



Stop Six Choice Neighborhood Initiative

Community Update

March 31, 2021



STOP SIX
CHOICE NEIGHBORHOOD

FORT WORTH ♦ TEXAS



WELCOME

Terri Attaway

Chairwoman, Board of Commissioners
Fort Worth Housing Solutions



MCCORMACK
BARON
SALAZAR



Today's Agenda

I. Call to Order

Lachelle Goodrich, Director
Stop Six Choice Neighborhood Initiative

II. Housing Update

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

III. Neighborhood Update

Victor Turner, Neighborhood Services Director,
City of Fort Worth

IV. People Update

Simeon Henderson, Senior Project Manager, Stop
Six CNI
Urban Strategies Inc.

V. Upcoming Events

Lachelle Goodrich

VI. Adjourn





Housing Update

Louis Bernardy

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



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Cavile Place Demolition

- All buildings have been abated
- 50 buildings have been demolished to date
- Remaining 12 and Admin Building in progress of demolition
- Removal of underground storage tanks
- Site work to be completed by end of April
- Phases 2-4 consisting of 565 housing units and community hub to be built on former Cavile Place site and adjacent lots
- Salvaged bricks to be available as a keepsake at a later date



5136



Cavile Place Contracting

(as of February 2021)

| Area | Goal | Results |
|----------------------|--------------------------|---------|
| M/WBE Firms | ≥ 25% of contract amount | 29% |
| Section 3 Hires | ≥ 30% of new hires | 42% |
| Section 3 Businesses | 10% of contract amount | 2% |

Section 3 businesses include:

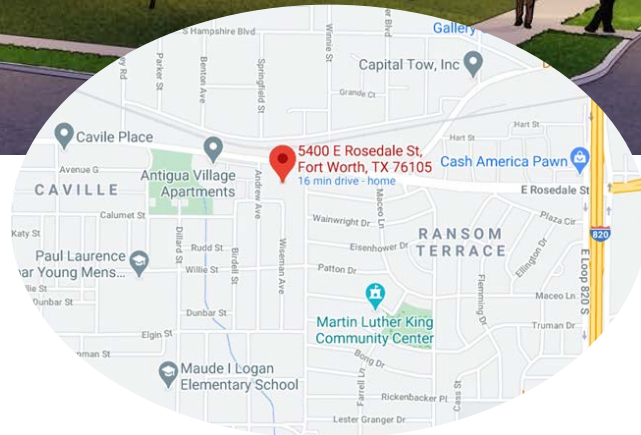
- Ultimate Power Connection, Dallas
- All P&P Pest Services, Dallas
- NTP Plumbing and Utilities Contractors, Fort Worth
- Butler & Butler Masonry, Arlington



Mark Anderson grew up in Cavile Place and was hired in Fall 2020 to assist with demolition work through HUD's Section 3 program.



Cowan Place



- 5400 E. Rosedale St. at Stalcup Road
- 174 senior living units (11 two-bedrooms)
- 48 units reserved for former Caville Place residents
- Affordable rents, assistance available to qualified residents



Tax Credit
Application/Bond
Reservation

Tax Credit
Award/Financial
Closing

Construction

Leasing

Cowan Place Projected Timeline

- Bond Reservation awarded in January
- 4% tax credit awarded in March
- Financial closing – July 2021*
- Construction: July 2021– February 2023*
- Pre-leasing: Sept 2022 – January 2023*

