

Community Update

October 21, 2020



STOP SIX
CHOICE NEIGHBORHOOD

FORT WORTH ♦ TEXAS



WELCOME

Gyna M. Bivens

District 5

Fort Worth City Councilwoman

and

Mary-Margaret Lemons

President

Fort Worth Housing Solutions



Lead Partners



MCCORMACK
BARON
SALAZAR



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Families at the Center of Results



Today's Agenda

I. Meeting Overview

Lachelle Goodrich, Director, Stop Six Choice Neighborhood Initiative

II. Housing Plan Update

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

Michael Bennett, Principal & CEO, Bennett Benner Partners

IV. Section 3 & M/WBE Program

Demetria Bivens, Founder & Principal, dlB Consultants

V. People Plan Update

Simeon Henderson, Senior Project Manager, Stop Six Choice Neighborhood Initiative, Urban Strategies Inc.

VII. Upcoming Events

Lachelle Goodrich

VIII. Adjourn



HOUSING PLAN UPDATE

Louis Bernardy

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

Michael Bennett

Principal & CEO
Bennett Benner Partners



Cavile Abatement and Demolition Update



- 300-unit public housing community, opened 1954
- Section 18 demolition approved in 2019
- Residents relocated using Tenant Protection Vouchers
- RFQ for abatement & demo released in June
- Environmental Assessment & Asbestos Survey completed
- Prequalified 3 contractors to receive RFP in September
- Selecting abatement and demolition contractor in October
- Abatement and demolition to begin in November



Cowan Place Senior Living - Unit Mix

| Unit Type | Low Income Housing Tax Credit (LIHTC) | Public Housing Replacement (PBV) | Permanent Supportive Housing (PSH) | TOTAL |
|-----------|---------------------------------------|----------------------------------|------------------------------------|-------|
| 1 Bedroom | 117 | 37 | 9 | 163 |
| 2 Bedroom | | 11 | | 11 |
| Total | 117 | 48 | 9 | 174 |



Cowan Place - Anticipated Timeline

- Tax Credit application to TDHCA in early December
- Bond Reservation anticipated in early January
- Tax Credit award in mid-March
- Financial closing in late March
- Construction from April 2021 – November 2022
- Leasing from April 2022 – November 2022
 - *Schedule subject to change*





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

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20106.00

0 50' 100'



Current Aerial
COWAN PLACE

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0 30' 60'



Site Plan

COWAN PLACE

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BUILDING INFORMATION

| | |
|------------------|-------------|
| Ground Floor | 28,230 GSF |
| First Floor | 44,420 GSF |
| Second Floor | 44,420 GSF |
| Third Floor | 44,420 GSF |
| Forth Floor | 17,035 GSF |
| Building Overall | 178,525 GSF |

| | |
|------------------|-----------|
| 1 Bedroom unit | 163 units |
| 2 Bedroom unit | 11 units |
| Total unit count | 174 units |

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20106.00

0 20' 40'



Ground Floor Plan

COWAN PLACE

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BUILDING INFORMATION

| | |
|--------------------|-------------------|
| Ground Floor | 28,230 GSF |
| First Floor | 44,420 GSF |
| Second Floor | 44,420 GSF |
| Third Floor | 44,420 GSF |
| <u>Forth Floor</u> | <u>17,035 GSF</u> |
| Building Overall | 178,525 GSF |

| | |
|-----------------------|-----------------|
| 1 Bedroom unit | 163 units |
| <u>2 Bedroom unit</u> | <u>11 units</u> |
| Total unit count | 174 units |

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0 20' 40'



Level 01

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BUILDING INFORMATION

| | |
|--------------------|-------------------|
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| First Floor | 44,420 GSF |
| Second Floor | 44,420 GSF |
| Third Floor | 44,420 GSF |
| <u>Forth Floor</u> | <u>17,035 GSF</u> |
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01 October 2020 5

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0 20' 40'

