

# STOP SIX

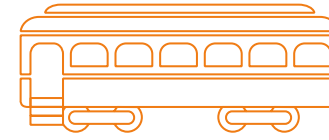
## CHOICE NEIGHBORHOOD

FORT WORTH ♦ TEXAS



# BUSINESS COMMUNITY BRIEFING

September 2, 2020



# WELCOME

## **Gyna M. Bivens**

District 5

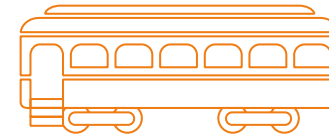
Fort Worth City Councilwoman

and

## **Mary-Margaret Lemons**

President

Fort Worth Housing Solutions

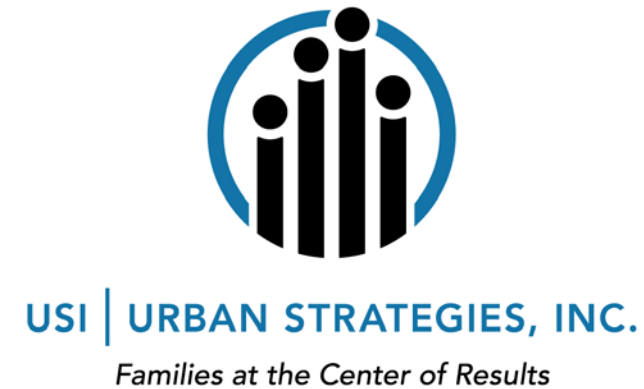


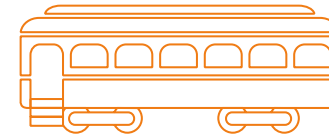
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# Lead Partners



MCCORMACK  
BARON  
SALAZAR



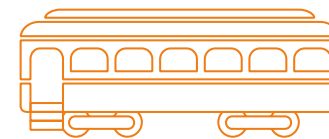


# AGENDA

1. Overview of Stop Six CNI
2. Cavile Place
3. Cowan Place
4. Business Opportunities
5. Next Steps



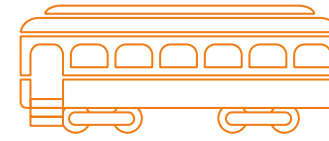
# Neighborhood Boundary



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- Railroad tracks north of East Rosedale Street
- Miller Avenue to the west
- Carverly Drive to the east
- Fitzhugh Avenue to the south.



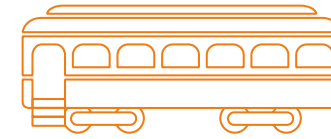
# Community-Driven Initiative

- Developed by residents, community leaders and stakeholders over six years, updated in 2019
- A collaborative, shared vision for a vibrant, safe and sustainable community with quality education, healthcare, services and amenities
- Result: A “Neighborhood of Choice”



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# Transformation Plan



## People

Cavile Place residents are supported and thriving throughout the community's transformation, invited to return to new, mixed-income properties

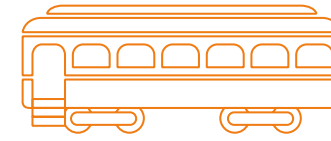
## Housing

Replace the 300-unit, 1950s-era Cavile Place public housing community with almost 1,000 units of attractive, mixed-income housing in six phases

## Neighborhood

Activate East Rosedale Street, create new open spaces, develop a central neighborhood hub for essential services and amenities





