

Stop Six Choice Neighborhood Initiative

Community Update

February 16, 2022





WELCOME

Gyna M. Bivens

Mayor Pro Tem
City of Fort Worth

Mary-Margaret Lemons

President
Fort Worth Housing Solutions



MCCORMACK
BARON
SALAZAR



Today's Agenda

Overview

Lachelle Goodrich

Director, Stop Six Choice Neighborhood Initiative, Fort Worth Housing Solutions

Housing Update

Louis Bernardy

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

Jason Keller

Managing Partner, Block Companies

Michael Bennett

President and CEO, Bennett Partners

Neighborhood Update

Victor Turner

Director, Neighborhood Services, City of Fort Worth

Roger Venables

Chair, 2022 Bond Program Prioritization Committee, City of Fort Worth

Robert Alldredge

Assistant Chief, Fort Worth Police Department

People Update

Simeon Henderson

Senior Project Manager, Urban Strategies, Inc.

Upcoming Events

Lachelle Goodrich



Stop Six Choice Neighborhood Transformation Plan

PEOPLE



Former Cavile Place residents supported, thriving throughout the transformation, invited to return to new, mixed-income properties.

HOUSING



300 Cavile Place public housing units replaced with 1,000 units of attractive, mixed-income housing in six phases.

NEIGHBORHOOD

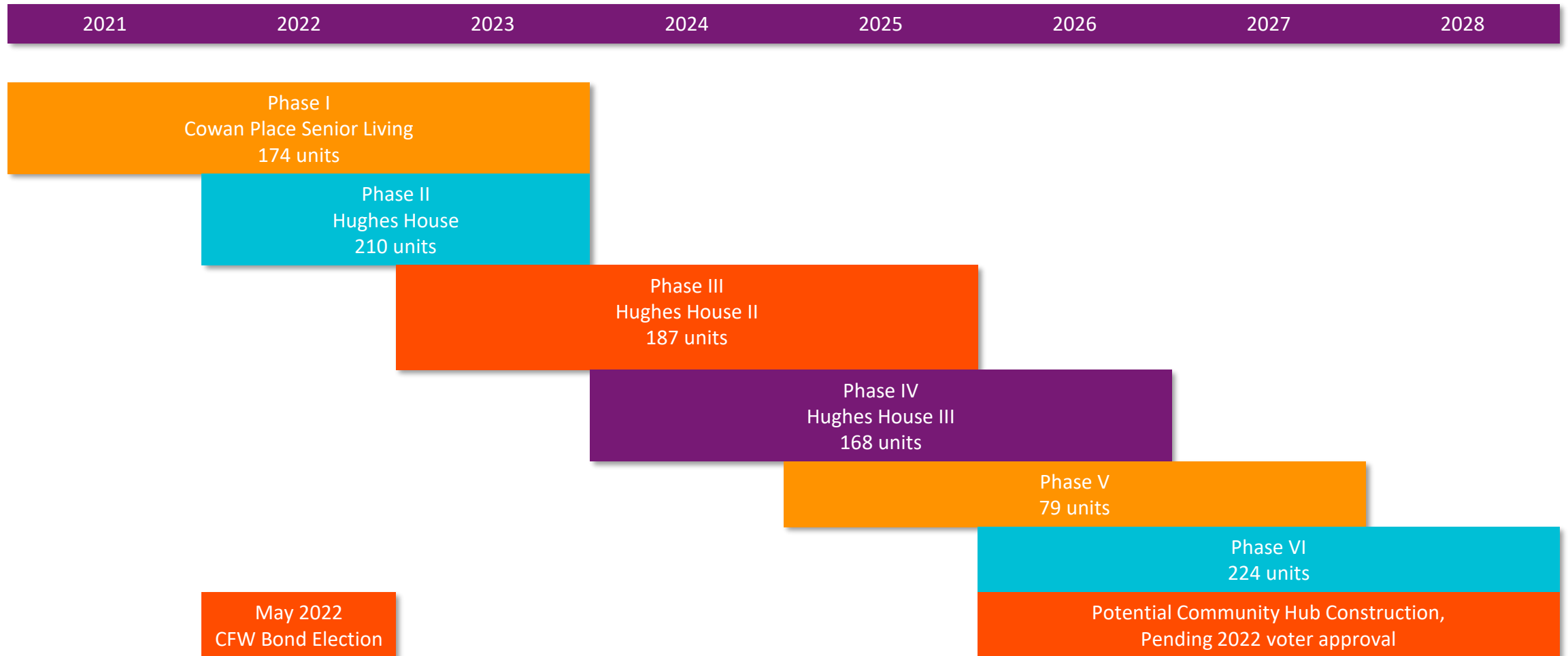


East Rosedale Street activated to create open spaces, central neighborhood hub for essential services and amenities.



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Six Phases of Transformation



MILESTONES

OCTOBER 2019

FWHS + City of FW submit
CNI application to HUD



OCTOBER 2020

Cowan Place Senior Living
design released for Phase I



JANUARY 2021

Phase II named for
legendary Dunbar Coach
Robert Hughes Sr.



APRIL 2021

22-acre Cavile site cleared for future
development



JUNE 2021

Rosedale Park mosaic sculpture by
John Yancey installed



APRIL 2020

HUD awards FWHS and City
of Fort Worth \$35m
competitive Choice
Neighborhood grant



DECEMBER 2020

Demo begins of 1950s era
Cavile Place public housing
community



MARCH 2021

CFW proposes list of Critical
Community Improvements for
Stop Six CNI



MAY 2021

City of Fort Worth proposes
2022 bond program with
\$24.5m for new Stop Six
Community Hub + aquatics
center



SEPTEMBER 2021

Cowan Place Groundbreaking
Celebration kicks off 24-month
construction phase



DECEMBER 2021

Final design phase for
Hughes House, Housing
Phase II



Housing Update

Louis Bernardy

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



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COWAN PLACE

SENIOR LIVING AT STOP SIX

5400 E. Rosedale St. at Stalcup Road

- 174-unit, mixed-income community
- Designed with residents 62+ in mind and common areas for recreation and supportive services
- Construction: September 2021-December 2023
- Pre-leasing begins in Fall 2023
- McCormack Baron Management is the property management agent