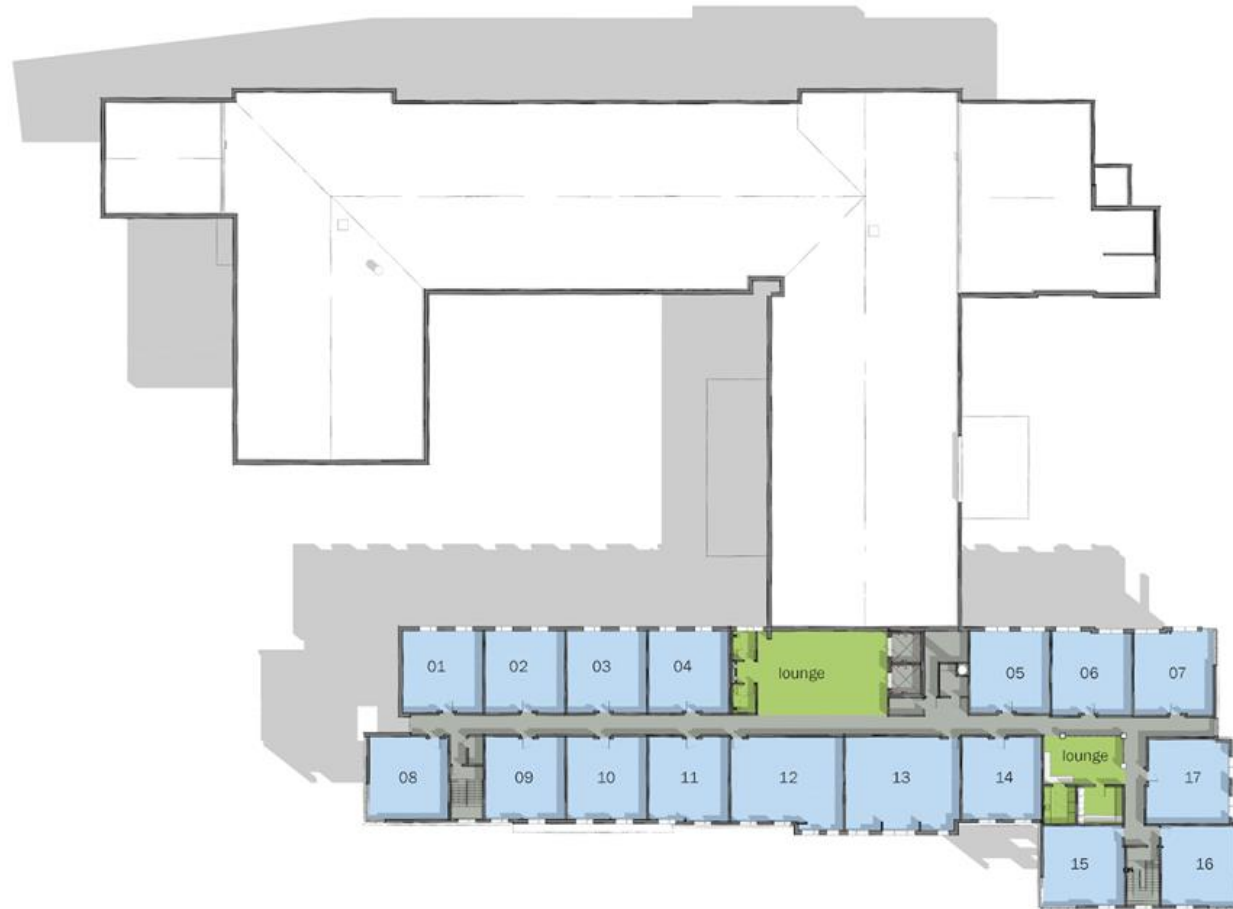


Levels 02 & 03

COWAN PLACE

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BUILDING INFORMATION

| | |
|---------------------|-------------------|
| Ground Floor | 28,230 GSF |
| First Floor | 44,420 GSF |
| Second Floor | 44,420 GSF |
| Third Floor | 44,420 GSF |
| <u>Fourth Floor</u> | <u>17,035 GSF</u> |
| Building Overall | 178,525 GSF |

| | |
|-----------------------|-----------------|
| 1 Bedroom unit | 163 units |
| <u>2 Bedroom unit</u> | <u>11 units</u> |
| Total unit count | 174 units |

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0 20' 40'



Levels 04

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Rosedale Elevation

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Stalcup and Rosedale

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Stalcup and Rosedale

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SECTION 3/MWBE PROGRAM

Demetria Bivens

Founder & Principal, dlb Consultants



What is Section 3?