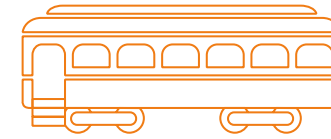
# Housing Development Phases

Phase	Site
1	Cowan Place
2	Cavile
3	Cavile
4	Cavile
5	Ramey
6	Miller/Rosedale



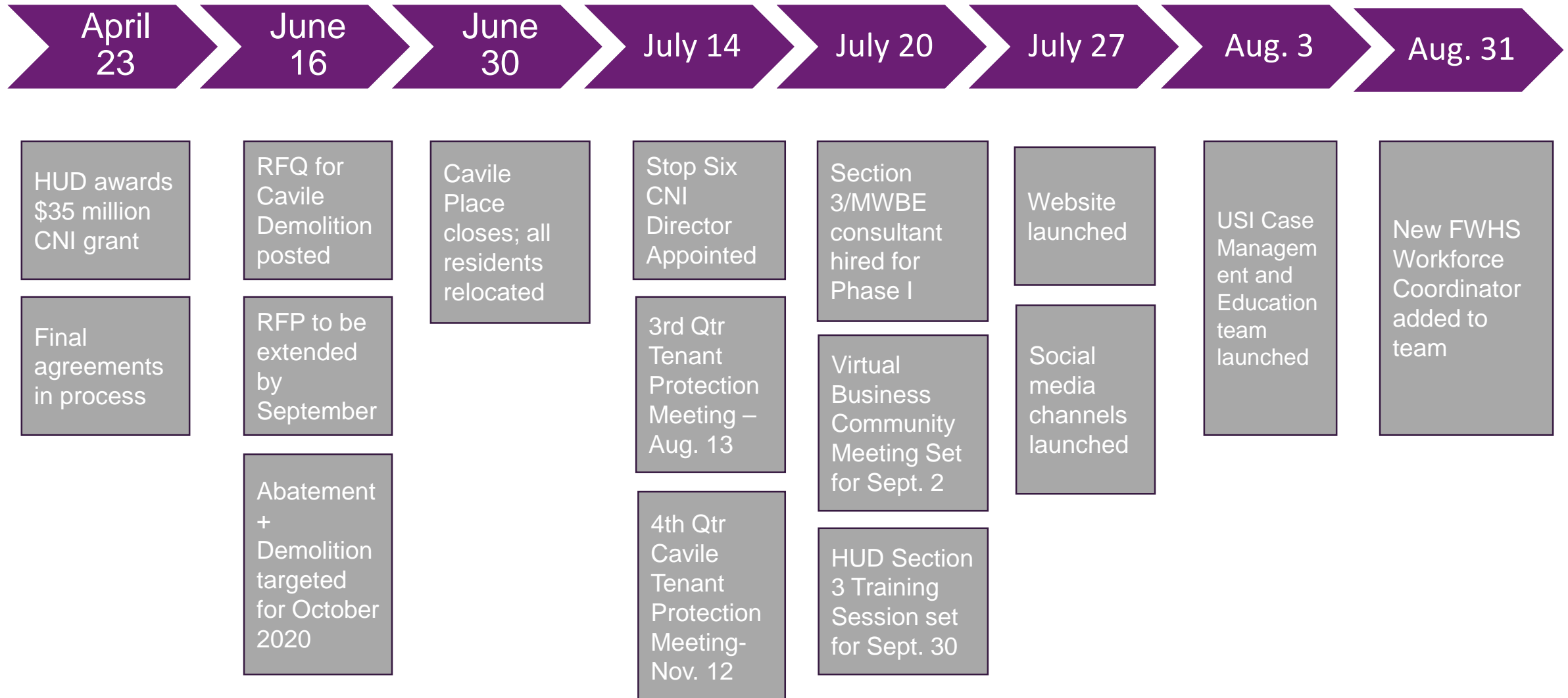
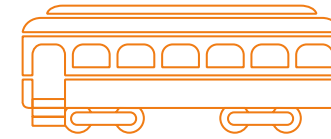


# Projected Income Mix by Phase



	Market Rate (Unrestricted)	Workforce	Low Income Housing Tax Credit (LIHTC)	Permanent Supportive Housing (PSH)	Project Based Vouchers (PBV)	TOTAL
Phase 1 (Cowan Place)	13	-	53	8	48	122
Phase 2 (Cavile Site)	44	-	93	13	60	210
Phase 3 (Cavile Site)	38	-	82	13	54	187
Phase 4 (Cavile Site)	58	-	50	11	49	168
Phase 5 (Ramey Site)	23	-	28	5	23	79
Phase 6 (Miller/Rosedale)	113	45	-	-	66	224
Total	289	45	306	50	300	990

# 2020 Progress to Date





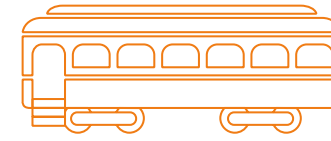
# CAVILE PLACE

Louis Bernardy

Senior Vice President & Director of Development, Texas  
McCormack Baron Salazar



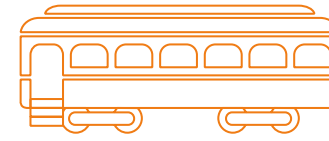
# Cavile Place



- 300-unit public housing community that opened in 1954
- Needed \$42 million in repairs; received Section 18 Demolition approval in 2019
- Residents relocated using Tenant Protection Vouchers to homes of choice throughout the city
- MBS released RFQ for Abatement & Demolition Contractor in June