* *Schedule subject to change*



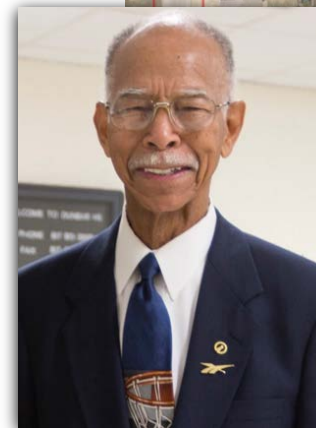
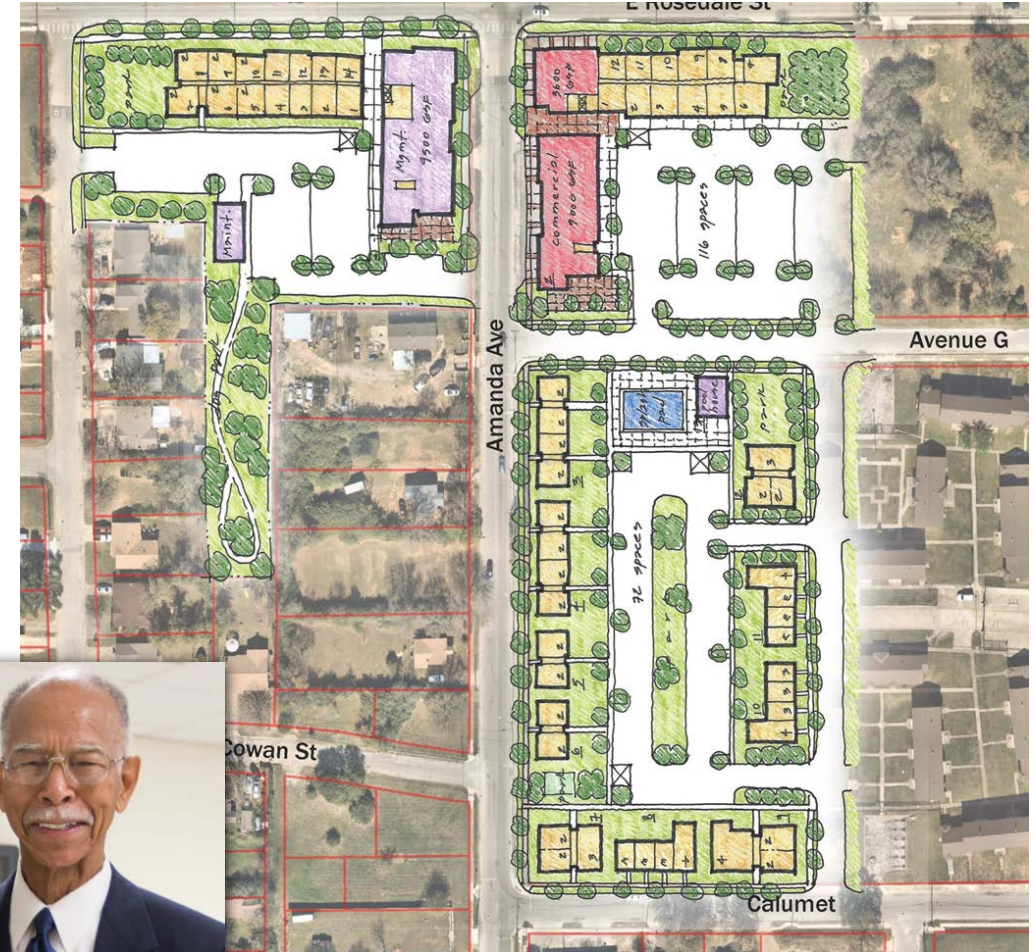
Hughes House

4830 & 4908 E. Rosedale St.

- 210-unit, mixed-income, mixed-use community
- Includes approx. 12,000 square feet commercial space
- Site planning, design work in progress
- 9% tax credit application submitted to Texas Department of Housing and Community Affairs in March
- TDHCA award anticipated in July 2021
- Projected construction: April 2022 – December 2023

