



Letter from the President

School's out for the summer, and it is time to salute our community partners that are keeping children safe and busy with art projects, swimming, blowing bubbles and all kinds of fun.

Community partnerships are vital to our agency because we strive to do much more than provide housing assistance to thousands of families. They enable us to fulfill our mission: to develop housing solutions where people can flourish.



We thank the Boys & Girls Clubs of Greater Tarrant County for running dynamic summer programs at Butler Place, Cavile and Cambridge Court near Las Vegas Trail. We love working with the Fort Worth Library as it operates branches at the same locations. Can you believe the Cavile library has been open for 25 years? We also appreciate Fort Worth ISD and I.M. Terrell Academy for providing the venue and volunteer support for our 10th annual FWHS Music Camp in July.

Another partner for which we are grateful is the YMCA, which provides "Safety Around Water" classes at many of our properties with pools. This is critical as summer heats up and people head towards the water. The YMCA also operates the Amaka Child Development Center, a 4-Star accredited childcare center at Butler Place that serves ages 6 weeks through 12 years.

We're excited to host the HUD Strong Family Festival Sat. June 29 with Tarrant County Housing, and the city's Fire Department, Neighborhood Services, Workforce Solutions and several other partners will join us. On a more serious note, we cannot thank Fort Worth Police Department enough for working day and night to maintain the safety of our communities in the heat of the summer.

Have an idea for a new partnership? I'd love to hear from you.

Mary-Margaret Lemons
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A new home for Monique Smith



A native of rural Memphis, Monique Smith lived at Butler Place with her daughter, Quanesha, for nearly 10 years and missed being outdoors, surrounded by nature. She jumped

at the opportunity to relocate to a brand-new apartment community, Palladium, on the outer fringes of Fort Worth when she learned about it last year at a resident meeting.

In a phased approach, residents at Butler are moving to new apartment homes in better neighborhoods across the City of Fort Worth through HUD's RAD program, and Fort Worth Housing Solutions is using a lottery system to keep things fair. When Monique's lucky number came up for Palladium, she began driving regularly to the construction site to check on her new home's progress.

"Oh my goodness oh my goodness," she said when walking into her apartment for the first time in early June and looking out at the view from her balcony. Monique plans to attend Lockheed Martin's next job fair, and in the meantime, she's all set to begin driving for Lyft in her Kia.

Congratulations to Monique and the more than two dozen families are relocating this month from Butler to Palladium and Campus Apartments. "I am so happy I'm here," Monique said. "I've told my daughter -- it's a new start."

Now open: Palladium and Campus Apartments

Fort Worth Housing Solutions has opened two new multifamily communities in great locations: Palladium in northwest Fort Worth and Campus Apartments near TCC's South Campus.



To develop these properties FWHS partnered with Palladium USA and AMCAL, both of which used Low-Income Housing Tax Credits (LIHTC) to enable the rent at most of the units to be within reach for working families. A total 95 percent of Campus's units and 61 percent at Palladium's are affordable.

To be eligible for the lower-rent units at these and all of the agency's apartment communities, applicants must meet income requirements and re-certify annually.

Income Limits for Tax-Credit Rental Properties

(based on Fort Worth-Arlington Area Median Income of \$72,500)

Family Size	1	2	3	4	5
Income (60%)	\$31,620	\$36,120	\$40,620	\$45,120	\$48,780



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