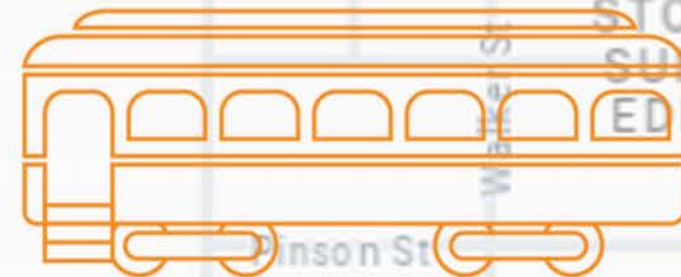


Stop Six Choice Neighborhood Initiative Community Update

September 25, 2024 | Noon
via zoom



FORT WORTH ♦ TEXAS



WELCOME

Gyna M. Bivens

Mayor Pro Tem
City of Fort Worth

Lachelle Goodrich

Director of Choice Neighborhood Initiative
Fort Worth Housing Solutions



Agenda

Overview	Lachelle Goodrich Director, Stop Six Choice Neighborhood Initiative, Fort Worth Housing Solutions
Housing Update	Monique Chavoya Senior Vice President, McCormack Baron Salazar <ul style="list-style-type: none">○ Patti Tellez Olds, President/CEO, Kuniklo○ Cornelius Griggs, President/GMA Construction
Neighborhood Update	Kacey Bess Director, Neighborhood Services Department, City of Fort Worth
People Update	LaTonya Copeland-Berry Senior Project Manager, Urban Strategies, Inc.
Closing Remarks	Lachelle Goodrich



Plan Pillars

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

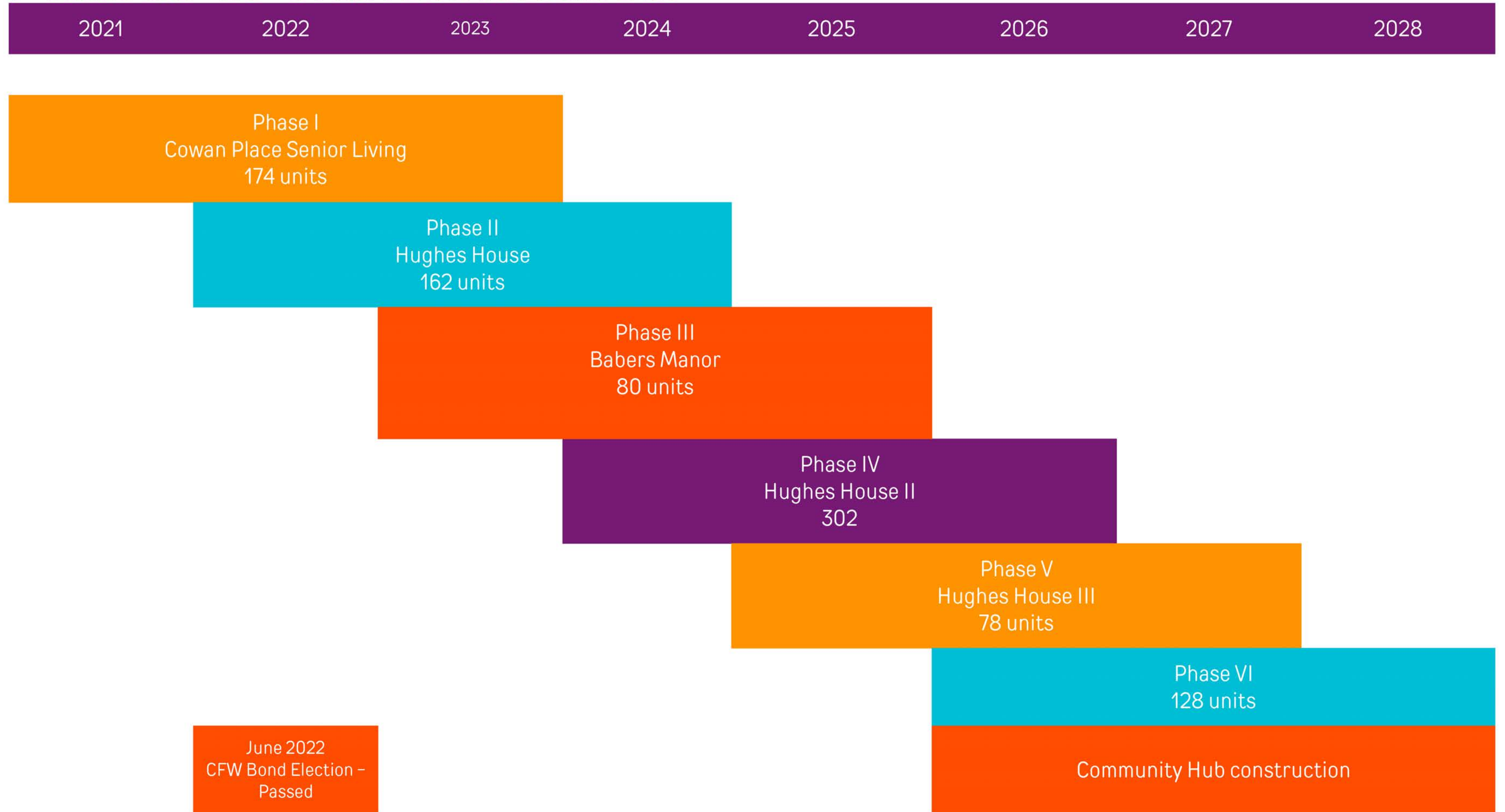


East Rosedale Street activated to create open spaces, central neighborhood hub for essential services and amenities.