Affordability

48 units reserved for former Cavile Place residents

9 Permanent Supportive Housing units for chronically homeless residents

1 bedrooms

78 units at 60% AMI*

73 units at 50% AMI

12 units at 30% AMI

2 bedrooms

11 units at 50% AMI

*Based on HUD's 2021 Median Family Income calculation of \$80,800 for the Fort Worth-Arlington area



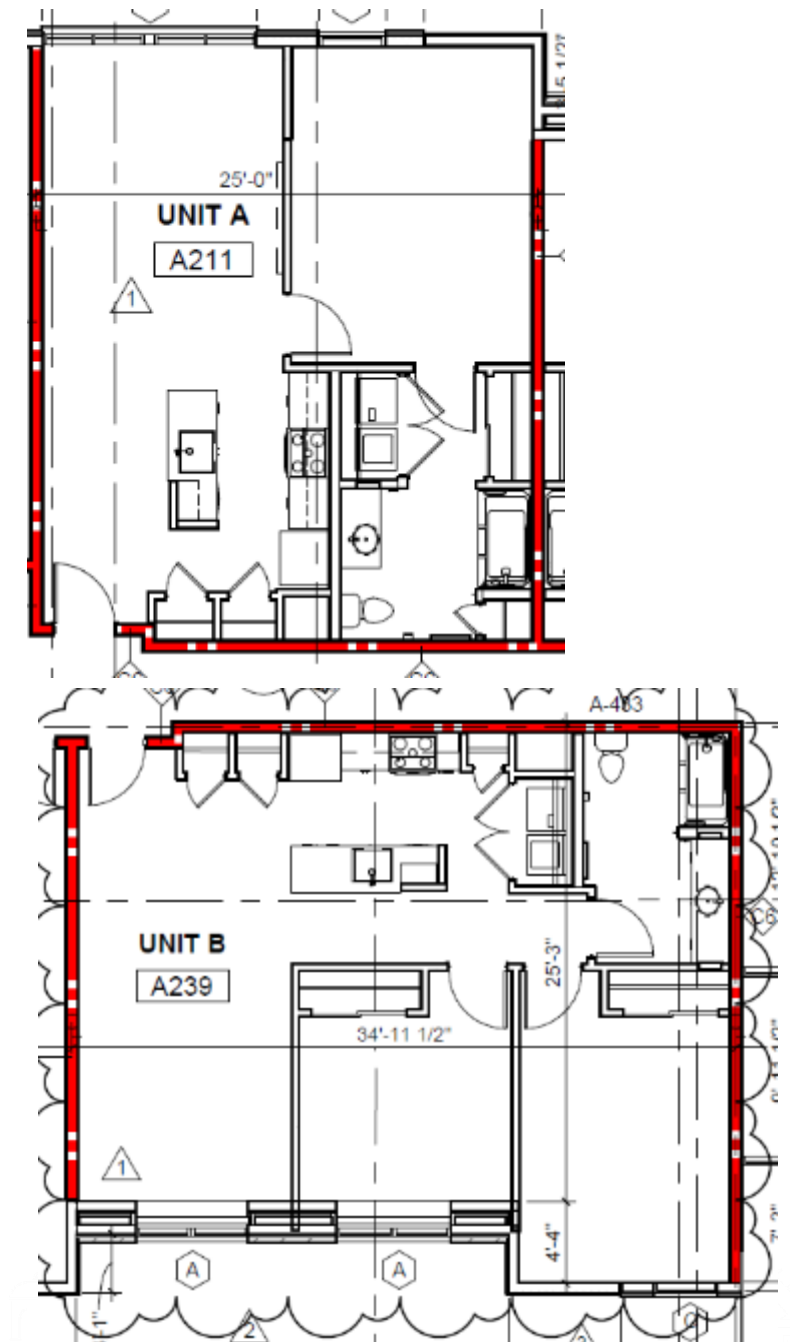
HOUSING – PHASE I

Cowan Place Senior Living Rent Schedule

*Based on 2021 Area Median Income

Unit Breakdown	No. Bedrooms	No. Baths	Avg. Sq. Ft.	No. of units	Max. Income for Rent (%AMI)	Max. Contract Rent	Market Rent*
1 BR 30% S/8 PSH	1	1	611	9	30%	\$455	\$1,060
1 BR 30% S/8 PBV	1	1	611	3	30%	\$648	\$1,060
1 BR 50% S/8 PBV	1	1	611	34	50%	\$758	\$1,060
1 BR 50%	1	1	611	39	50%	\$758	\$1,060
1 BR 60%	1	1	611	78	60%	\$909	\$1,060
Subtotal				163			
2 BR 50% S/8	2	2	885	11	50%	\$909	\$1,250
Total				174			

*Cowan Place Senior Living will not include market rate units; market rates are shown for comparison only





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

01 October 2020 3

20106.00

0 30' 60'



Site Plan

COWAN PLACE

BENNETT • BENNER
PARTNERS
ARCHITECTURE • INTERIORS • PLANNING



Jan. 17, 2022

Photos courtesy of Ramel Company, LLC



Jan. 27, 2022

Photos courtesy of Ramel Company, LLC



Feb. 9, 2022

Photos courtesy of Ramel Company, LLC



Feb. 12, 2022

Photo courtesy of Skystream Aerials, LLC

HOUSING – PHASE I



Crews continue site prep along Andrew Avenue on Feb. 15, 2022.

What's Next for Cowan Place?

February-March

- Concrete contractor pouring elevator pits, fire lanes, approaches and parking
- Underground plumbing installed
- March 23: Planned Cowan Place job fair. Details to come.

Early April

- Electrical lines, vapor mitigation system installed

Mid-April

- Structural steel, wood framing installed; masonry elevator shafts added once pads are complete
- Fireproofing material added once steel is erected



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Interior Finish
Options
for
Amenity Spaces



These documents may not be used for
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20106.00



Ground Floor Plan

COWAN PLACE

ARCHITECTURE
INTERIORS
PLANNING
**bennett
partners**



1000 WILSON STREET, SUITE 1000, DALLAS, TEXAS 75201

Option 1

Office
carpet

Main paint colors

Accent tile

Cabinets and countertops

Corridor and amenity space
luxury vinyl tile flooring

Accent paint and lounge furniture upholstery; different color scheme on each level.