** Schedule subject to change*

March 31, 2021





Neighborhood Update

Victor Turner

Neighborhood Services Director
City of Fort Worth



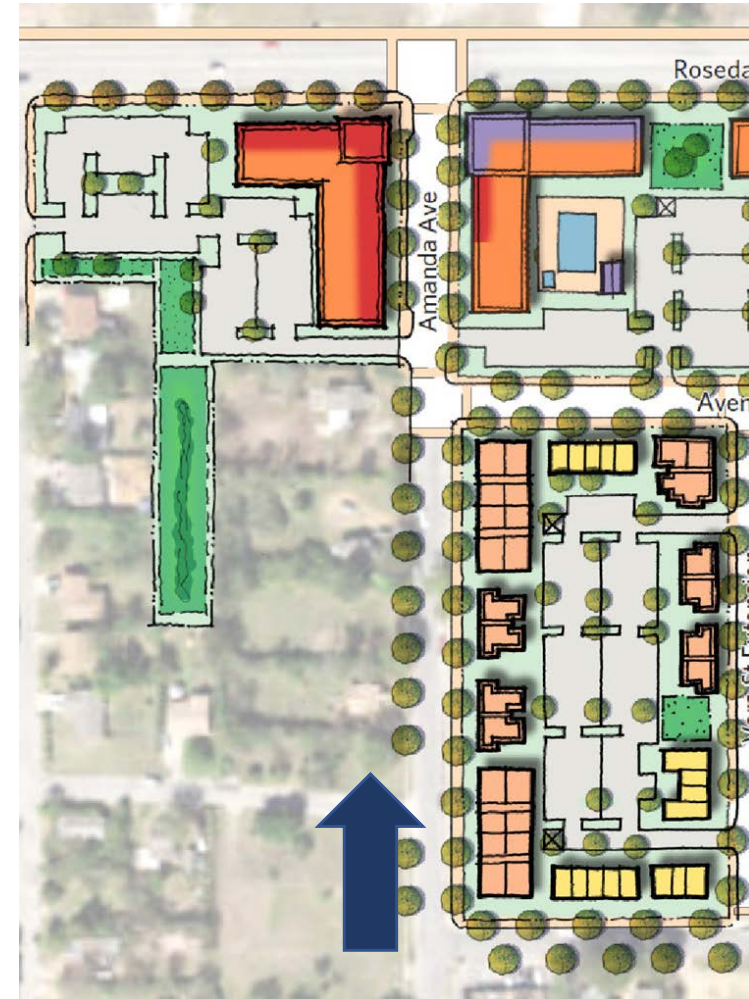
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Community Engagement Process

