

Cavile/Stop Six CNI

Neighborhood Meeting

Fort Worth, Texas

October 8, 2019





Agenda

1. Choice Neighborhoods Overview
2. Planning Update
3. Update to the Transformation Plan
 - Neighborhood Plan
 - Housing Plan
 - People Plan
4. Next Steps

What is Choice Neighborhoods?

- HUD's signature place-based initiative for comprehensively revitalizing neighborhoods
- Provides both a planning/implementation framework, as well as competitive grants for planning, planning and action activities, and implementation
- Implementation Grants provide up to \$35 Million to leverage private/other public commitments
 - Highly competitive
 - 6-year grant term
- Notice of Funding Availability for Implementation Grants published on August 5, 2019
- Applications due November 4, 2019

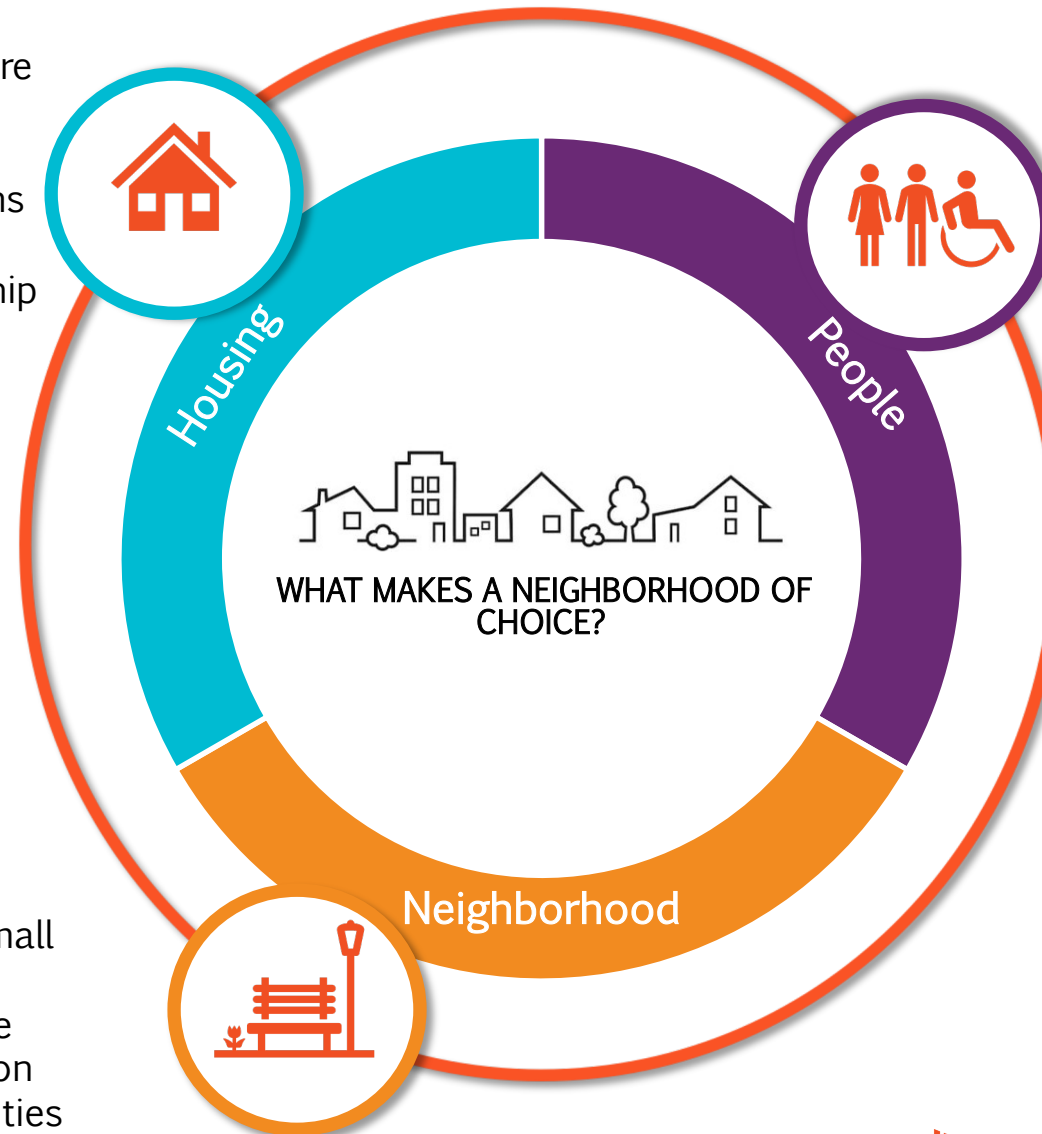


COMPONENTS

- A comprehensive approach for revitalizing disinvested/distressed neighborhoods
- Focuses on three primary components:
 - Housing
 - People
 - Neighborhood

- Mix of incomes
- Mix of uses
- Mix of structure types
- Family and Senior Options
- Rental and homeownership opportunities

- Large and small businesses
- Infrastructure
- Transportation
- Public Amenities
- Public Safety