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

20106.00

Interior Finishes - Amenity Spaces - Option 1

COWAN PLACE

Option 2

Office
carpet

Main paint colors

Accent tile

Cabinets and countertops

Corridor and amenity space
luxury vinyl tile flooring

Accent paint and lounge furniture upholstery; different color scheme on each
level.

These documents may not be used for
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20106.00

Interior Finishes - Amenity Spaces - Option 2

COWAN PLACE

Option 3

Office
carpet

Main paint colors

Accent tile

Cabinets and countertops

Corridor and amenity space
luxury vinyl tile flooring

Accent paint and lounge furniture upholstery; different color scheme on each
level.

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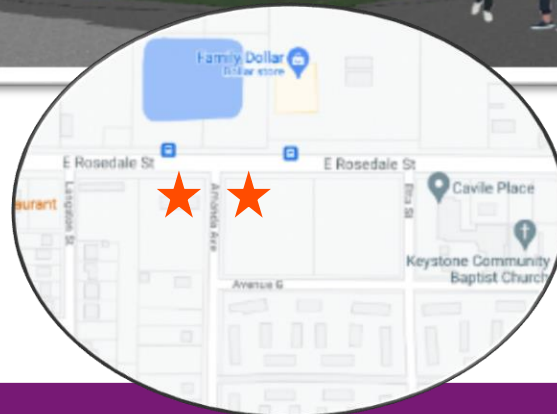
Interior Finishes - Amenity Spaces - Option 3

COWAN PLACE

ARCHITECTURE
INTERIORS
PLANNING

bennett
partners

HOUSING – PHASE II



Hughes House

4830 & 4908 E. Rosedale St.

- 210-unit, mixed-income, mixed-use community
- Named for legendary Dunbar High School Coach Robert Hughes Sr., the all-time winningest high school boys basketball coach
- Approx. 12,000 sq. ft. commercial space
- Competitive 9% tax credit aids financing, guarantees affordable rents
- Target construction schedule:
 - Site prep – March 2022
 - Construction start – May 2022
 - Substantial completion – Dec 2023



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HOUSING – PHASE II



HOUSING – PHASE II

Hughes House Sample floor plans



HOUSING – PHASE II



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

09 December 2021 1

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Master Plan HUGHES HOUSE PHASE I AND II

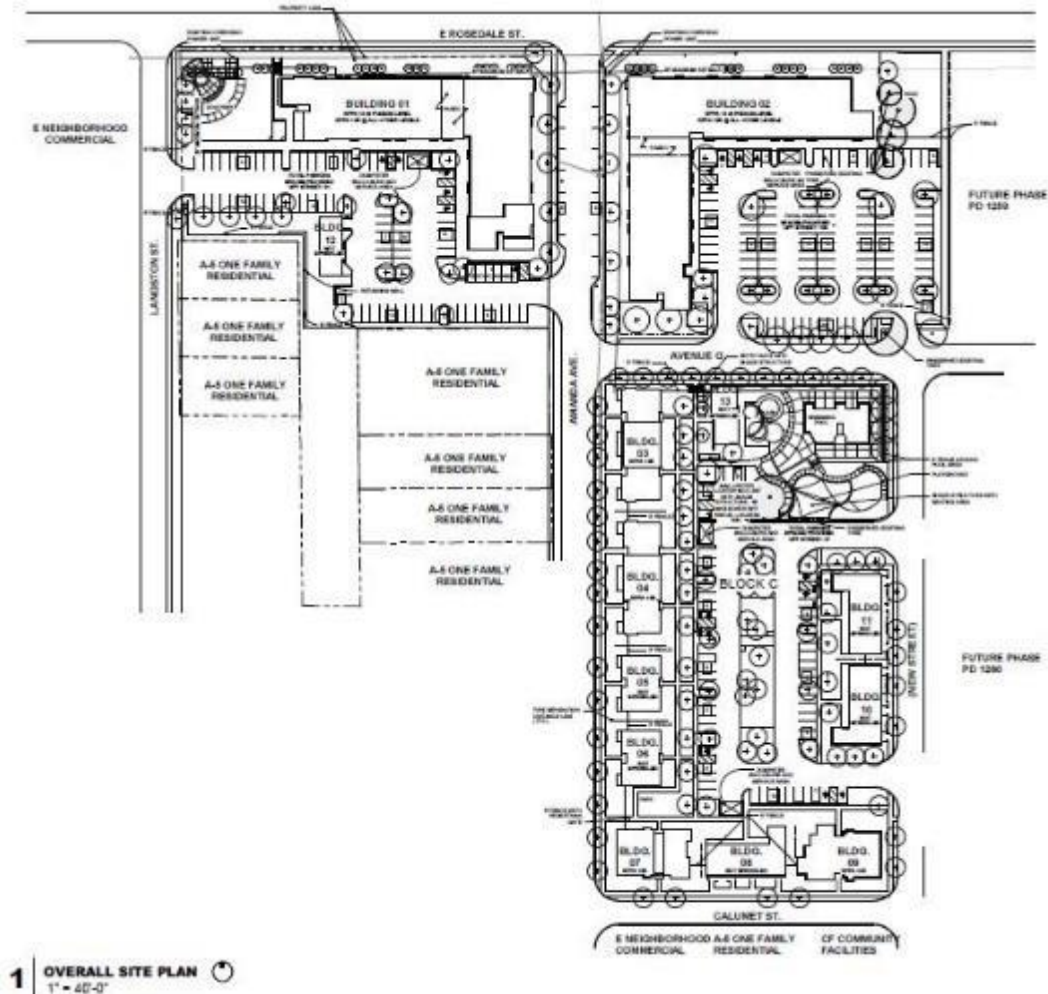
ARCHITECTURE
INTERIORS
PLANNING
**bennett
partners**



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What types of neighborhood businesses are most needed?

1. Health clinic
2. Brand name drug store
3. Coffee shop
4. Restaurant with table service
5. Barber shop/hair salon/nail salon
6. Quality convenience store/mini-food market
7. Nonprofit/service providers
8. Cleaners, tailor



HOUSING – PHASE II



The Stop Six Choice Neighborhood Initiative is committed to including certified minority- and women-owned businesses and Section 3 employees and businesses in economic opportunities generated by the developments.

Join us for any of the upcoming information sessions to learn how you or your business can participate.