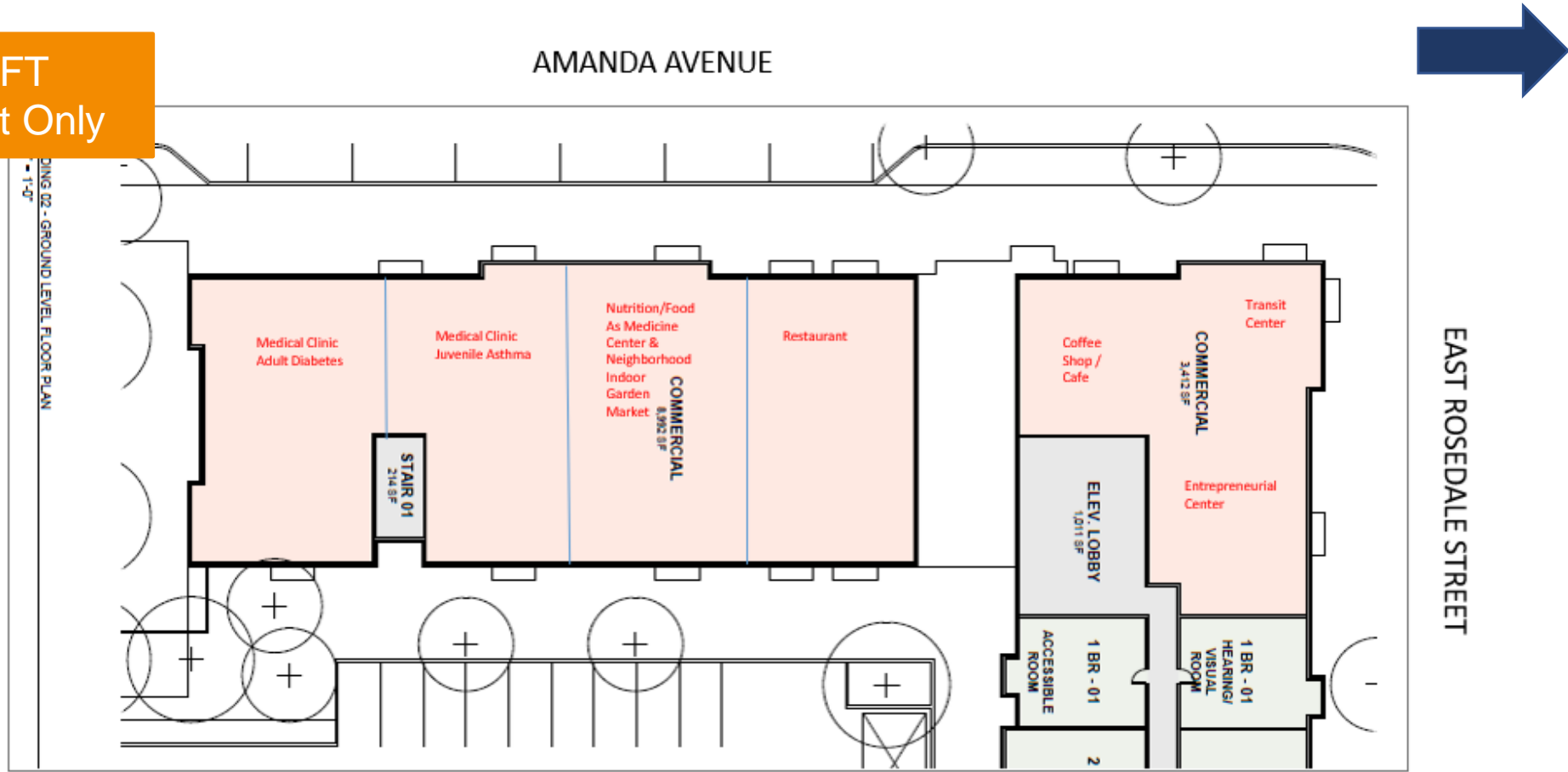
- Stop Six Choice Neighborhood Transformation Plan (2019)
- Community Meetings & monthly Stop Six updates (2020)
- Urban Land Institute Technical Assistance Panel (2021)

Recommended CCIs - \$2,900,000

| Critical Community Improvement | Tentative Budgets |
|--------------------------------------------------------------------------------------------------------------------------------------------|--------------------|
| Build-outs of First Floor Commercial Spaces @ Hughes House – including space for medical clinics, indoor farmer’s market, & transit center | \$2,030,000 |
| Development of Large-Scale Commercial Community Gardens | 150,000 |
| Farmer’s Market & Food Truck Pavilion | 480,000 |
| Commercial Façade Improvement Program Expansion for Stop Six (Targeting Rosedale Avenue) | 240,000 |
| Total | \$2,900,000 |



DRAFT
Concept Only





The Case for
**HEALTHY
PLACES**



| Domain | Objective | Measurable Outcomes |
|-------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------|
| Improved Health Outcomes | Creating new clinic space for medical partners to treat the most chronic medical conditions experienced by neighborhood residents within the neighborhood | Increase the number of Stop Six residents with a primary care physician |
| | Improving access to fresh fruits and vegetables by encouraging the development of a large-scale commercial garden in the neighborhood | Increase the number of Stop Six residents accessing fresh fruits and vegetables |
| | Improving access to fresh fruits and vegetables by establishing a small market inside Hughes House and an outside farmer’s market infrastructure within the neighborhood | Increase the number of Stop Six residents accessing community garden facilities (either participation in gardening or pick up of weekly boxes) |
| Access to Transit & Jobs | Improving the experience and access to transit services with an outside and inside transit station to increase access to jobs | Increase ridership on the Trinity Metro system (bus, paratransit, and Zip Zones) from Stop Six transit stops. |
| | Improve the exterior appearance of small businesses within the Stop Six neighborhood to increase business profits and access to jobs | Increase in the number of commercial building permits and the amounts of the commercial building permit investments in the neighborhood. |