Section 3 of the **Housing and Urban Development Act of 1968** requires that **economic opportunities** generated by certain HUD financial assistance for housing and community development programs shall, to the greatest extent feasible, be given **to low- and very low-income persons**, particularly those who are recipients of government assistance for housing, and **to businesses that provide economic opportunities for these persons**.

Other HUD programs covered by Section 3 are those that provide housing or community development assistance for housing rehabilitation, housing construction, or other public construction project.



Cowan Place Participation Goals

| Activity | Target | Participation Goal |
|---------------------------------------|-----------|----------------------------|
| Construction | M/WBE | 25% |
| Professional Services | M/WBE | 15% |
| Section 3 Hiring | Section 3 | 30% of New Hires |
| Section 3 Businesses | Section 3 | 10% of Total Dollar Amount |
| Section 3 Business (Non-Construction) | Section 3 | 3% of Total Dollar Amount |



How Do I Get Involved?

Cowan Place Subcontractor Outreach (OCT-DEC)

- Download and Submit Subcontractor Informational form to BLOCK Companies
- Contact dlB Consultants to navigate process
- Attend the Oct. 28 virtual BLOCK Multifamily Subcontractors Opportunity Day. Register at <https://tinyurl.com/BLOCKOppDay>

Who Can Participate?

- Potential Subcontractors, Trades, Vendors
- Potential Section 3 Employees – Attend Oct. 22 FWHS Job Fair at Cavile

Contact:

Demetria Bivens
demetria@consultantsdlb.com
cell 214-597-2022

Subcontractor Informational form and Section 3/M/WBE Opportunities are published at www.StopSixCNI.org and promoted cross social channels.





SUBCONTRACTOR PRE-QUALIFICATION FORM
Fort Worth

[Exhibit A]

All subcontractors are required to complete this questionnaire. The contents will be considered and used to determine your company's qualification to perform work for Block Builders, LLC. This form must be filled out completely. Missing information may result in disqualification of consideration.

Return completed form to: Info@Blockcompanies.com

Application Date:

Do you have Multifamily Experience? Yes ☐ No ☐

| Background | | | |
|---------------------------------------|----------------------|--|------------------------|
| Company name | | Type of company | Type of work Performed |
| Street Address | | Phone number | Fax Number |
| City/State/Zip | Contact Name | Email address | |
| Year business was established | States we do work in | Previous name of company (if applicable) | |
| Contractor's License #, if applicable | D&B # | <input type="checkbox"/> Union <input type="checkbox"/> Non Union | |

| Safety | | |
|--|--------------------------|--------------------------|
| Please check if your Company implements the following safety controls: | Yes | No |
| Has a written safety program. | <input type="checkbox"/> | <input type="checkbox"/> |
| Has an implemented drug screening policy for all employees | <input type="checkbox"/> | <input type="checkbox"/> |
| Performs safety orientation and training for all employees | <input type="checkbox"/> | <input type="checkbox"/> |
| Performs continuing safety education for all employees | <input type="checkbox"/> | <input type="checkbox"/> |
| Does your Company provide OSHA 10 training? | <input type="checkbox"/> | <input type="checkbox"/> |
| Does your Company provide OSHA 30 training? | <input type="checkbox"/> | <input type="checkbox"/> |
| If not, is your Company willing to provide OSHA 10/ 30 training, if necessary? | <input type="checkbox"/> | <input type="checkbox"/> |

Downloadable form at
<https://stopsixcni.org>.

Visit the **Business Opportunities** page.



PEOPLE PLAN UPDATE

Simeon Henderson

Senior Project Manager
Stop Six Choice Neighborhood Initiative
Urban Strategies Inc.