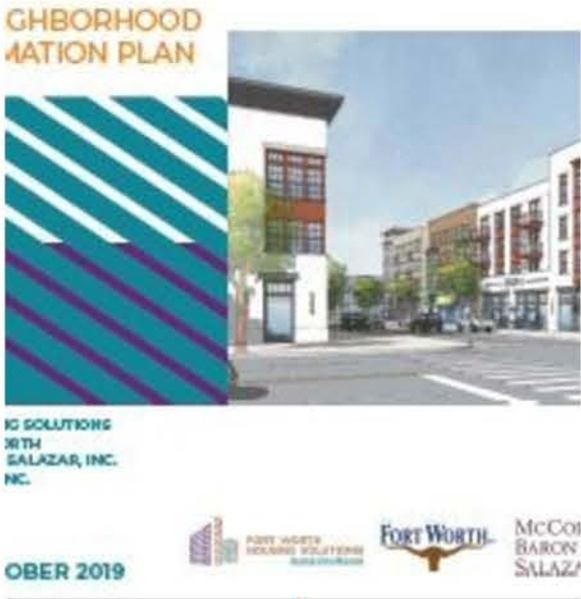
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Phases of Transformation



STOP SIX CHOICE NEIGHBORHOOD INITIATIVE MILESTONES

OCTOBER 2019
FWHS + City of FW submit
CNI application to HUD



OCTOBER 2020
Cowan Place Senior
Living design released
for Phase I



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

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

JANUARY 2021
Phase II named for
legendary Dunbar
Coach Robert Hughes



APRIL 2021
22-acre Cavile site
cleared for future
development

JUNE 2021
Rosedale Park mosaic
sculpture by John
Yancey installed



DECEMBER 2021
Final design
phase for Hughes
House, Housing
Phase II

STOP SIX CHOICE NEIGHBORHOOD INITIATIVE MILESTONES

DECEMBER 2022

Texas QAP was changed to give CNI projects priority funding



MAY 2023
Congressional Community Project Funding Award \$4mil

NOVEMBER 2023

Cowan Place Senior Living Grand Opening



MAY 2024
Congressional Community Project Funding Award \$4.1mil

APRIL 2023
CNI Supplemental Grant Award \$5mil



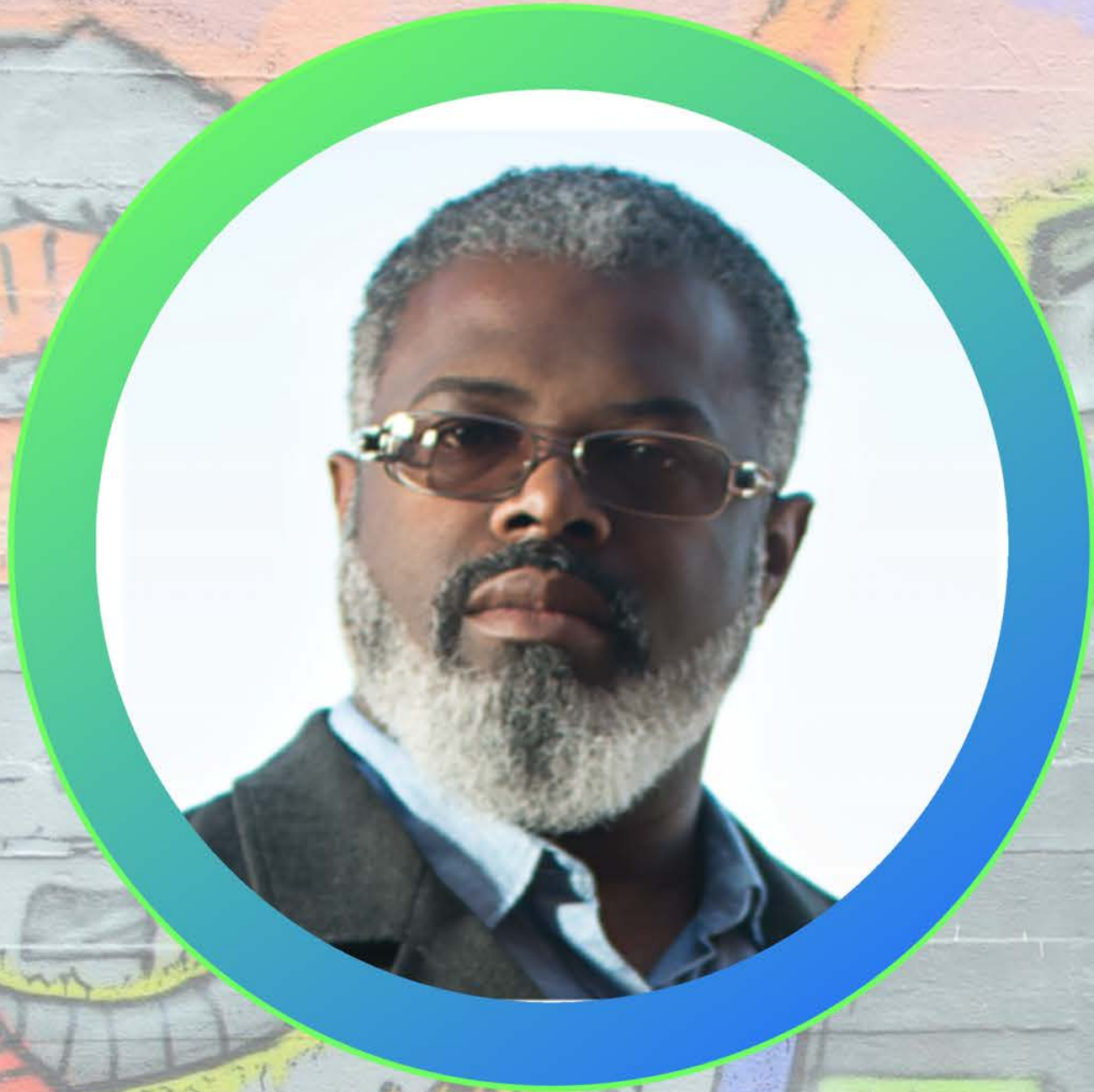
JUNE 2023
Hughes House Groundbreaking Celebration



