

To the Mayor and Members of the City Council

December 2, 2025

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**SUBJECT: 2026 AFFORDABLE HOUSING BOND PROPOSITION**

This report provides information on activities planned for the \$5 million Affordable Housing Proposition recommended for the 2026 Bond Program. This proposition is specifically aimed at increasing homeownership and equity among Fort Worth residents by lowering the costs to build affordable single-family housing (i.e. one detached residence per lot). This funding would promote the construction of quality, accessible, owner-occupied, entry level and workforce housing in the central city, including Neighborhood Empowerment Zones, Neighborhood Improvement Program areas, etc. This proposition would complement the federal funding available for affordable multifamily housing.

If approved by voters, the funding would be allocated as follows:

- **Land Acquisition and Demolition: \$1 million** would be used to acquire vacant lots and blighted properties. Potential lots must already be zoned for single-family housing and will be ranked by readiness and suitability for development. Non-profit and private affordable housing developers would then use these lots to construct homes.
- **Infrastructure Costs: \$4 million** would be used to provide funding to single-family housing developers to cover public infrastructure costs--such as street, stormwater, water, and sewer improvements--and for construction fees and water and sewer impact fees. These funds will be distributed through a competitive process to ensure that dollars are put into single-family housing developments that best align with the above-mentioned affordable housing goals.

Homes built for sale through this proposition would be required to be sold to buyers with incomes between 80% and 120% of the Area Median Income. Potential homeowners may apply for the City's Homebuyers Assistance Program. Additionally, the homes must be maintained as affordable housing for a period of up to 20 years.

Should you have any questions regarding this report, please contact Neighborhood Services Director, Kacey Thomas, at 817-392-8187.

Jesus "Jay" Chapa
City Manager