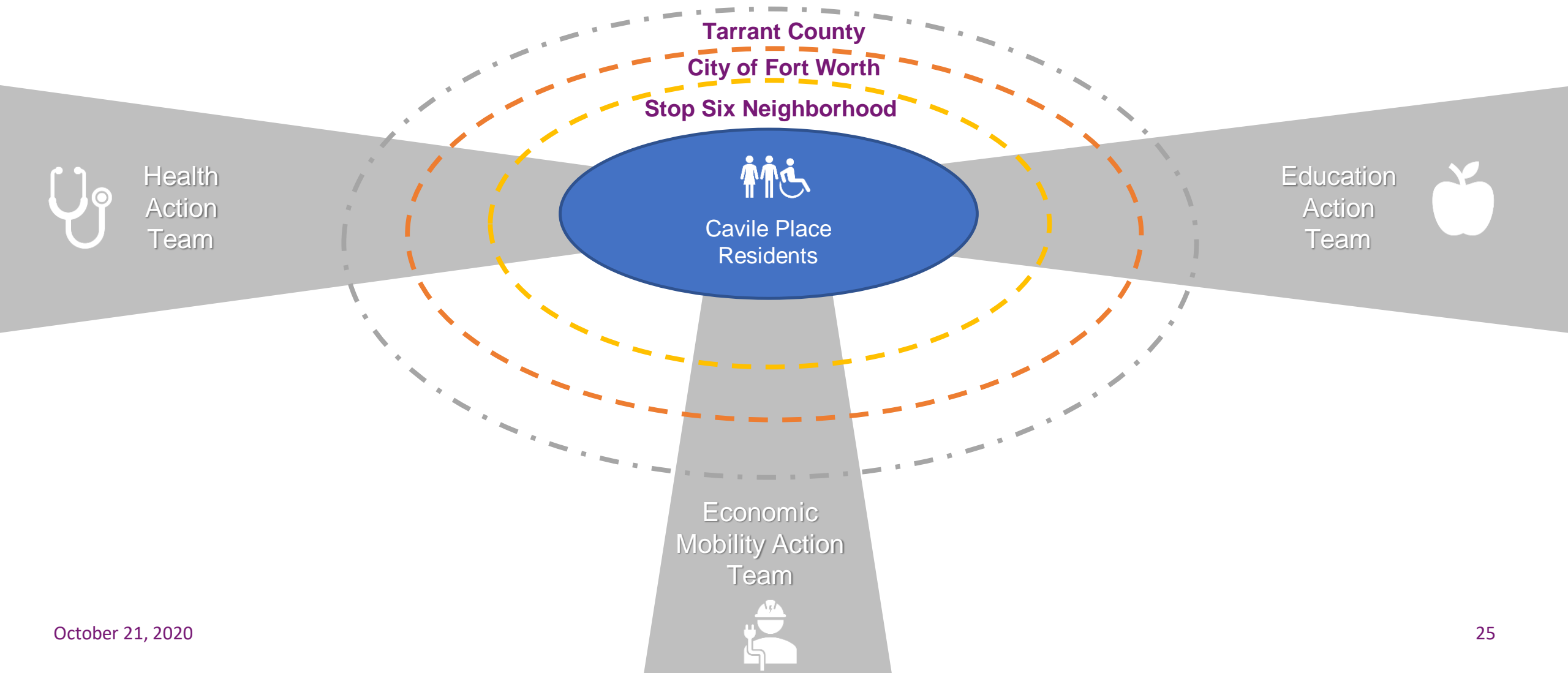
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- Fort Worth-based team
- National nonprofit with extensive experience in design and implementation of human capital building, community development strategies.
- Responsible for ensuring that former Cavile Place residents are supported and thriving throughout the community's transformation.