JANUARY 2024
General Contractor announced for Babers Manor - GMA Construction (1st Minority Owned GC)



AUGUST 2024
Babers Manor Groundbreaking



Cowan Place Mural Update

**Gino Morrow of
Blak Branding & Design**





Road to Freedom by Gino Morrow can be found at the foot of Ferry St. in Buffalo, New York.



Buffalo, New York



digital concept currently under contract

**MCCORMACK
BARON
SALAZAR**

**Monique Chavoya - Senior Vice President
McCormack Baron Salazar
Patti Tellez Olds - President/CEO Kuniklo
Cornelius Griggs - President GMA Construction**



HOUSING



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Hughes House I – 4830 & 4908 E. Rosedale St.

- 162-unit, mixed-income, mixed-use community
- Approx. 8,800 sq. ft. commercial space
- Construction commenced in April 2023.
- Construction progress currently at 56% complete
- Construction and lease-up schedule:
 - Substantial completion - May 2025
 - Pre-Leasing – Late Winter 2024/Early Spring 2025



Hughes House I – Site Plan



Aerial Photo: Building 1 facing southwest.



Aerial Photo: Building 2 facing southwest.



HOUSING – PHASE II



Hughes House – Unit Mix

Unit Breakdown	No. Bedrooms	No. Baths	Avg. Sq. Ft.	No. of units	Max. Income for Rent (%AMI)	Max. Contract Rent
1 BR 30% PSH	1	1	678	13	30%	\$442
1 BR 30% PBV	1	1	678	2	30%	\$442
1 BR 50% PBV	1	1	678	16	50%	\$781
1 BR 60%	1	1	678	53	60%	\$950
1 BR	1	1	678	9	Market Rate	\$1,205
2 BR 50% PBV	2	1	962	28	50%	\$938
2 BR 60%	2	1	962	12	60%	\$1,141
2 BR	2	1	962	5	Market Rate	\$1,480
2 BR 50% PBV	2	2	1,023	14	50%	\$938
2 BR 60%	2	2	1,023	7	60%	\$1,141
2 BR	2	2	1,023	3	Market Rate	\$1,580
TOTAL				162		



**** Rents are subject to change**

HOUSING – PHASE I



Hughes House – Construction Progress Photos



Hughes House – Construction Progress Photos



What's Next for Hughes House?

3rd & 4th Quarters 2024 – Building 1

- The drywall sub-contractor will complete installation of drywall.
- Drywall subcontractor will also complete tape, float, texture, and painting.
- Prepare building for finishes.

3rd & 4th Quarters 2024 – Building 2

- The drywall sub-contractor will complete installation of drywall.
- Drywall subcontractor will also complete tape, float, texture, and painting.
- Prepare building for finishes.



GMA

 **100**
GMA EMPLOYEES


WORK IN 4 STATES

\$150M 
BONDING CAPACITY

DEVELOPING PEOPLE TRANSFORMING COMMUNITIES



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Babers Manor

Ramey Avenue between S. Hughes Ave and S. Edgewood Terrace

- 80-unit, mixed-income, family community
- Combination of townhome and garden apartments
- Closed construction financing on August 19, 2024.
- Project groundbreaking ceremony on August 28, 2024.

•Project Timeline:

- Construction Notice to Proceed on August 20, 2024
- GMA Construction completing SWPP around the site.
- Preparing site for building foundation pads.



Babers Manor – Site Plan



Excavation for building foundations.



Site entrance with SWPP and bullnose rock for construction site entrance.