Hughes House Subcontracting Opportunities

Block Companies is the general contractor for Hughes House and is currently seeking bids for the Phase 2 Housing Package and Phase 3 Infrastructure (off-site)

- **3-4 p.m. Feb. 22:** Block Bidding webinar. Register at <https://us02web.zoom.us/meeting/register/tZYkceihqD4qG9aa-D6EXPthleoNzp6h6c7x>
- **11:30 a.m. – 12:30 p.m. Feb. 28** – In-person session on new Section 3 rules for Hughes House, FWHS Training Room, 300. S. Beach St., 76105
- **3-4 p.m. March 1:** Block Bidding webinar. Register at <https://us02web.zoom.us/meeting/register/tZ0rf-CspjkrG9ZpQ951C6z1RAzM8uehtHhl>
- **11 a.m. CST March 15:** Bids proposals due for Phase 2 Housing Package and Phase 3 Public Infrastructure (off-site)

Register as a potential Block subcontractor at <http://blockcompanies.com/sub-info-form> or email us at HughesHouse@blockcompanies.com for more info





Neighborhood Update

City of Fort Worth

Victor Turner
Director, Neighborhood Services

Roger Venables
Chair, 2022 Bond Program Prioritization Committee

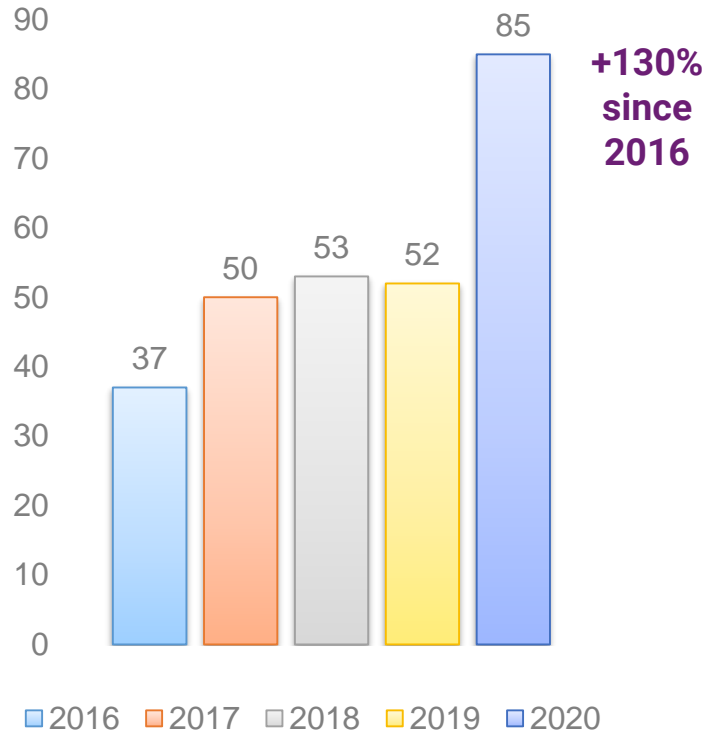
Assistant Chief Robert Alldredge
Fort Worth Police Department



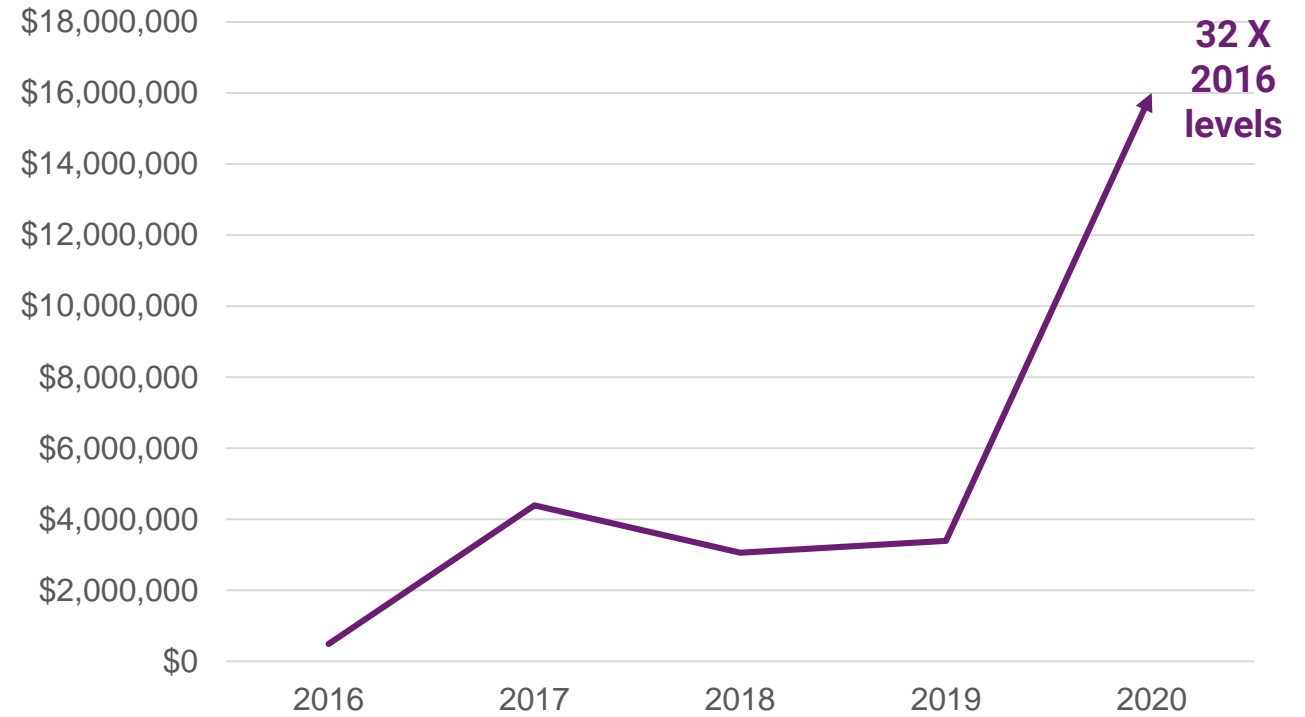
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GROWTH AND INVESTMENT IN STOP SIX

Building Permits Issued



Value of Permits Issued



Source: City of Fort Worth, Development and Neighborhood Services departments, commercial and residential permit data