# Cavile Place



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- Environmental assessment, asbestos survey, & specifications for abatement and demolition in progress
- Abatement and demolition expected to begin later this year

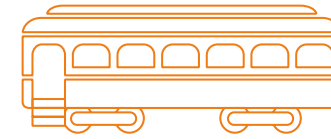




# COWAN PLACE

McCormack Baron Salazar

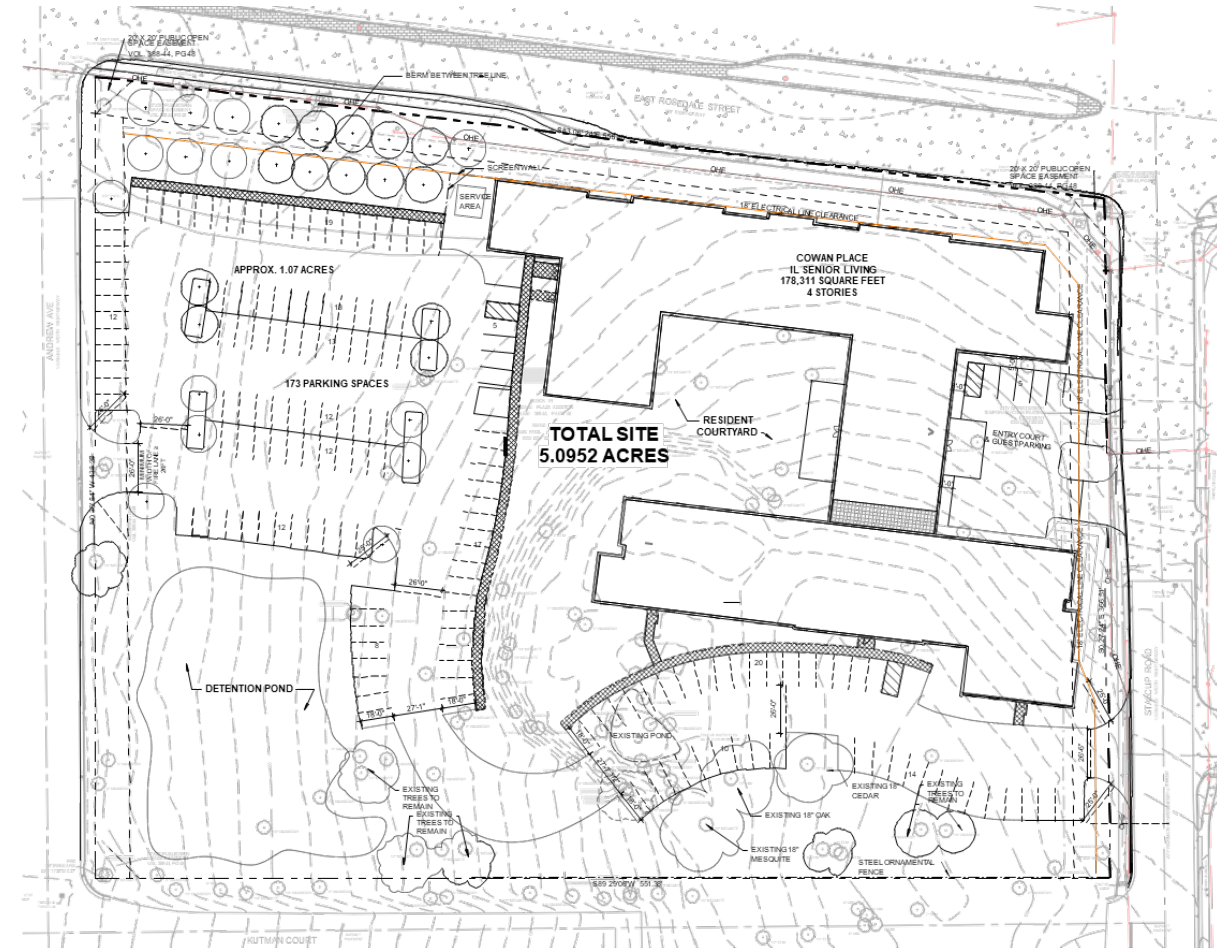




# Phase 1 - Cowan Place (Senior Living)

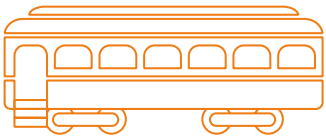
Unit Type	Market	LIHTC	Permanent Supportive Housing	Replacement	Total
1 BR	18	99	9	37	163
2 BR	-	-	-	11	11
Total	18	99	9	48	174

15,000 Square Feet Management & Amenity Space



These documents may not be used for regulatory approval, permit, or construction.