Babers Manor – Building Types and Unit Mix

Building Types	
Two-Story Walk-up Building	7
Three-Story Walk-up Building	3
Two-Story Townhomes	4
Total Buildings	14

Unit Mix	
1 Bedroom / 1 Bath	18
2 Bedroom / 1 Bath	48
3 Bedroom / 2.5 Bath	14
Total Number of Units	80

Community / Management Building Amenities

- Community Room
- Fitness Room
- Flex Room
- Parcel Delivery
- Management Office



Babers Manor - Renderings

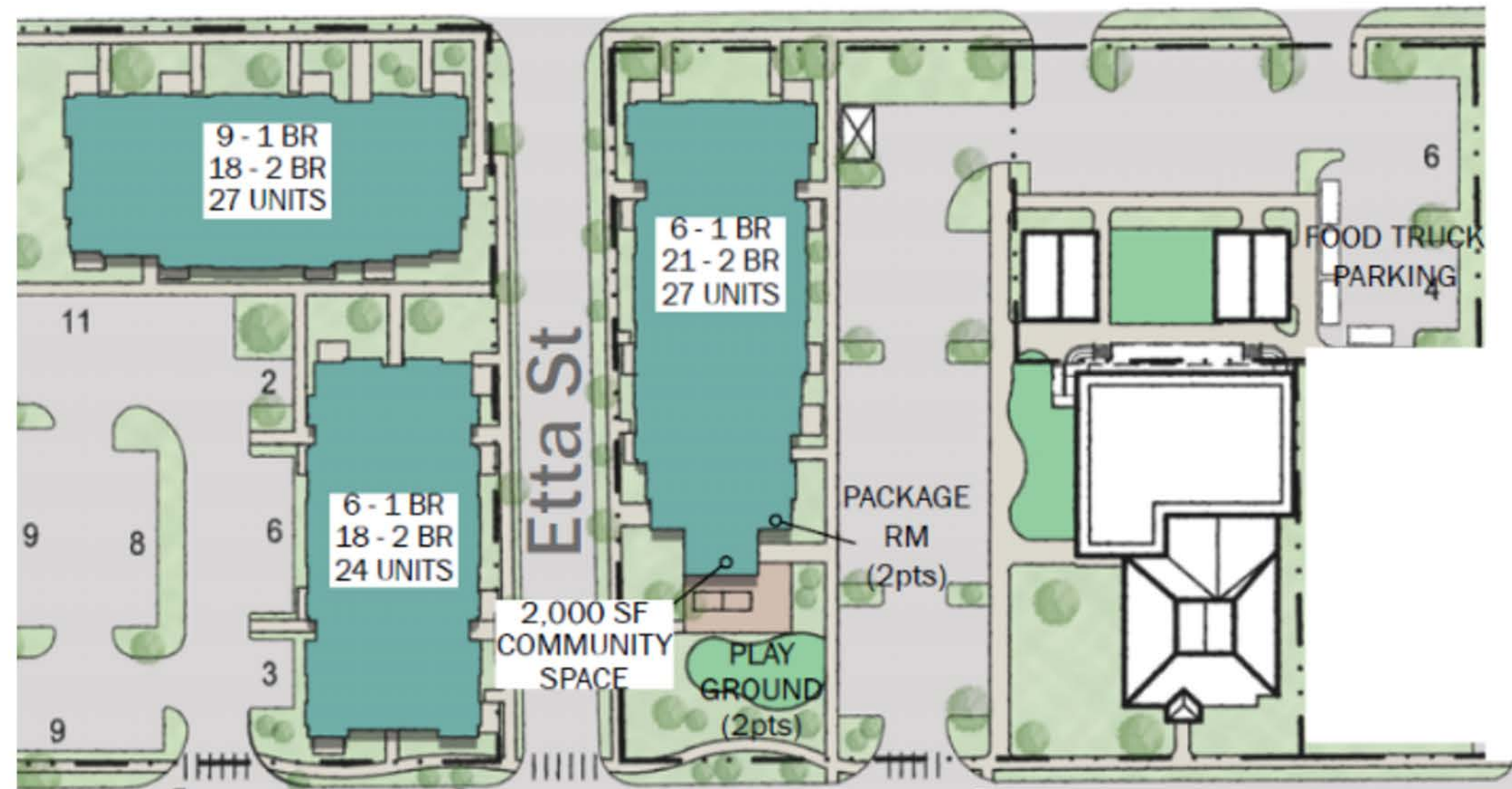


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Hughes House III

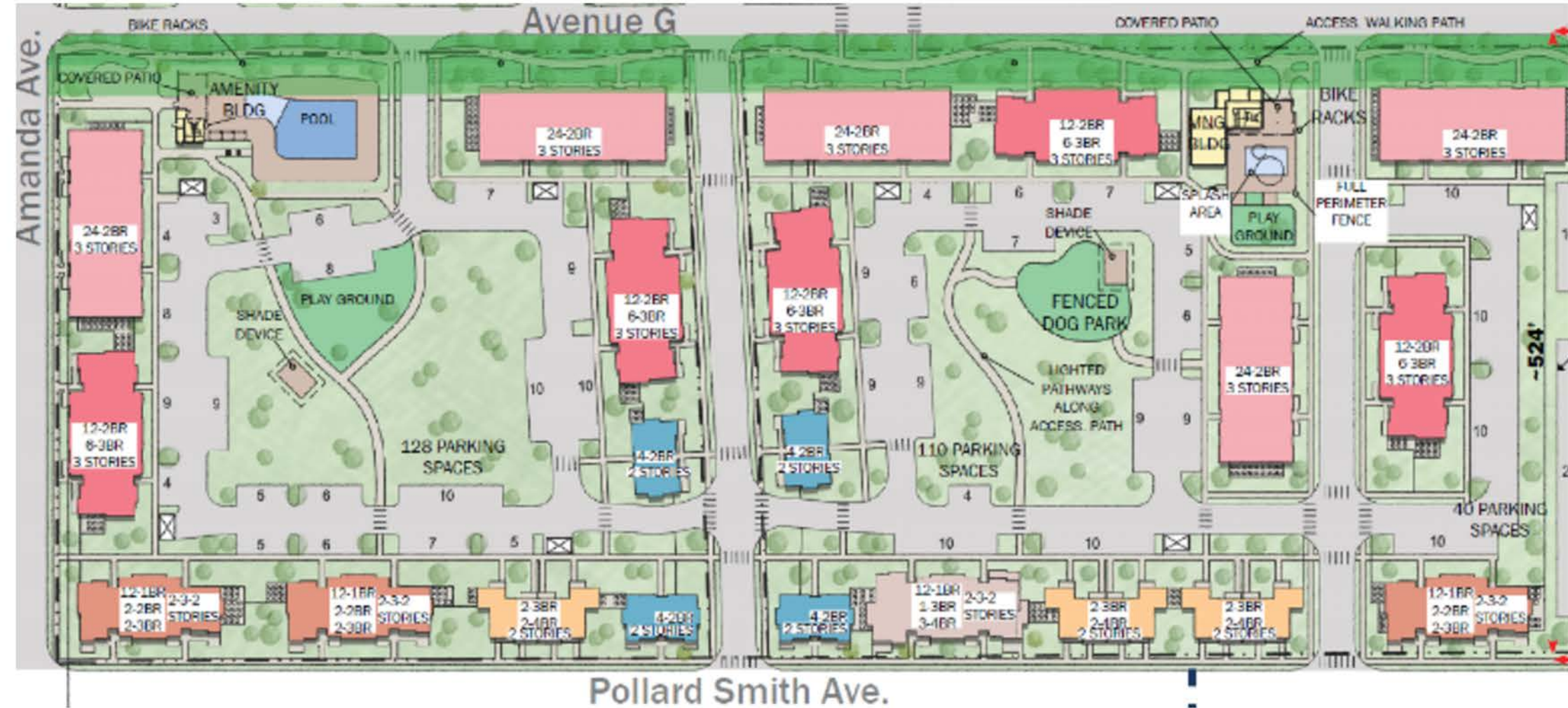
- **Proposed number of apartments:**
 - 78 units in 3 three-story walkups
- **9% tax credit application submitted:**
 - Awarded credits at the end of July.
- **Request for Qualifications:**
 - General Contractor – Selected
 - Investor/Lender – 3rd Quarter 2024
- **Construction loan closing:**
 - 2nd Quarter 2025

E Rosedale St.



Hughes House II

- Proposed number of apartments & townhomes:
302
- Informational session with Neighborhood/Homeowner Associations:
January 2024
- Bond reservation received:
August 23, 2023
- Tax credit application for 4% credits:
4th Quarter 2024
- Request for Qualifications:
 - General Contractor – Selected
 - Investor/Lender – 4th Quarter 2024
- Construction loan closing:
3rd Quarter 2025