Critical Community Improvements

	Tentative Budgets
First floor build-outs at Hughes House	\$2,514,000
Farmers Market & Food Truck Pavilion	\$311,000
Commercial façade improvement program expansion	\$75,000
Total	\$2,900,000



Propositions for May 7 Election

		Funding Amount
Streets and Mobility Infrastructure Improvements	<i>Fort Worth Proposition A</i>	\$369,218,300
Park and Recreation Improvements	<i>Fort Worth Proposition B</i>	\$123,955,500
Public Library Improvements	<i>Fort Worth Proposition C</i>	\$12,505,200
Police and Fire Public Safety Improvements	<i>Fort Worth Proposition D</i>	\$39,321,000
Natural Area and Open Space	<i>Fort Worth Proposition E</i>	\$15,000,000
Grand Total		\$560,000,000



Park and Recreation

Stop Six Hub Community Center - \$17,500,000

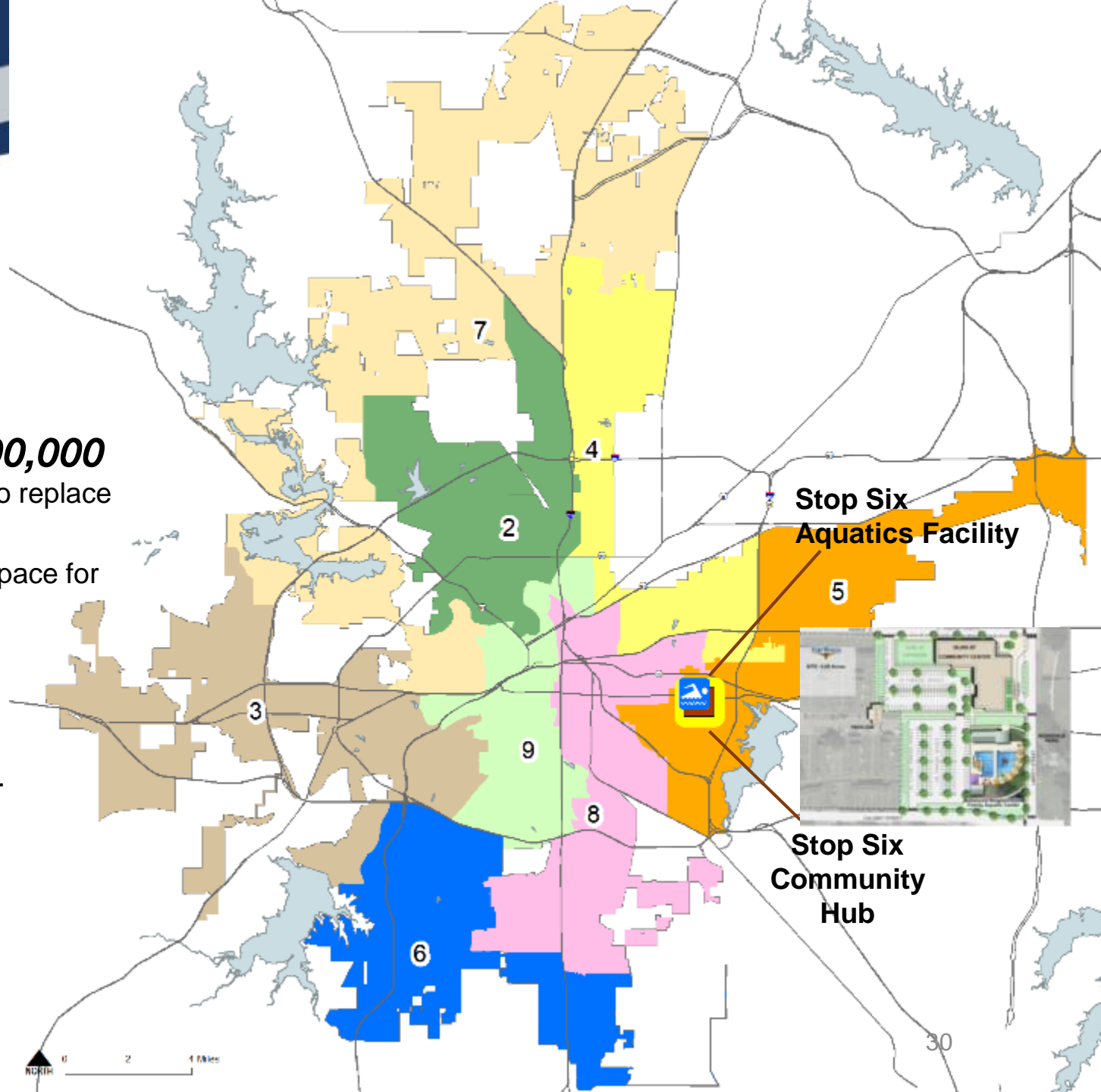
Design and construction of new 28,000 SF community center to replace existing Martin Luther King, Jr. Community Center.

Community center will include library, gym, and programmed space for social service providers.

Stop Six Aquatics Facility - \$8,200,000

Design and construction of outdoor aquatics facility to be located adjacent to proposed Stop Six Hub Community Center.

Modified to 8 swim lanes at 25 meters in length.