# Cowan Place - Ground Level



These documents may not be used for regulatory approval, permit, or construction.

08/28/2020

1

20106.00

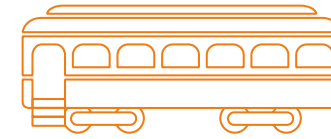
0 8' 16'



## Ground Floor Plan

Cowan Place

# Cowan Place Team



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**Fort Worth Housing  
Solutions**

*Lead Applicant*

McCORMACK  
BARON  
SALAZAR

**McCormack Baron  
Salazar**

*Housing Lead*



**City of Fort Worth**

*Co-Applicant and  
Neighborhood Lead*

BENNETT • BENNER  
PARTNERS  
ARCHITECTURE • INTERIORS • PLANNING

**Bennett Benner  
Partners**

*Architect*



**Cavile and Stop Six  
Residents**

*Residents and  
Stakeholders*

**BLOCK**  
COMPANIES

**Block Companies**

*General Contractor*

dlb  
CONSULTANTS  
Connect. Build.

**dlb Consultants**

*Construction Support  
Services*

McCORMACK  
BARON  
MANAGEMENT

**McCormack Baron  
Management**

*Property Management*



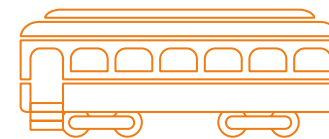


# BUSINESS OPPORTUNITIES

Demetria Bivens

Founder and Principal  
dlb Consultants

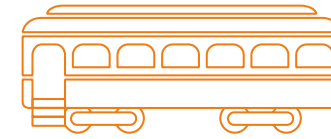
# Participation Goals



Activity	Target	Participation Goal
Construction	M/WBE	25% of Construction subcontracts
Professional Services	M/WBE	15% of non-construction subcontracts
Section 3 Hiring	Section 3	30% of New Hires for Construction Contract
Section 3 Businesses	Section 3	10% of Total Dollar Amount of Construction Subcontracting Opportunities
Section 3 Business (Non-Construction)	Section 3	3% of Total Dollar Amount of non-Construction Subcontracting Opportunities

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# Timeline & Opportunities



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## **CAVILE/COWAN Subcontractor Outreach (Aug – Nov)**

- Submission of Prequalification forms
- Sept. 17 – M/WBE Prime Networking Event
- Sept. 27 – CFW District 5 Update Meeting
- Sept. 30 – HUD Section 3 Virtual Training

## **CAVILE Prebid Marketing (Sept)**

## **COWAN Prebid Marketing (Nov-Dec)**

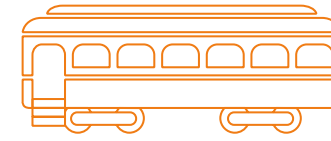
**Contact:** Demetria Bivens  
[demetria@consultantsdlb.com](mailto:demetria@consultantsdlb.com)  
cell 214-597-2022

Section 3/MWBE Business Opportunities are published at [www.StopSixCNI.org](http://www.StopSixCNI.org) and promoted across social channels