Construction Goals Overview



Section 3
Workers
25%
Targeted
Workers
5%

Minority
Businesses 25%
Women
Businesses
5%

Minority
Workforce
25%
Women
Workforce
5%

MBE/WBE Participation by Project



Cowan Place

28.9%

**Measured by
Payments**

12 MBE/WBE
subcontractors

Hughes House

20.2%

**Committed
Contracts**

7 MBE/ 5 WBE
subcontractors

Babers Manor

47.6%

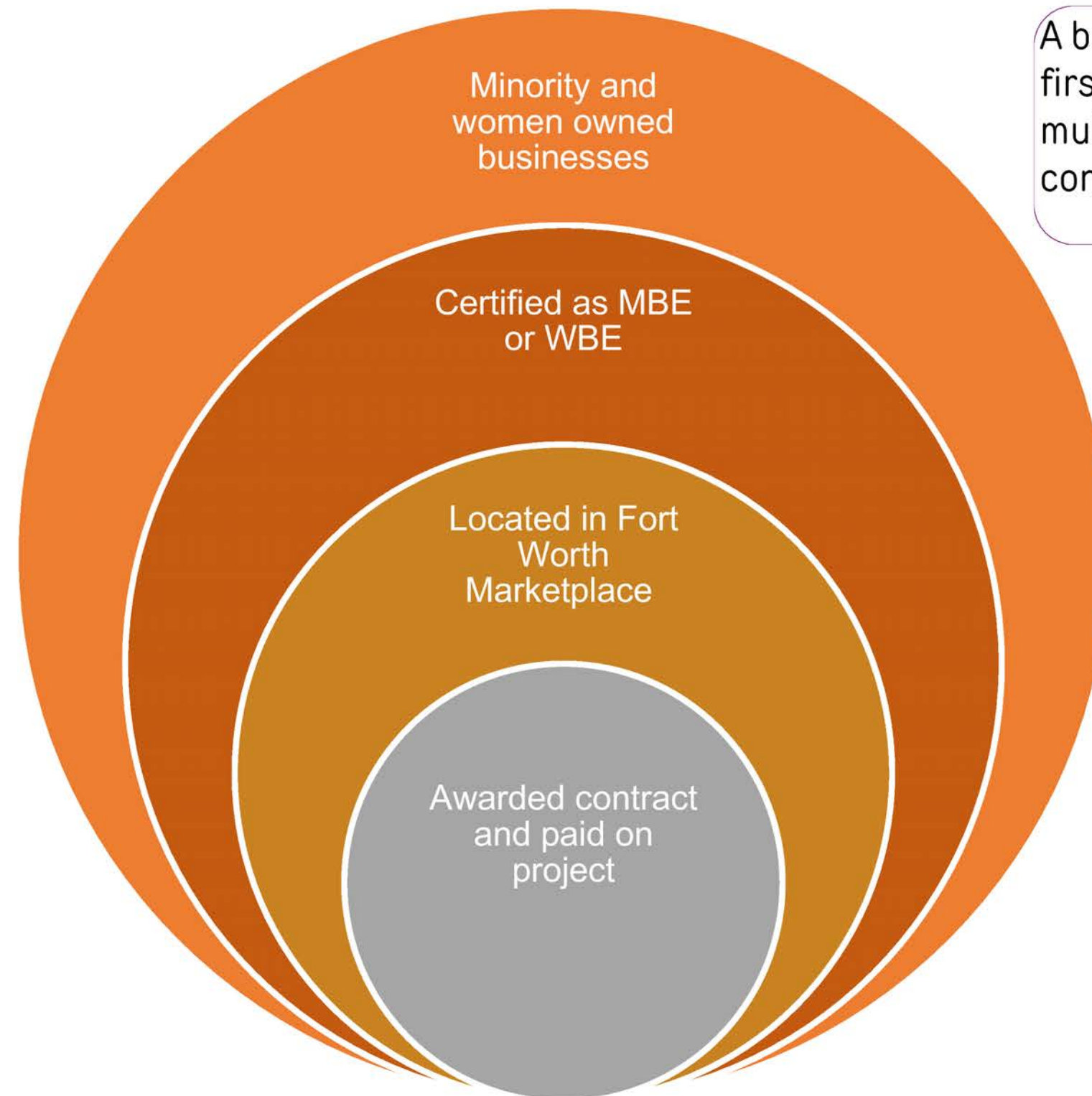
**Proposed
Utilization**

MBE Prime
Contractor + Subs

Which businesses count towards M/WBE goals?

Fort Worth Business Equity Ordinance

- Certified by NCTRCA, DFW MSDC, WBC-Southwest, & TXDOT
- Significant business presence in 6 county area
- Executed contract to perform work indicated in their certification
- Paid for the work performed



A business is a business first and not all work in multifamily housing construction.



Helpful Small Business Links



- **Business Basics:**
 - <https://www.fortworthtexas.gov/business>
- **Certification:**
 - North Central Texas Regional Certification Agency (nctrca.org)
 - DFW Minority Supplier Diversity Council (dfwmsdc.com)
 - Women's Business Council Southwest (wbcsouthwest.org)
- **Resources:**
 - Chambers of Commerce and additional resource links on the City's business page.





MCCORMACK
BARON
SALAZAR

Questions?

Monique Chavoya

Monique.chavoya@McCormackBaron.com

210-819-6492



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Neighborhood



Stop Six Hub Updates

- Programming completed for the facility
- Architectural firm is working with city departments to complete programming for the pool
- Work on the schematic design drawings will begin September 3
- During this phase, the building layout, features and materials will be selected through a series of input meetings
- The input meetings will include several community meetings to get input from the community prior to moving forward into the construction documents