- Economic self-sufficiency
- Youth and Adult Education
- Health and Wellness
- Community Engagement

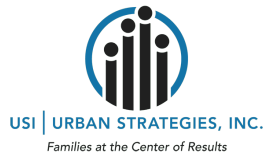
Implementation Team



FORT WORTH HOUSING SOLUTIONS
Lead Applicant



CITY OF FORT WORTH
Co-Applicant & Neighborhood Lead



URBAN STRATEGIES
People Lead

**MCCORMACK
BARON
SALAZAR**

MCCORMACK BARON SALAZAR
Housing Lead



CAVILE & STOP SIX RESIDENTS
Residents and Stakeholders



FORT WORTH ISD
Educational Partner

**SERVICE PROVIDERS, LARGE INSTITUTIONS &
EMPLOYERS, PHILANTHROPIC COMMUNITY**
Additional Partners



CVR Associates
Choice Neighborhood Consultants



URBAN DESIGN ASSOCIATES
Master Planners



Planning Update



FORT WORTH
HOUSING SOLUTIONS
Housing with a Mission

Building on the Past & Preparing for the Future

2012-2013

STOP SIX TRANSFORMATION PLAN

Led by FWHS, Cavile and Stop Six Residents, the City of Fort Worth HFC, Gilmore Kean, and Frees and Nichols

Setting a shared vision



2017

STOP SIX NEIGHBORHOOD IMPROVEMENT STRATEGY

Led by the City of Fort Worth

Building a team and starting to take action



2019

CHOICE NEIGHBORHOOD IMPLEMENTATION GRANT

Further defining what we want & finding the resources we need

**WE ARE
HERE!**

**2020 and beyond
IMPLEMENTATION**

Making it happen

2019 Resident and Stakeholder Meetings

- **June Workshop**
 - Resident Meeting
 - Dot Exercises and Listening Sessions
 - Stakeholder Focus Group Meetings
 - Neighborhood Meetings
- **July Workshop**
 - Resident/Neighborhood Meetings (3)
 - Stakeholder Focus Groups
 - Design Workshop
- **September Meetings**
 - Resident Update
- **October Meetings**
 - Resident/Neighborhood Meeting



Who We've Met With

RESIDENTS

Cavile Residents
Neighborhood Associations
Neighborhood Residents
Neighborhood Youth

CITY STAFF

Transportation & Public Works
Parks and Recreation
Planning & Development
Neighborhood Services

HEALTH & MOBILITY

Cook Childrens
JPS Health
Tarrant County Transportation
Fort Worth Bike Sharing
Trinity Metro
Healthy Tarrant County Collaborative
Grow SE
Lady Butterfly Urban Garden
Greater Mount Tabor Christian Center

EDUCATION & TRAINING

Fort Worth ISD
Young Men's Leadership Academy
Dunbar High School
Texas Wesleyan University
Tarrant County College
TCC Opportunity Center
Idea Charter School
Greater Mount Tabor Christian Center

PASTORS & FAITH LEADERS

Mount Horum
House of Prayer and Praise
New Christian Fellowship Church
Greater Mount Tabor Christian Center

COMMUNITY HUB

City of Fort Worth Library
Boys & Girls Club
Childcare Associates
YMCA
Texas Health Resources - Blue Zones
The Center for Psychological Services
Workforce Solutions of Tarrant County
Envision Center
Neighborhood Services

SAFETY & SECURITY

Community members
Fort Worth Police Dept.
Fort Worth Fire Dept.
Congregational Security

ELECTED LEADERSHIP

Councilwoman Bivens
Mayor
State Senator Nicole Collier
US Representative Mark Veasy



Update to the Transformation Plan



**FORT WORTH
HOUSING SOLUTIONS**
Housing with a Mission



UPDATED TRANSFORMATION PLAN



The Housing Plan

- Develops several high quality, mixed-income/mixed-use phases including nearly 1,000 new units
- Replaces all Cavile Place units, while adding workforce, market, and permanent supportive housing units
- Deconcentrates poverty, while also spreading investments throughout the neighborhood



The Neighborhood Plan

- Builds on assets and relationships in the neighborhood
- Provides a framework for development of a neighborhood of Choice
- Improves connectivity and infrastructure throughout the neighborhood
- Develops a multi-purpose Neighborhood Hub at the heart of the community



The People Plan

- Addresses the specific needs of the 252 Cavile households, along with 48 households from the FWHS Section 8 waiting list
- Connects residents with supportive services in education, workforce development and healthcare
- Provides Case Management and creates Individual Development Plans to create roadmaps and track resident progress



