tr>
<td>Less: Accumulated Depreciation</td>
<td>(64,974,163)</td>
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<tr>
<td>Total Capital Assets</td>
<td>125,120,100</td>
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<tr>
<td>Other Assets</td>
<td></td>
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<tr>
<td>Notes Receivable - Non Current</td>
<td>2,820,010</td>
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<tr>
<td>Unamortized Bond Costs - net</td>
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<tr>
<td>Total Other Assets</td>
<td>3,913,736</td>
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<tr>
<td><strong>Total Assets</strong></td>
<td>$166,487,020</td>
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**STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN NET ASSETS (UNAUDITED)**

<table>
<thead>
<tr>
<th>2010</th>
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<tbody>
<tr>
<td><strong>Operating Revenue</strong></td>
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<tr>
<td>Dwelling Rent</td>
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<tr>
<td>Government Operating Grants &amp; Subsidy</td>
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<tr>
<td>Other Income</td>
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<tr>
<td>Total Operating Revenue</td>
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<tr>
<td><strong>Operating Expenses</strong></td>
</tr>
<tr>
<td>Administrative</td>
</tr>
<tr>
<td>Tenant Services</td>
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<tr>
<td>Utilities</td>
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<tr>
<td>Protective Services</td>
</tr>
<tr>
<td>Ordinary Maintenance &amp; Operations</td>
</tr>
<tr>
<td>General Expense</td>
</tr>
<tr>
<td>Non-Routine Maintenance</td>
</tr>
<tr>
<td>Housing Assistance Payments</td>
</tr>
<tr>
<td>Depreciation and Amortization</td>
</tr>
<tr>
<td>Total Operating Expense</td>
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<tr>
<td>Operating Income (Loss)</td>
</tr>
<tr>
<td><strong>Non-Operating Revenue / (Expense)</strong></td>
</tr>
<tr>
<td>Government Grants - Capital</td>
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<tr>
<td>Investment Income</td>
</tr>
<tr>
<td>Interest Expense</td>
</tr>
<tr>
<td>Gains and Other Revenues</td>
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<tr>
<td>Total Non-Operating Revenue / (Expense)</td>
</tr>
<tr>
<td><strong>CHANGE IN NET ASSETS</strong></td>
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<tr>
<td>Net Assets, Beginning</td>
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<tr>
<td>Prior Period Adjustments</td>
</tr>
<tr>
<td>Capital Contributions</td>
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<tr>
<td>Net Assets, Ending</td>
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**NET ASSETS**

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<tbody>
<tr>
<td>Invested in Capital Assets, net of related debt</td>
<td>46,767,689</td>
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<tr>
<td>Restricted Net Assets</td>
<td>5,447,470</td>
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<tr>
<td>Unrestricted Net Assets</td>
<td>27,430,620</td>
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<tr>
<td><strong>Total Net Assets</strong></td>
<td>$79,645,779</td>
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**TOTAL LIABILITIES & NET ASSETS**

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<tbody>
<tr>
<td><strong>Total Liabilities &amp; Net Assets</strong></td>
<td>$166,487,020</td>
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The face and philosophy of public housing have undergone startling changes since FWHA opened its doors. Basic units with new amenities have given way to property management systems, housing options and social services that could not have been imagined when the Housing Authority began in 1938. Despite all of the progress that has been made, FWHA still has much to accomplish.

FWHA’s mission has not changed, nor will the Housing Authority’s ability to adapt to changing circumstances and new ideas.

The dramatic increase in the variety of FWHA’s properties, programs and special services has allowed the agency to help individuals and families improve the quality of their lives. That success is the result of partners working together to achieve a common goal. FWHA could never have evolved without the support of the public and private entities that share a common vision of service working closely together to make Fort Worth the nation’s finest city.

As FWHA moves forward, the agency remains dedicated to partnering with our public and private colleagues to improve our communities and the lives of FWHA’s residents.

Thanks to Our Partners!

All of FWHA’s progress and each resident’s personal success would never be possible without the support and collaboration of the Housing Authority’s community partners.
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