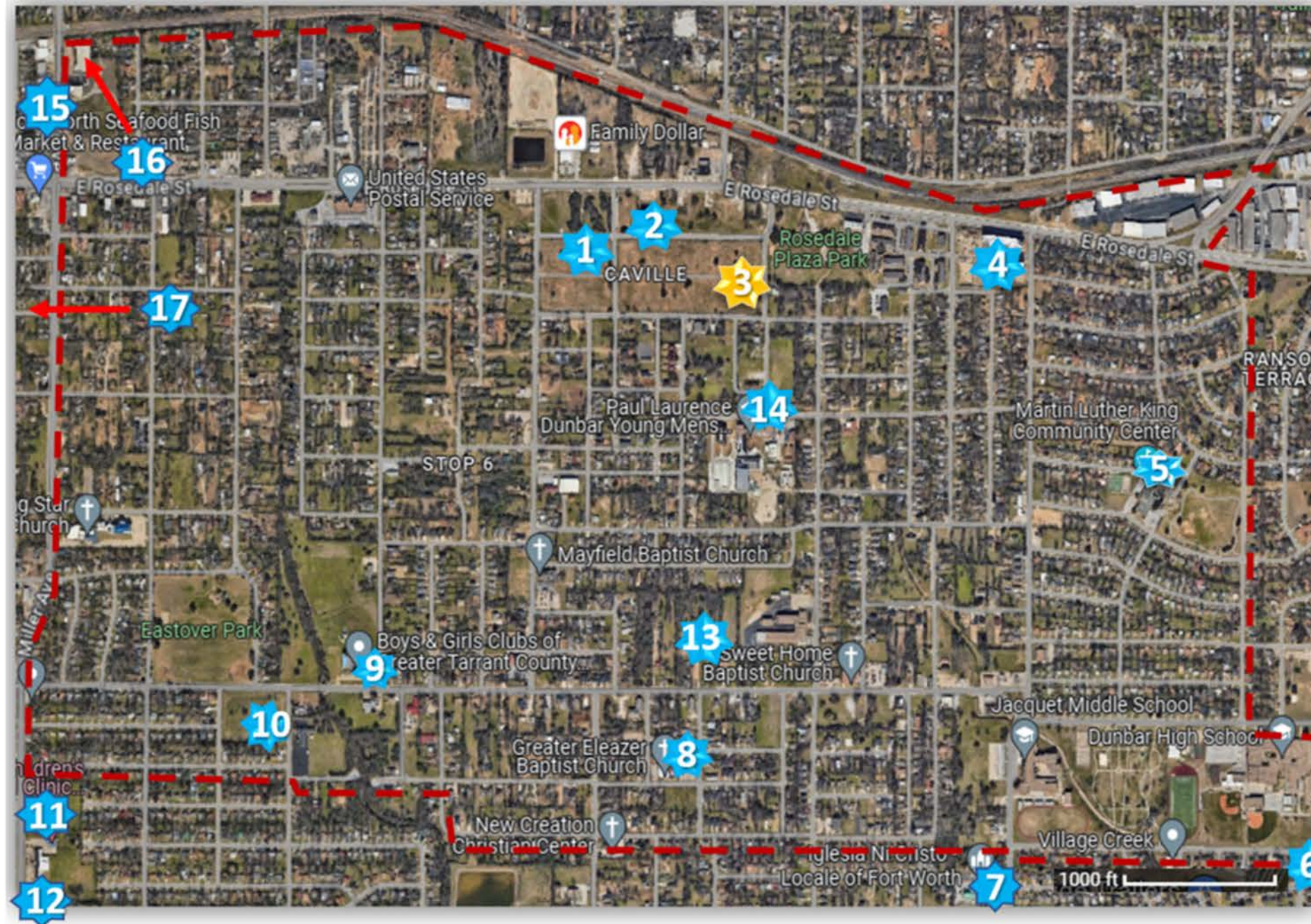


Stop Six Hub Occupants and Services

Program Summary and Partner Engagement	Community Center HUB		Services Within 5 miles
	Permanent Space	Flex Space	
Large Multipurpose Center	X		
Fort Worth Library	X		
Public Safety Officers	X		
Aquatics Center (PARD)	X		
Envision Center	X		
Community Action Partners	X		
Workforce Solutions of Tarrant County		X	
MHMR		X	
Cook Children's		X	X
TCC Opportunity Center		X	X
JPS			X
Childcare Associates			X
Boys & Girls Club			X
CVS Workforce Training			X
Tarrant Area Food Bank			X
FWISD			X
Young Men's Leadership Academy			X
Dunbar High School			X



Stop Six Hub Occupants and Services



*Within 5 miles outside of Map parameters

	Partner Locations	Programs
1	Fort Worth Housing Solutions Caville Development	Hughes House Phase I (II)(II) Affordable Housing
2	Workforce Innovation Training Center	CVS Work Force Training, Meeting Rooms available
3	Stop 6/HUB	Envision Center, Community Action Partners, Parks & Rec, Neighborhood Svs., Police, Code, Library, MHMR, Workforce Dev., Cook Children's, Flex Space for Community Partners
4	Fort Worth Housing Solutions	Cowan Place Affordable Housing
5	MLK Community Center	Future Parks
6	TCC Opportunity Center	Education (Technical Training)
7	JPS Health	Adult Healthcare
8	Brighter Outlook	Community Services, Food and Clothes Pantry, Senior Programs, Tutoring and Training
9	Boys and Girls Club	Youth Development
10	Fort Worth Housing Solutions	Babers Manor Affordable Housing
11	Cooks Children	Child Healthcare
12	Tarrant County Public Health	Public Health Services
13	Child Care Associates	Childcare Services (Planned)
14	Young Men's Leadership Academy	Education
15	Tarrant County Area Food Bank	Food Pantry
16	Texas Wesleyan University*	Education
17	FW Black Chamber of Commerce*	Economic Development



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Families at the Center of Results

PEOPLE



LaTonya Copeland Berry
Senior Project Manager

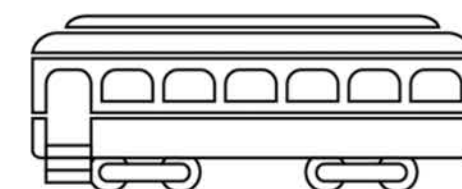


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Education and Summer Programming

- Provided a four-week summer academic enrichment camps
- Parenting virtual and in-person back-to-school readiness workshops
- Hosted a back-to-school family engagement event
- Partnered with Fort Worth ISD to host early learning and enrollment fair
- Provided maternal health classes for pregnant and parenting families aged 0-3
- Three of the youth received recognition for completing summer programming three years in a row all funded by a scholarship from Camp Fire.
- Started a multi-generational literacy program at Cowan Senior Living