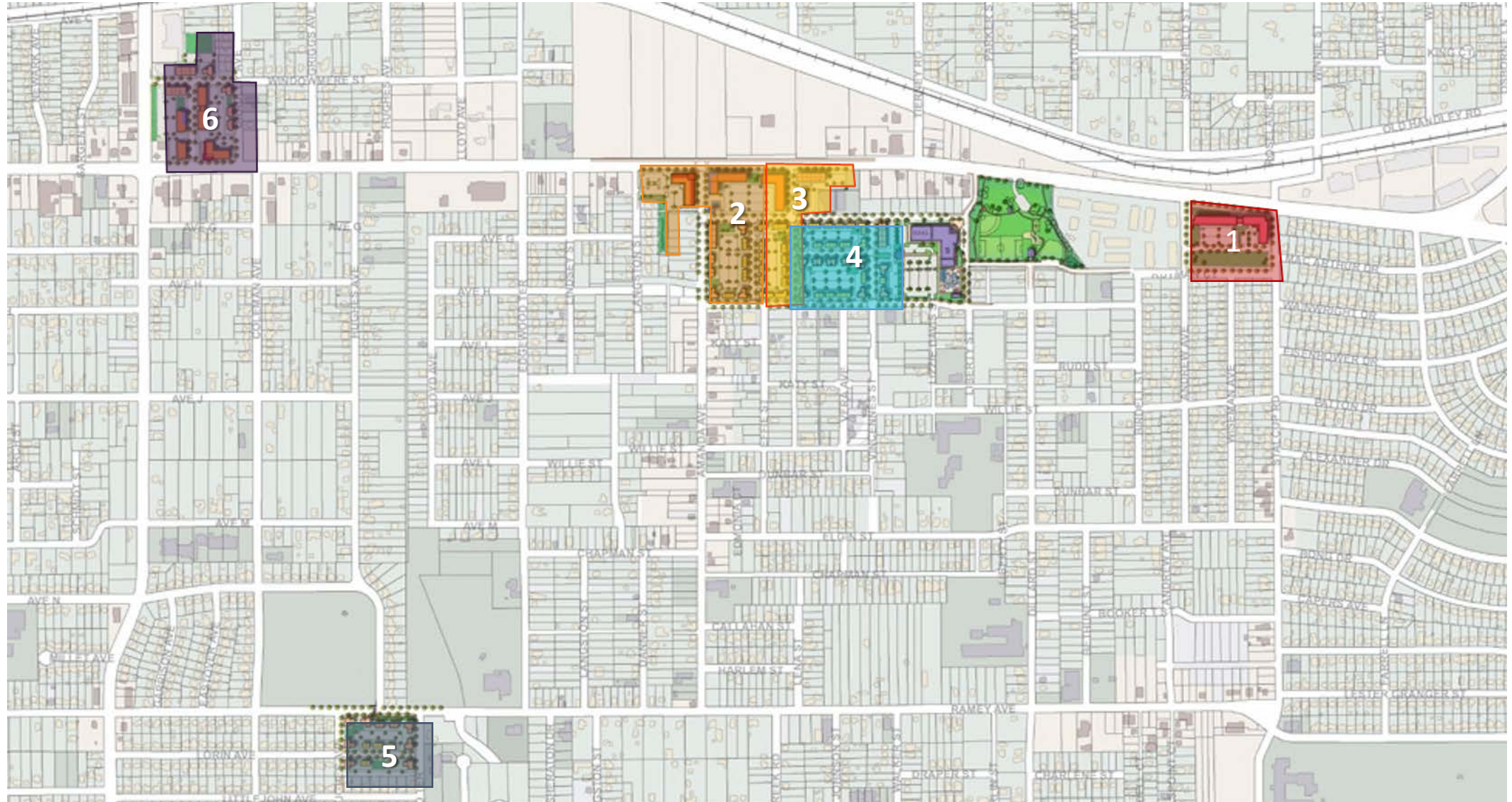




# Future Opportunities (2020-2025)



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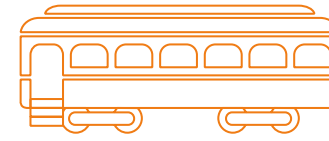
# NEXT STEPS

Lachelle Goodrich

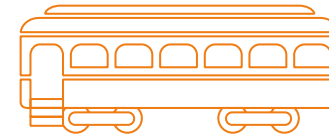
Director, Stop Six Choice Neighborhood Initiative  
Fort Worth Housing Solutions

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# Next Steps



- Cavile abatement and demolition work to begin this fall
- Cowan Place development work to begin in 2021
- Urban Strategies Inc. team leading People work
  - Cavile resident assessments
  - Engagement, social services support
  - Right to return as new housing comes online
- Follow business opportunities, events and news:
  - [StopSixCNI.org](https://StopSixCNI.org)
  - Facebook, LinkedIn and Twitter



## Questions?

Email us at

[StopSixCNI@fwhs.org](mailto:StopSixCNI@fwhs.org)

Learn more at

[www.StopSixCNI.org](http://www.StopSixCNI.org)

[facebook.com/StopSixCNI](https://facebook.com/StopSixCNI)

Twitter: [@stopsixcni](https://twitter.com/stopsixcni)

[www.linkedin.com/stop-six-choice-neighborhood](https://www.linkedin.com/stop-six-choice-neighborhood)

Thank you!