The HUB: A new type of Community Center for Stop Six



The Hub

- New 28,000 sq. ft. community center building with gymnasium, fitness room, and senior center
- Aquatics Center
- Envision Center
- Community Action Partners
- Fort Worth Public library
- Community Policing and Code substations
- Multi-purpose community meeting rooms
- Potential for a 9,000 sq. ft. expansion at a later date

Proposed for the
2022 City of Fort Worth
Bond Program

\$17,500,000

for new community center

\$7,000,000

for new “medium family pool”
aquatics center

Selecting Critical Community Improvements

HUD Requirements

- Must be a community economic development-related improvement that contributes positively to the neighborhood and has a economic development component
- Must be aligned & supportive of the housing and land use plans for the neighborhood
- Must be programs/projects that would not normally be funded by the City or another unit of government (e.g., community centers, parks, streets)
- Must receive approval by HUD for any proposed CCIs

Selection Criteria

- Significant benefit or positive impact to the residents of the neighborhood;
- Alignment with the approved Neighborhood Transformation Plan;
- Cost effective and wise use of resources;
- Leveraged funds available for co-investment;
- Institutional infrastructure in place to ensure completion; and
- Feasible in meeting CNI Timeframe

Questions?





People Update

Simeon Henderson

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

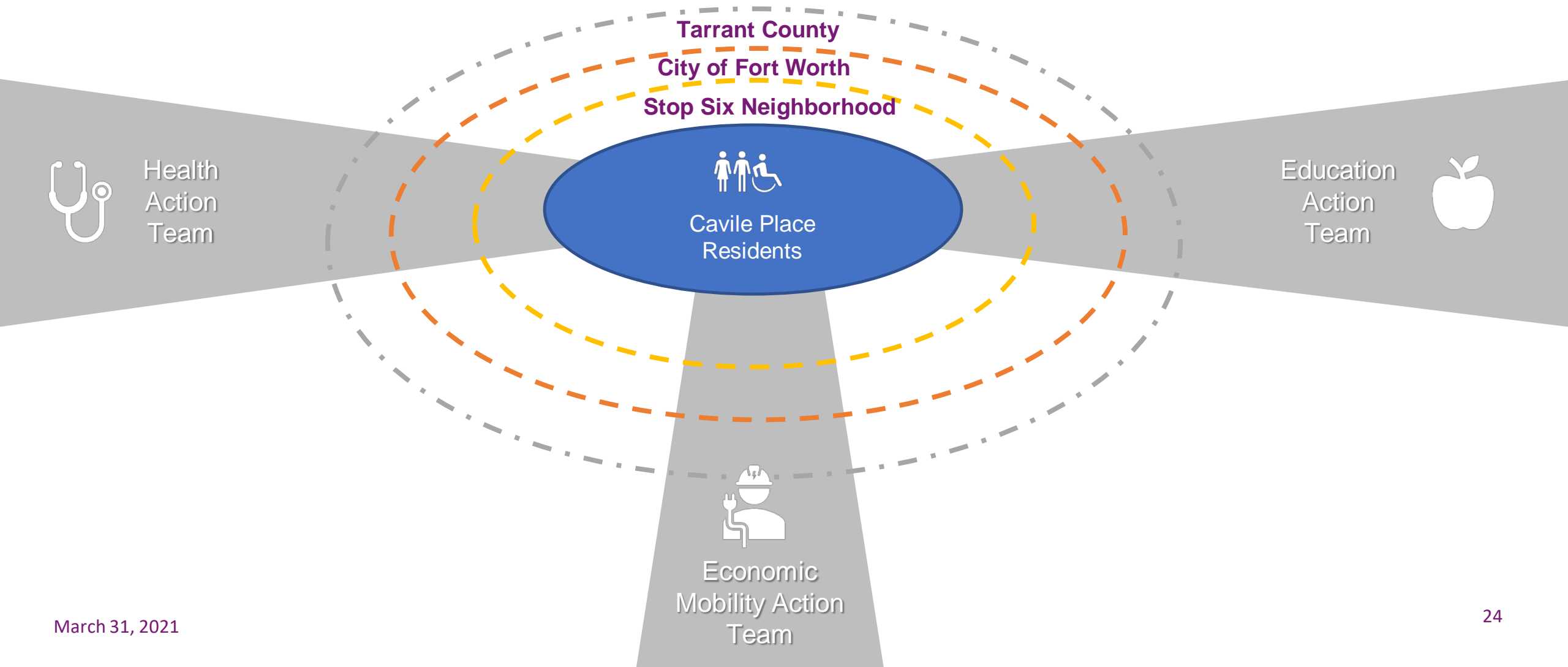


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Service Provider Network





Economic Mobility – Performance Measures

- 8 residents connected to workforce development programs
- 3 residents connected to adult education opportunities
- 3 new job placements plus 2 paid internships
- 1 resident launched a small business

PATHFINDERS & URBAN STRATEGIES, INC. PRESENTS

FINANCIAL EMPOWERMENT

LENDING CIRCLES CREDIT BUILDING

SAVING MATCH DOLLAR FOR DOLLAR

TWO GENERATION PROGRAM