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Single mom of 7 who graduated with her Electrician Apprenticeship License and completed a Construction Maintenance Program



New Partnerships Established



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**girls
inc.**

of Tarrant County

Housing and Urban Development Feature



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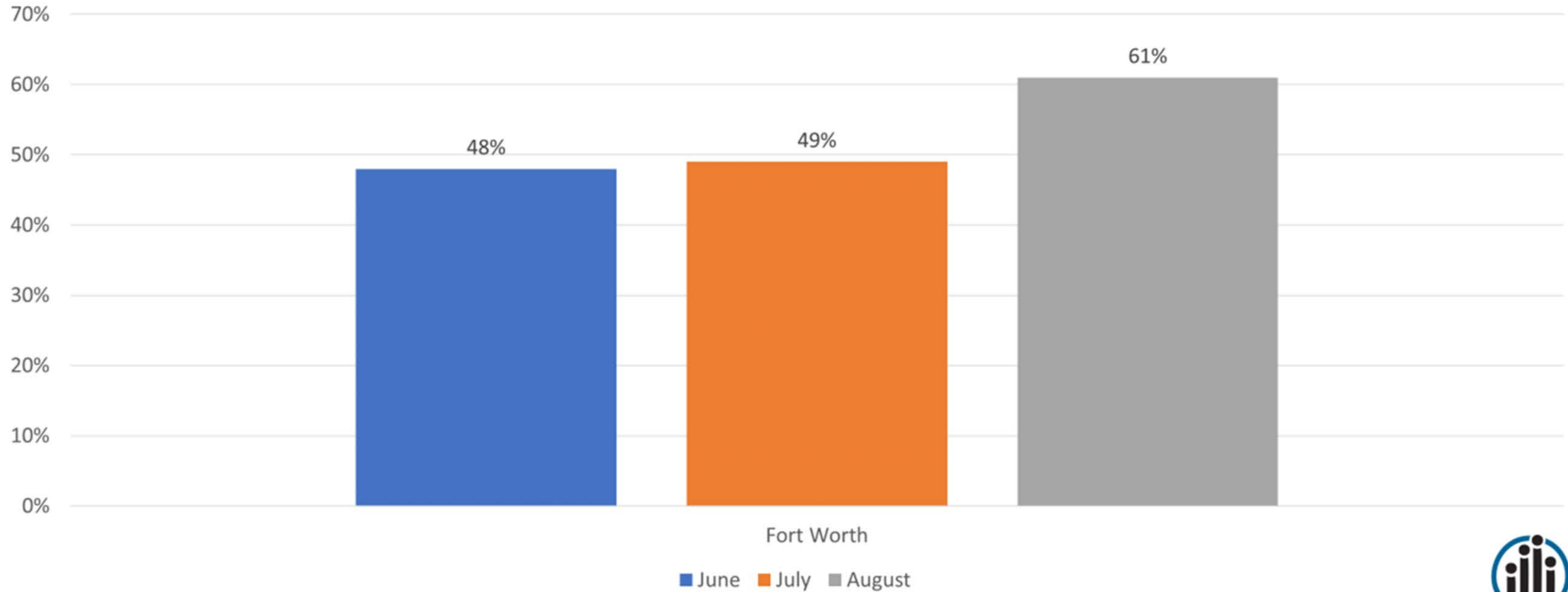
FWHS, FWISD, and USI were featured in the national HUD monthly newsletter highlighted as a best practice for our educational outcomes with Cavile youth.



- Decreasing chronic absenteeism;
- Improving kindergarten readiness;
- Increasing the percentage of students proficient in reading and math; and
- Ensuring all students complete high school.

SITE LEVEL EDUCATION: PRESCHOOL

% receiving ECE





Upcoming Priorities

- To bolster the Attendance Works framework, two former Cavile residents will be selected to receive stipends, contributing to the ongoing commitment to improving school attendance in the community.
- Preparations for residents transitioning to Hughes House are underway, with lease timeframes continuously monitored to ensure a smooth move.
- On-going back-to-school support initiatives are ongoing, ensuring that families are adequately supported throughout the academic year.
- Career Development and Assessment Workshop to bolster support for unemployed individuals in developing their career paths and exploring job opportunities.
- We will commence our fall series of in-person and virtual parenting classes, offering valuable resources and guidance to parents on social and emotional well-being.
- Hosting high school senior meet and greet will be hosted for all ten rising graduating seniors, providing an opportunity for connection and celebration as they approach a significant milestone in their academic journey.



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

[Facebook.com/USIFortWorth](https://www.facebook.com/USIFortWorth)

November General Election

ELECTION DAY: TUESDAY, NOV 5
EARLY VOTING: OCT 21 - NOV 1

LAST DAY
TO REGISTER
TO VOTE

OCT 7

LAST DAY TO
APPLY FOR
BALLOT BY MAIL

OCT 25

LAST DAY TO
RECEIVE
BALLOT BY MAIL

NOV 5



**WE WANT
YOUR
FEEDBACK**





Questions?

stopsixCNI@fwhs.org

Learn more at
www.StopSixCNI.org

 facebook.com/StopSixCNI

 X: @stopsixcni

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

Thank you!