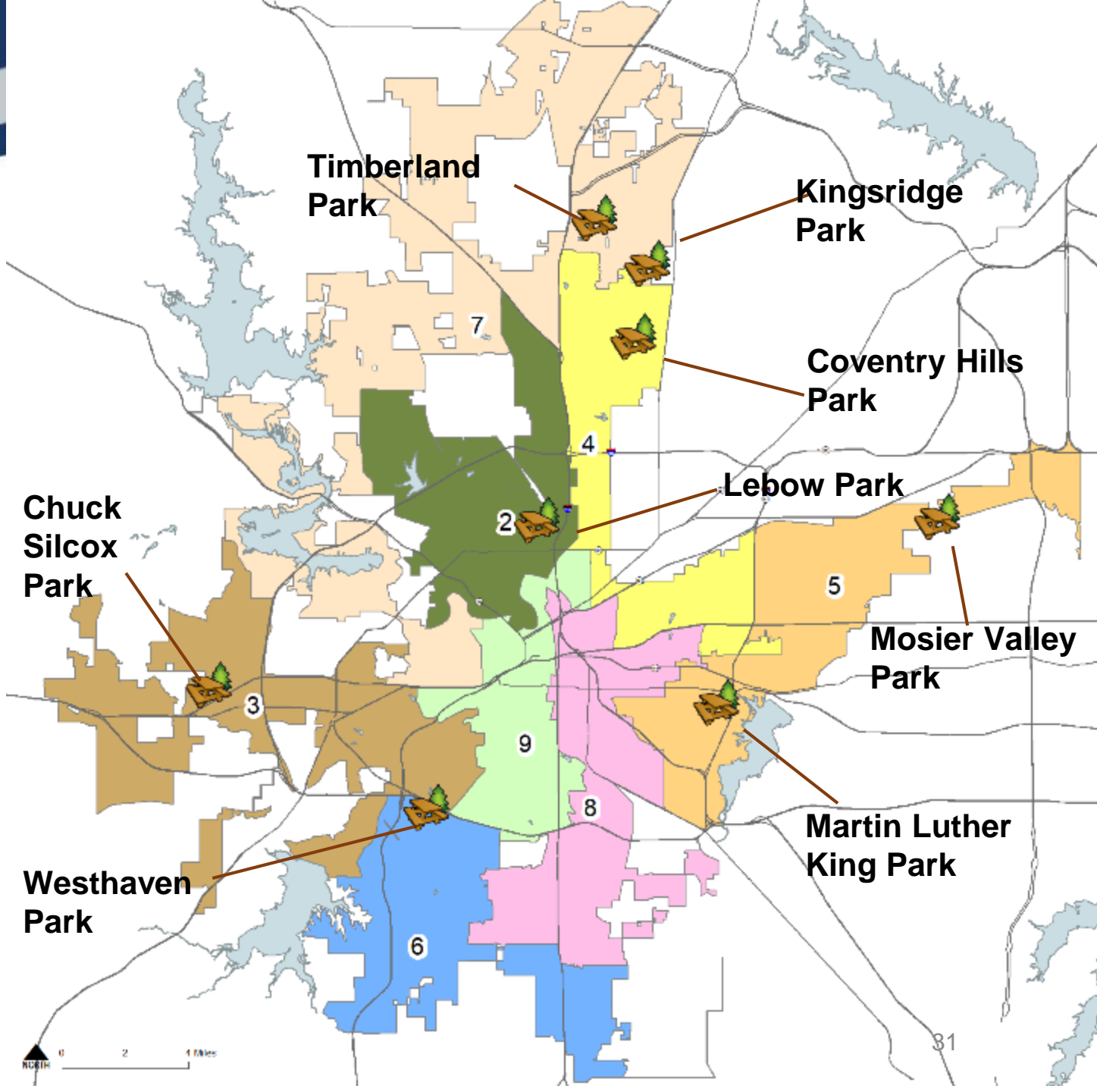
Park and Recreation

Neighborhood Park Improvements – \$5,500,000

Master Plan Development of eight (8) neighborhood parks that may include playgrounds, shelters, walking/biking trails, practice fields, picnic facilities and site furnishings.

Council District 5

- Mosier Valley Park
- Martin Luther King Jr. Park



2022 Bond Program Schedule

- **Feb. 8, 2022** – City Council called May 7 bond election
- **February – May 2022** – Public education campaign about Bond Propositions
- **April 7** – Last day to register to vote in May 7 election
- **April 25-May 3** – Early voting period
- **May 7, 2022** – Election Day
- More info is online at
<https://www.sos.state.tx.us/elections/voter/important-election-dates.shtml#2022>

Violent Crime Concerns/Initiatives/Results

- The Fort Worth Police Department's major concern was a rise in violent crime
- Violent crime is up across the country, our city and in Stop Six
- The Closing of Smokey's Paradise Food Mart on East Rosedale Street
- #FortWorthSafe
- Strategies moving forward



#FortWorthSafe Initiative

May 11, 2021-September 11, 2021

DRU, Gang, Vice, Intel, and Patrol	Totals
Arrests	671
New Felony Charges	381
New Misdemeanor Charges	303
Felony Warrants Cleared	335
Misdemeanor Warrants Cleared	246
Citations Issued	20
Weapons Confiscated	234
Stolen Vehicles Recovered	55
Gang Members Arrested	104

Gun Violence Investigations Team Non-Fatal Shootings	Totals
Cases Assigned	110
Guns Recovered	54
Injured Persons	133
Arrest Warrants	45
Outstanding Warrants	35

- Gun Violence Investigations Team has a clearance rate of 60%
- Previous clearance rates were between 18-22% when it was at the Patrol Division level



#FortWorthSafe Community Outreach

- NPOs connected with the business owners and citizens, as well as interacting with young people, to make them aware of our effort and **#FortWorthSafe**.
- Solicited community input to address concerns with violent crime and transparency about operations occurring in their community.
- Utilized a communications plan to share our efforts with the community through the Public Information Office on [**#FortWorthSafe** results](#).



Continued Efforts with Directed Response – Sept, 12, 2021 – Jan. 31, 2022



Directed Response	Totals
Arrests	992
New Felony Charges	639
New Misdemeanor Charges	350
Felony Warrants Cleared	571
Misdemeanor Warrants Cleared	527
Citations Issued	157
Weapons Confiscated	173



Community

- NPOs will continue to engage community members, business owners, and community centers to provide information about our violent crime response as well as crime prevention tips and situational awareness
- We will support community capacity development by connecting residents with internal and external resources that will enhance the safety, wellness, and resiliency of their community





People Update

Simeon Henderson

Senior Project Manager
Urban Strategies Inc.



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PEOPLE



Urban Strategies Inc. provides case management, coordinate partnerships with supportive services, and is developing a strategy for long-term sustainability of the People Plan.

