



February 19, 2026

The Honorable Deborah Peoples
District 5 City Councilmember
Via email to deborah.peoples@fortworthtexas.gov

From: The Woodhaven Neighborhood Association Executive Board

Re: Allocation of TIF 13 Funds to Drive Investment in Infrastructure and Quality of Life

Dear Councilmember Peoples:

Thank you for meeting with us yesterday regarding our wish list for infrastructure improvements in our neighborhood and to hear our concerns over the allocation of TIF 13 funds to a community center. We appreciate the good faith efforts you are making to prioritize the revitalization of your home District which for various reasons has missed out on the growth and prosperity enjoyed by the City of Fort Worth over the years.

On behalf of the Woodhaven Neighborhood Association we are writing to encourage the various departments of the City of Fort Worth--Police, Parks, Transportation, Schools, Hospitals, Fire, and the Board of TIF 13 to engage collaboratively with private developers currently working to revitalize this neighborhood. Please know you have our support in being creative and taking initiative to address our concerns. We are hopeful that collaboration can lead to a judicious, prudent, and strategic allocation of TIF 13 funds to accomplish sustained improvements.

As expressed through public support in the Zoning, City Council, and Planning Commission hearings, as well as the WNA Board elections, the WNA is broadly supportive and aligned with city officials around the efforts of Crescendo to rezone and replat the former golf course. Now that process is complete, the market for development continues to lag behind the needs of our community. We need your help to change the status quo because the market has failed us for decades now, and new commercial development and infrastructure improvements continue to elude us. While there are standard conventions for the allocation of TIF funds, as you know, the Woodhaven District is anything but a standard or conventional neighborhood. We respectfully request that discretion is used to help lower transaction costs and financial risk associated with new investment in this neighborhood.

What does that look like? If a portion of the TIF funds can be *advanced* to a developer to serve as an economic stimulus for new development and infrastructure improvements, this would be justified, because offering financial support on a reimbursement basis has proven inadequate to entice the market. It remains too risky to invest in Woodhaven and putting the onus of financing infrastructure improvements on private developers hurts us.

If portions of the TIF funds can be allocated to *purchase* portions of the former golf course for the purposes of conserving natural resources, improving quality of life, and offering amenities to the neighborhood this would be justified, because the market still has not produced ready, willing and able buyers of these lots, even with rezoning and re-platting entitlements settled.



We hope the City of Fort Worth and the TIF 13 Board will steward TIF 13 funds in a manner that addresses our ailing infrastructure, stagnating property values, and quality of life concerns.

In conclusion:

- (1) advancing TIF funding rather than merely reimbursing expenditures would be justified to mitigate financial risk of investing in our neighborhood's infrastructure;
- (2) allocating TIF funding to procure portions of the former golf course for the public benefit would be justified as a number of desirable public uses, from a community center, connective trails, pedestrian access, and urban agriculture, may otherwise not come to Woodhaven; and
- (3) creative collaboration with existing developers like Crescendo, community partners like Econautics, and stakeholders such as the WNA Board working to revitalize the Woodhaven neighborhood is justified to ensure alignment with the Conservation Plan for the district, and that TIF funding has the greatest possible impact for the long term sustainability of our neglected neighborhood.

Thank you for your consideration and ongoing leadership of District 5.

Respectfully submitted,


- John D. Wood, Esq.

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