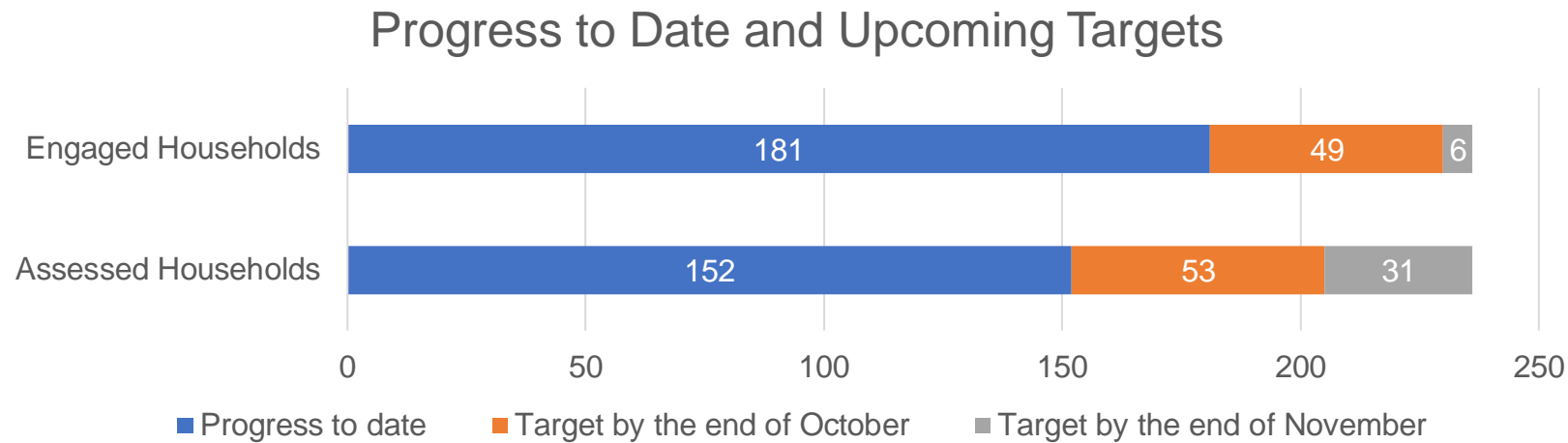


Service Provider Network





Resident Outreach








| | |
|---|-----|
| Total Number of Households | 236 |
| Number of Households Contacted | 217 |
| Number of Households Engaged | 181 |
| Number of Households with Completed Assessments | 152 |

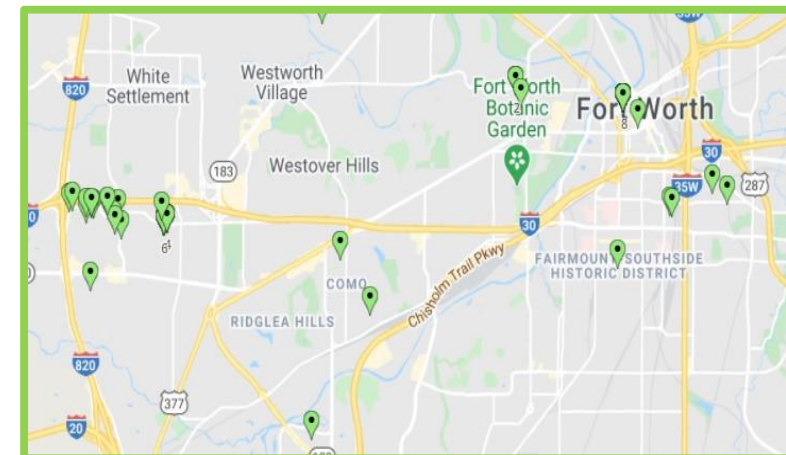




Family Relocation



-  **Zone 1** (37 families)
-  **Zone 2** (60 families)
-  **Zone 3** (61 families)
-  **Zone 4** (47 families)
-  **Unassigned** (31 families)





UPCOMING EVENTS

Lachelle Goodrich

Director, Stop Six Choice Neighborhood Initiative
Fort Worth Housing Solutions



Mark Your Calendars

- **10 a.m.- 1 p.m., Thursday, Oct. 22** – FWHS Fall Job Fair, Cavile Place Community Room
- **1-3:30 p.m. Wednesday, Oct. 28** – BLOCK Companies Multifamily Subcontractors Opportunity Day, Zoom (Facebook, LinkedIn, Twitter)
- **6-7:30 p.m. Wednesday, Oct. 28** – USI Cavile Resident Meeting, Zoom
- **November** – Cavile Place Demolition Kickoff event
- **3-4:30 p.m. Wednesday, Nov. 18** – Stop Six CNI Community Update, Zoom
- View or submit events at <https://stopsixcni.org/events/>



Questions?

Email us at

StopSixCNI@fwhs.org

Learn more at

www.StopSixCNI.org

facebook.com/StopSixCNI

Twitter: @stopsixcni

www.linkedin.com/stop-six-choice-neighborhood

Thank you!