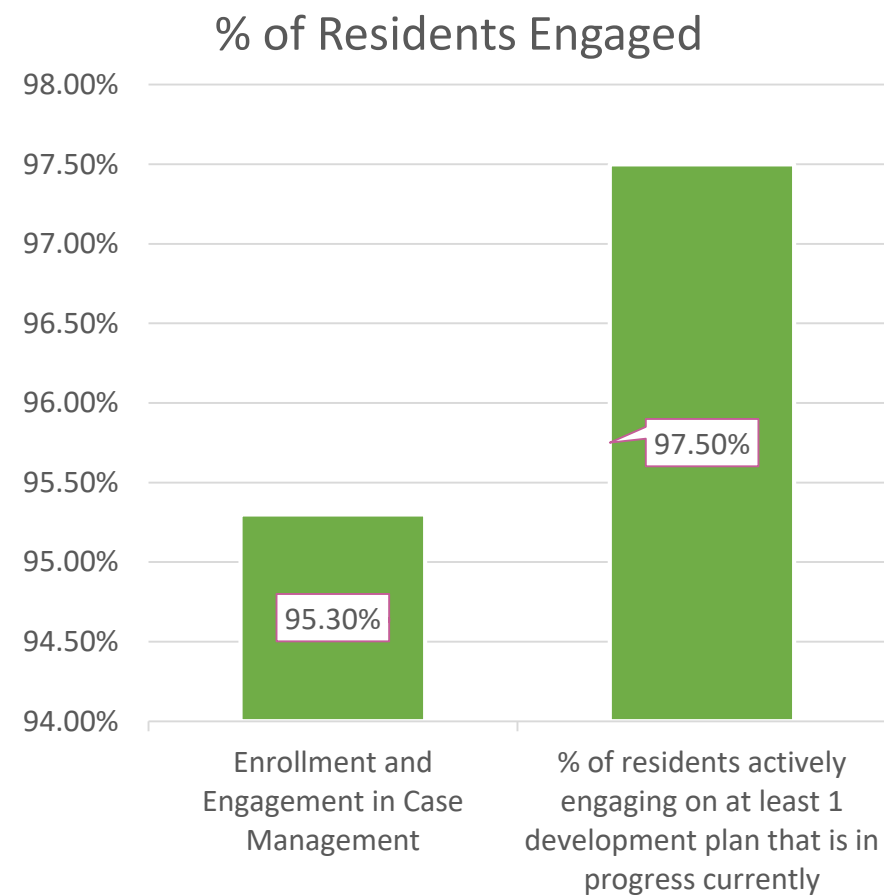
- **642** former Cavile residents supported with case management, resources and community engagement activities
- **97.5%** actively pursuing personal development plan focused on education, economic mobility and wellness
- First right to return to neighborhood as new housing comes online



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Engagement in Case Management

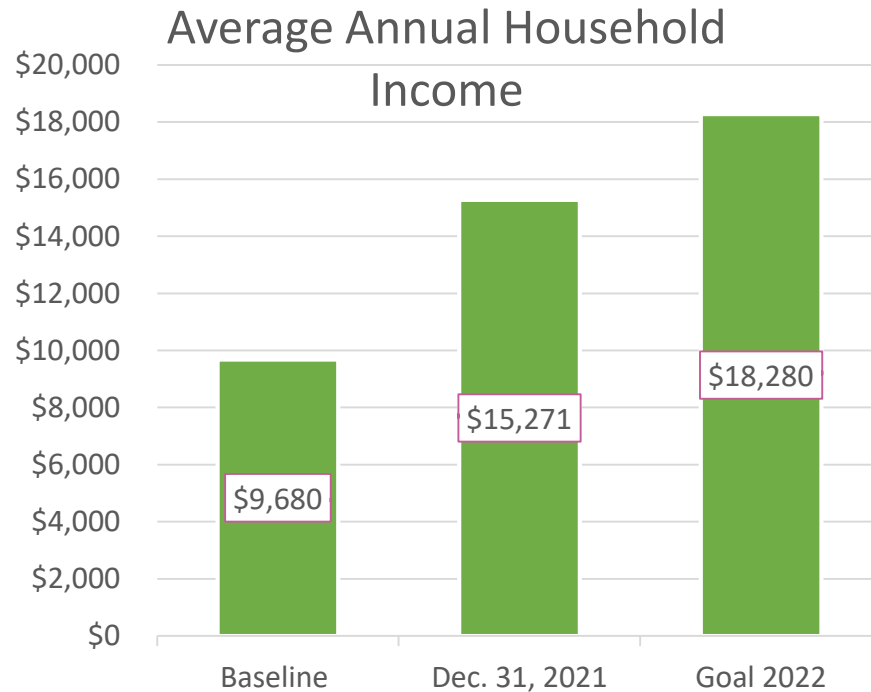


*642 Target Residents





Economic Mobility



2022 Priorities:

1. Increase resident participation with Career Navigation/Exploration
2. Increase resident completion rate for workforce/credential programs
3. Increase resident job placement and job retention



36% (85) of Cavile residents with wage income (5% increase over baseline)