COLORING CONTEST
All children can enter a coloring contest by drawing/coloring a picture of a piggy bank and have it ready to present at the meeting.
Make sure their name is clearly written on the drawing.
WINNER WILL RECEIVE A \$10 GIFT CARD!!!

JEOPARDY GAME
Let's play Jeopardy! At the end of the presentation, there will be a game of Jeopardy. All of the answers will be learned during the presentation.
WINNER WILL RECEIVE A \$10 GIFT CARD!!!

DATE: MARCH 25, 2021
TIME: 6:00 PM
LOCATION: ZOOM (LINK WILL BE PROVIDED AFTER RSVP)

To RSVP, please call/text:
Shawn Beck: 817-809-7295
Cierra Graves Jones: 903-690-1955.

VIRTUAL

JOB FAIR

FEB. 25TH 10 A.M.

Join us from the comfort of your home! Secure your spot to connect with hiring managers!

REGISTER ONLINE
<https://bit.ly/56B2KXo>





Health and Wellness


- 11 residents connected to health education programs
- 11 residents connected to wellness or fitness programming

Covid-19 Drive-through Registration
 Hosted by **FWISD Family Action Center**
Wed., March 10, 10-2 p.m.
5500 Norris St., Fort Worth

- Having trouble registering to receive the Covid-19 vaccination?
- Visit the Family Action Center on March 10 where, along with Texas Health Resources and Urban Strategies Inc., we'll help you register on the spot from the comfort of your car.
- Walk-ups are also accepted.








FOR YOUTH DEVELOPMENT®
FOR HEALTHY LIVING
FOR SOCIAL RESPONSIBILITY


HELPING YOU LIVE BETTER



FREE Virtual Nutrition Classes
 YMCA OF METROPOLITAN FORT WORTH


Log in for a health and nutrition presentation and learn to define health and wellness in a whole new way. Lead by an expert in nutrition this presentation will discuss the basics of healthy eating and what you can do to prevent disease. Find out how to set realistic goals and take steps to improve your health today.

WHEN: Thursday, March 4th, 2021
 TIME: 6:00-7:00 PM
 Location: Virtual (Zoom)
 Topic: Health and Nutrition



To RSVP please contact:
 Shawn Beck (817)-809-7295 or
 Cierria Jones (903)-690-1955

