

FORT WORTH COMMUNITY LAND TRUST

Carroll Park Meeting March 5, 2025



HOMEOWNERS



COMMUNITY



NONPROFIT

- *The Fort Worth Community Land Trust (FWCLT) is a non-profit organization committed to creating attainable homeownership throughout Fort Worth*
- *We are rehabbing and building homes for households making at or below 120% area median income (AMI) with a focus on households making 60-80% AMI*



Eligible individual owns improvements (home)



Long-term ground lease ties improvements and land together and sets shared equity formula with resale restrictions



Community land trust owns land

Did You Know?

- *Fort Worth housing prices have risen sharply, while wages have not, that means the idea of owning a home has become out of reach for many residents in Fort Worth*
- *FWCLT is working to change that with a unique opportunity that can open the door to homeownership for eligible families*
- *Approximately 200 homes are planned for development on the 15.61-acre lot*
- *The FWCLT will be selling 1-3- bedroom homes for families with an income between 60% - 120% AMI*

How To Get Involved

- *Learn more about what's happening, visit our website at fortworthclt.org or send an email to info@fortworthclt.org*
- *Step inside and explore! Our model home will be open for tours in the spring*

FORT WORTH COMMUNITY LAND TRUST

Who Qualifies?

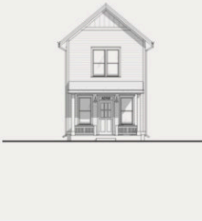
Families earning at or below 120% AMI

AMI	Family of 1	Family of 2	Family of 3	Family of 4
120%	\$85,600	\$97,800	\$110,050	\$122,300



AZALEA

UNITS: 1
 BEDROOMS: 1
 BATHROOMS: 1
 STORIES: 2
 GROSS SF: 640 SF
 PORCH SF: 90 SF



- 1 FRONT PORCH
- 2 LIVING
- 3 KITCHEN
- 4 BEDROOM
- 5 BATH

CYPRESS

UNITS: 1
 BEDROOMS: 3
 BATHROOMS: 2.5
 STORIES: 2
 GROSS SF: 1380 SF
 PORCH SF: 108 SF



- 1 FRONT PORCH
- 2 LIVING
- 3 KITCHEN
- 4 BEDROOM
- 5 BATH

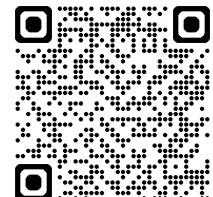
MOCKINGBIRD

UNITS: 1
 BEDROOMS: 2
 BATHROOMS: 2
 STORIES: 1.5
 GROSS SF: 800 SF
 PORCH SF: 72 SF



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Scan the QR code to sign up for future updates from the FWCLT



FORT WORTH COMMUNITY LAND TRUST

Reunión en el Carroll Park 5 de marzo de 2025



PROPIETARIOS DE
VIVIENDAS



COMUNIDAD



ORGANIZACIÓN SIN FINES DE
LUCRO

- *El Fideicomiso de Terrenos Comunitarios de Fort Worth (The Fort Worth Community Land Trust, FWCLT) es una organización sin fines de lucro dedicada a abrir oportunidades de vivienda propia por toda Fort Worth*
- *Rehabilitamos y construimos nuevos hogares para familias cuyos ingresos son 120 % o menores al ingreso promedio del área (Annual Median Income, AMI), con especial atención a aquellos grupos familiares que perciben entre 60 y 80 % del ingreso medio del área*



La persona elegible es
propietaria de las
mejoras (vivienda)



El contrato de arrendamiento
a largo plazo vincula las
mejoras y el terreno, y
establece una fórmula de
participación compartida con
restricciones de reventa



El fideicomiso de
terrenos comunitarios es
propietario del terreno

¿Lo sabía?

- *Los precios de las viviendas en Fort Worth se han elevado, mientras que los salarios se no incrementado. Eso significa que la idea de poseer una vivienda propia está fuera del alcance de muchos residentes de Fort Worth.*
- *FWCLT trabaja para cambiar esa situación mediante ofrecer una oportunidad única para que familias elegibles puedan poseer vivienda propia.*
- *Se planea desarrollar aproximadamente 200 viviendas en un lote de 15,61 acres (6,3 hectáreas aproximadamente)*
- *El FWCLT se propone vender viviendas de 1 a 3 habitaciones a familias con un ingreso medio de 60 a 120 % del AMI*

Cómo participar

- *Entérese de lo que está sucediendo: visite nuestra página web fortworthclt.org o escriba a info@fortworthclt.org*
- *¡Entre y explore! Nuestra vivienda modelo estará abierta para exhibición en primavera*

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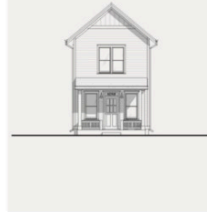
¿Quién califica?
Familias que ganan entre el 120% o menos de AMI

AMI	Familia de 1	Familia de 2	Familia de 3	Familia de 4
120%	\$85,600	\$97,800	\$110,050	\$122,300



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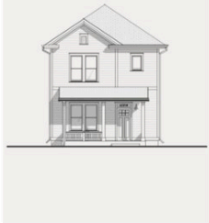
2ND FLOOR PLAN

1ST FLOOR PLAN

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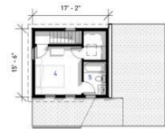
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Escanee el código QR para registrarse para futuras actualizaciones del FWCLT