52 Connected to Workforce Development Programs

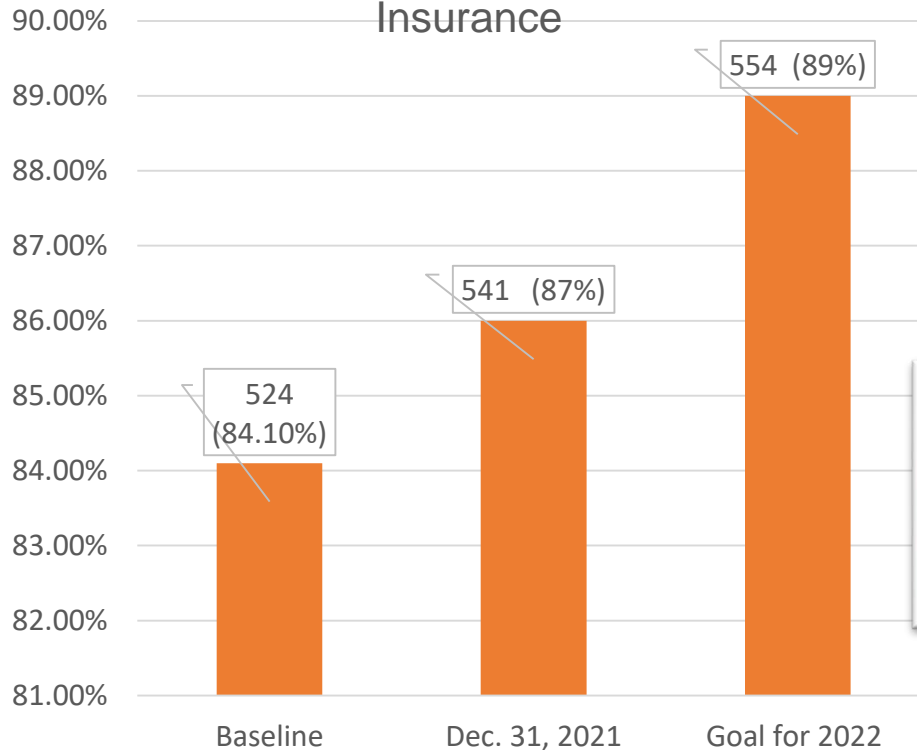
48 Job placements in 2021





Health & Wellness

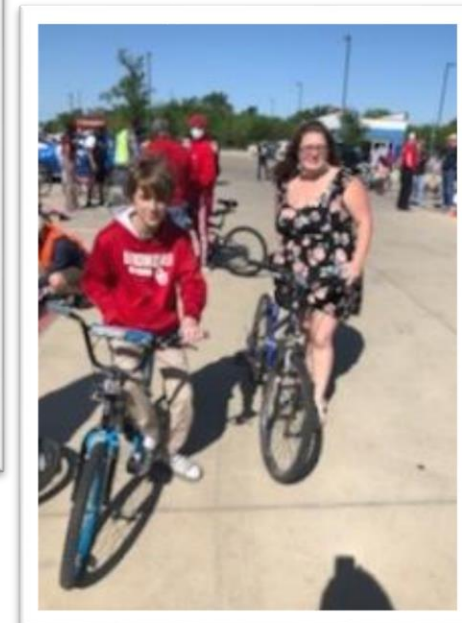
% of Target Residents with Health Insurance



86 % (534) of target residents are connected to a primary care provider (4% increase over baseline)

204 residents connect to health or dental services

120 residents connected to basic/emergency needs



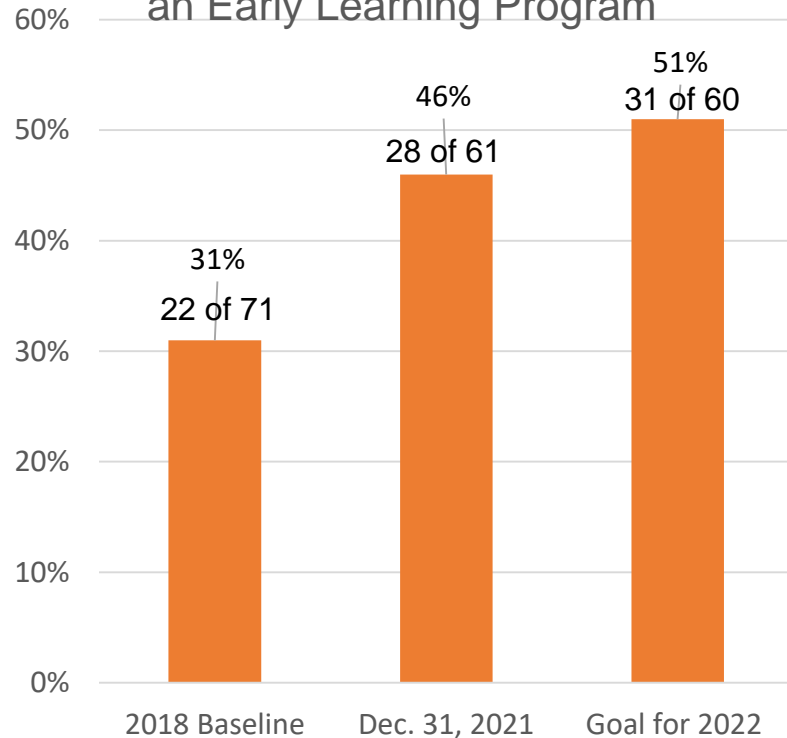
2022 Priorities:

1. Increase resident participation with telehealth opportunities
2. Increase the resident utilization rate for behavioral health services
3. Increasing support for residents working to make healthy behavior changes



Education

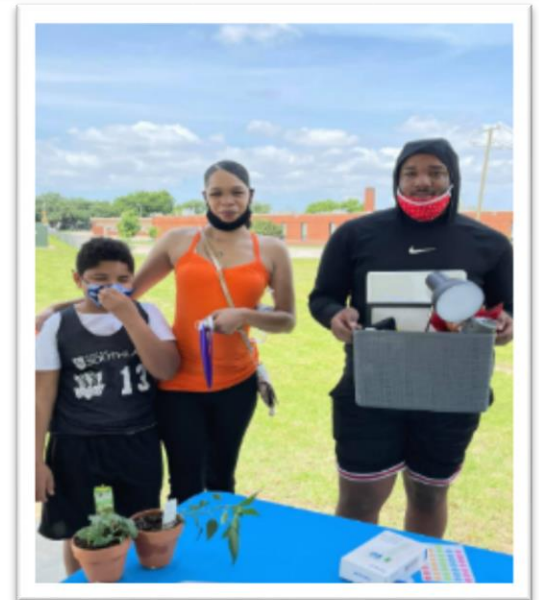
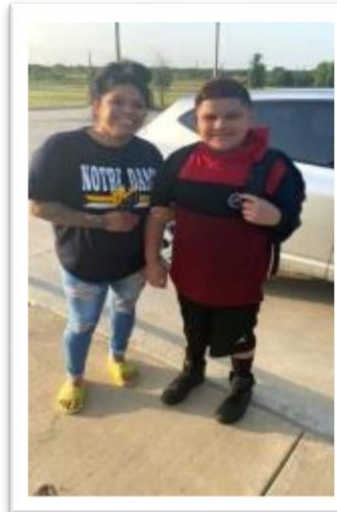
#/% of 0-5 Year Olds Enrolled in an Early Learning Program



13% (39) of School Age Youth Participating in Academic Related Support (6% increase from baseline)

24% (72) of School Age Youth Participating in Enrichment Programs (7% increase from baseline)

93% (57) of 0-5 Year Olds has completed Developmental Screenings (6% increase from baseline)



2022 Priorities:

1. Increase early learning enrollment for our target populations (Everman, LVT)
2. Increase participation in dual generation literacy opportunities
3. Reduce chronic absenteeism for former Cavile Place students
4. Increase high school involvement in post secondary opportunities



Questions?

Learn more at
www.StopSixCNI.org

facebook.com/StopSixCNI

Twitter: @stopsixcni

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

Thank you!