*A zoom link will be provided closer to event date



USI | URBAN STRATEGIES, INC.
 Families at the Center of Results





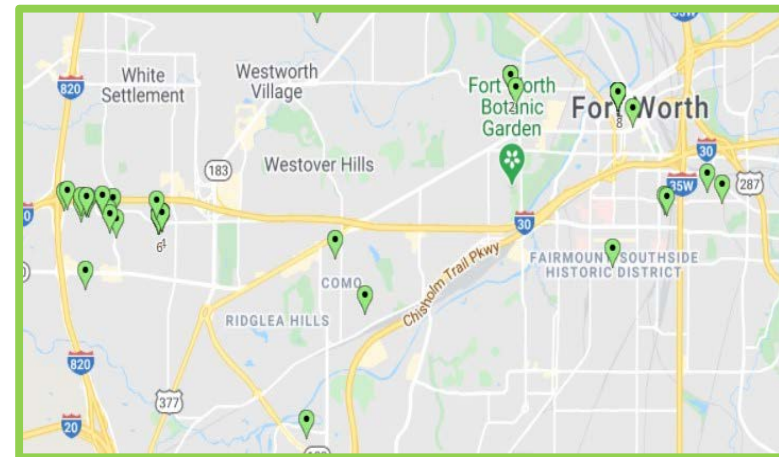
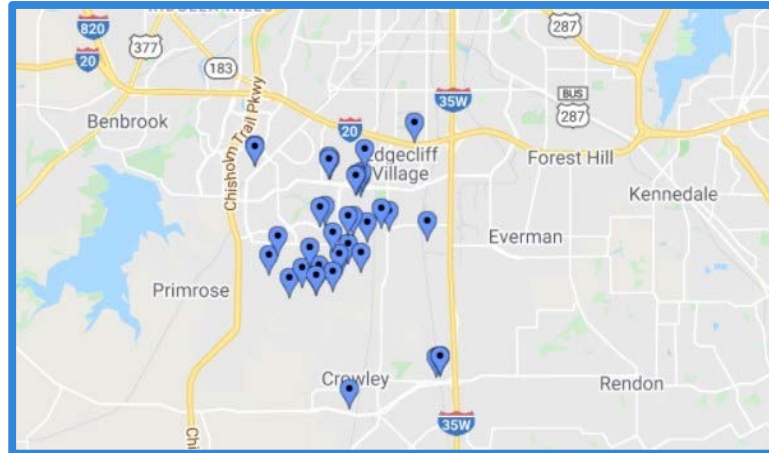
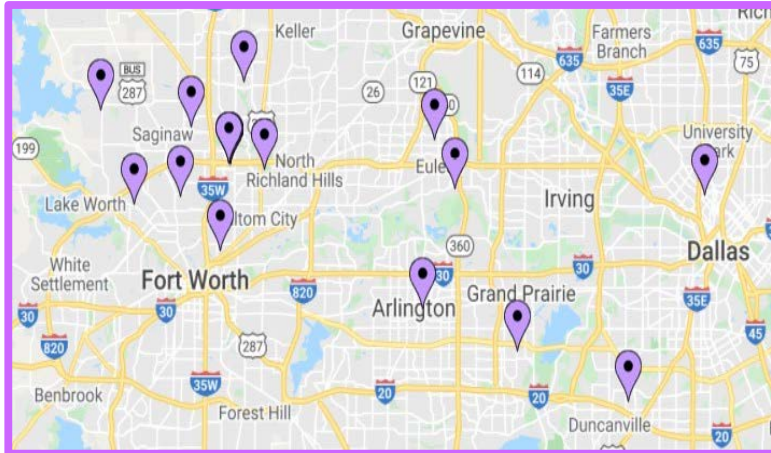
Education






- *24 children participating in dual generation reading program.*
- *3 children connected to developmental services.*
- *6 Students on track to graduate High School.*





Family Relocation



-  **Zone 1** (37 families)
-  **Zone 2** (60 families)
-  **Zone 3** (61 families)
-  **Zone 4** (47 families)
-  **Unassigned** (22 families)



Upcoming Events

- “Doing Business With FWHS,” 10-11:30 a.m. Thursday, April 1, 2021. Free Section 3 information session for workers, contractors, and prospective business owners. Register at https://us02web.zoom.us/webinar/register/WN_wErGPEouREKaw7xAqroF1Q
- Stop Six CNI Community Update, noon-1 p.m. Wednesday, June 30, 2021, on Zoom



Questions?

Email us at

StopSixCNI@fwhs.org

Learn more at

www.StopSixCNI.org

facebook.com/StopSixCNI

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

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

Thank you!