



Stop Six Choice Neighborhood

Phase II Tax Credit Application - Neighborhood Information Sessions

Jan. 15 and 16, 2021



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Today's Update

- Stop Six Choice Neighborhood Initiative overview
- Phase II Housing Tax Credit Application
- Cavile Place demolition
- Cowan Place timeline
- Adjourn



Lead Partners



MCCORMACK
BARON
SALAZAR



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Stop Six Choice Neighborhood Initiative



Brian Dennison
Senior VP, Development &
Assets Management
Fort Worth Housing
Solutions

- Landmark revitalization effort in historic Southeast Fort Worth neighborhood, focused on People, Housing and Neighborhood
- Transformation Plan developed by residents, community stakeholders, service providers
- Seeded by \$35 million HUD Choice Neighborhood Implementation Grant awarded in April 2020; expected to leverage \$345 million in investment
- Includes 1,042 new residential units in six, mixed-income housing phases
- 300 former Cavile Place public housing units to be replaced, residents have right to return as new housing opens
- Neighborhood Plan calls for new multi-purpose community hub + aquatics center
- HUD support to be spread across development phases



Tax Credit Program



Louis Bernardy
Senior VP, Director of
Development, Texas
McCormack Baron Salazar

- Federal program that helps fund affordable housing, administered by the Texas Department of Housing and Community Affairs
- Mixed-income developments combine market rate units with units affordable to households earning < 60% of Area Median Income
- Jan. 8: Competitive 9% Housing Tax Credit Pre-Application submitted to TDHCA
- Jan. 10: Application submitted to City of Fort Worth for Resolution of Support
- March 1: Full application due to TDHCA



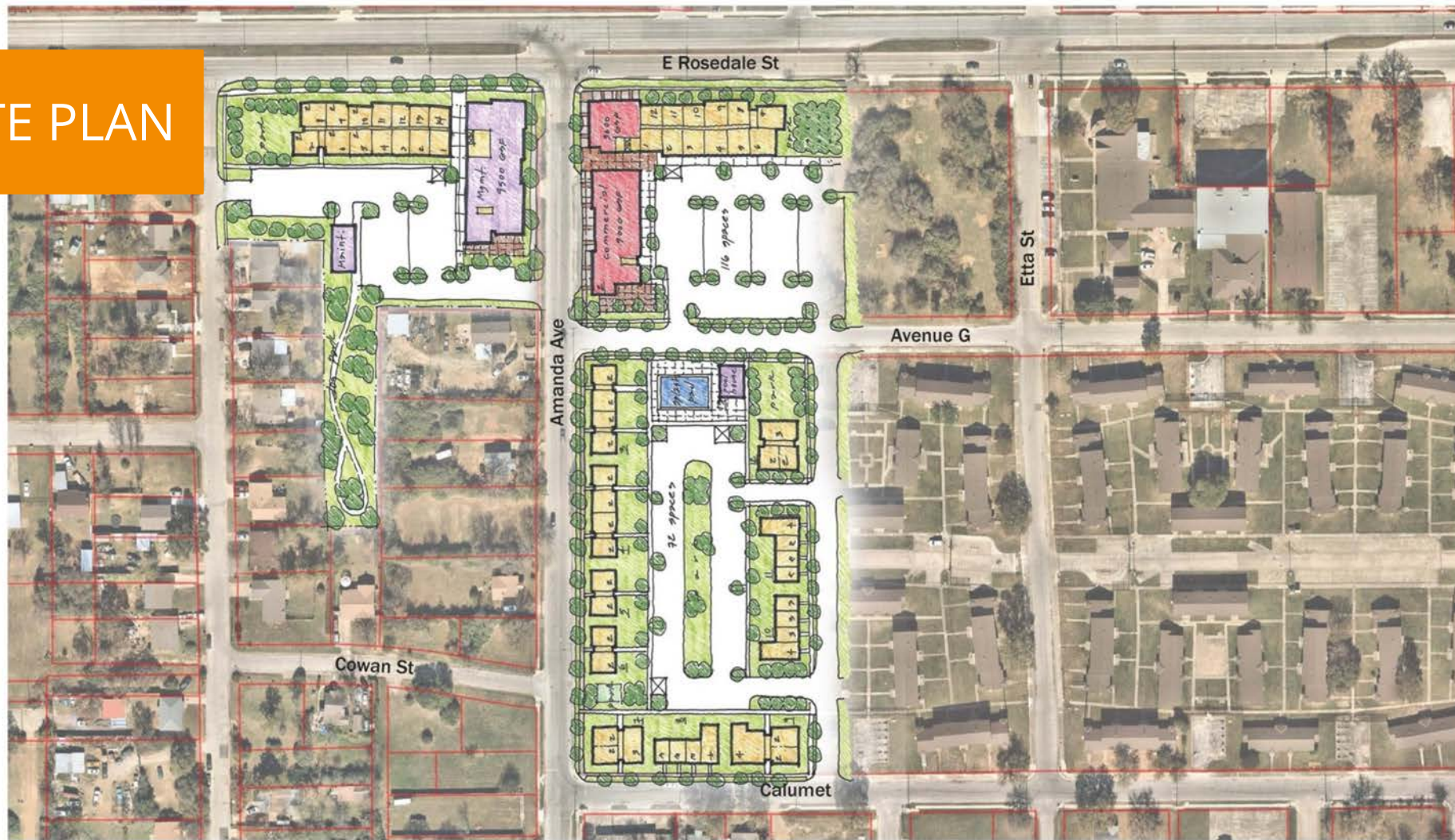


Stop Six CNI – Phase II Housing

- Named “Hughes House” in honor of famed Dunbar High School basketball Coach Robert Hughes Sr., the winningest coach in the history of boys’ high school basketball
- 210-unit, mixed-use, mixed-income community at 4830 & 4908 E. Rosedale Street, at Amanda Avenue
- 166 units offered at reduced rents to qualified residents; 44 units to be available at market rates
- 60 units reserved for former Cavile Place residents; 13 units for chronically homeless persons
- Development to include about 16,000 sq ft of ground-level retail/commercial space



DRAFT SITE PLAN



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

14 January 2021

20106.01

0 60' 120'



Site Plan

Hughes House

BENNETT • BENNER
PARTNERS

ARCHITECTURE • INTERIORS • PLANNING



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Cavile Place Demolition Update



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Cavile Demolition Progress

- Extermination of BLOCK 1 completed prior to demolition
- Midwest Wrecking Co. of Texas Inc. began demolition on BLOCK 1 on Jan. 5
- Abatement occurring on BLOCK 2
- Project offers employment opportunities to community members, business owners
- As of December, 45% of new hires are Section 3 + two Section 3 businesses engaged
- Email dbabiche@fwhs.org for info
- Demolition scheduled for completion in March



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Cowan Place Update



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Cowan Place

- 174-unit senior living community
- East Rosedale Street at Stalcup Road
- Crisp, modern architecture
- Lighted tower serves as beacon for the neighborhood

Next Steps

- Bid Package to be released Jan 26
 - Pre-Bid Conference planned for early February
 - Financial Closing in early June
 - Construction to begin in June
- * Dates and timelines are tentative and subject to change





Questions?

Follow the work at

StopSixCNI.org

www.facebook.com/StopSixCNI * [@StopSixCNI](https://www.instagram.com/StopSixCNI)



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