Neighborhood Plan



FORT WORTH
HOUSING SOLUTIONS
Housing with a Mission

Neighborhood Plan- Goals and Guiding Principles

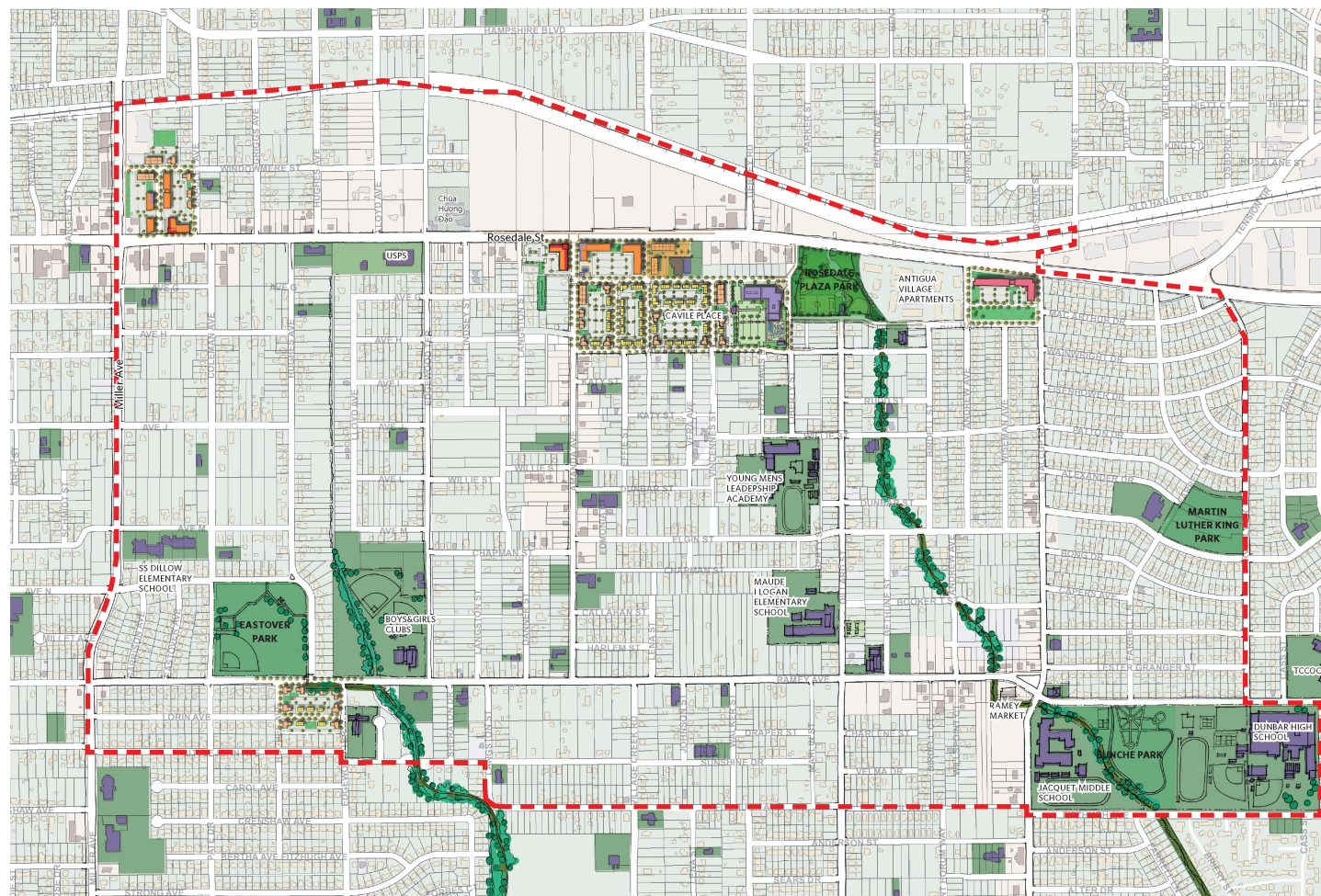
The Neighborhood Plan works within the following goals and guiding principles identified through community engagement during the planning process:

- Introduce neighborhood-serving amenities, such as recreation, restaurants, and retail, to return vacant land to productive uses.
- Improve transportation and mobility through improved transit service, new and improved sidewalks and new bike lanes.
- Create open space/recreational opportunities through community gardens, multi-use trails, linear and pocket parks, and sports fields.
- Celebrate the neighborhood's history and protect and preserve neighborhood character.
- Improve neighborhood stability through increased homeownership, reuse of vacant sites and demolition of vacant houses.
- Increase public safety by incorporating safety features into new construction, improving street lighting and police visibility.



NEIGHBORHOOD PLAN- OVERVIEW

- Connect existing and proposed assets and investments
- Provide a state-of-the-art neighborhood hub
- Improve access to transit
 - Relocated bus stops
 - Bike share stations
- Improve streets, parks, and sidewalks
- Create space and environment where private market will invest
- Create a neighborhood identity and brand



Neighborhood HUB and Envision Center

- Primary proposed Critical Community Improvement in the application to HUD
- Replace MLK-based Envision Center
- Co-locate services for neighborhood and city residents, potentially including:
 - Recreation/Fitness/Aquatics (YMCA)
 - Library (Fort Worth Library)
 - Health Clinic (Cook Children's/JPS)
 - Mental Health Services
 - Headstart (Childcare & Associates)
 - Code Enforcement/Public Safety Substation
 - Community Garden
 - Shared office/meeting space
 - Space for target resident case management
- Adjacent to Rosedale Park



Neighborhood Hub

Rosedale Park Improvements

- Improve circulation and access around the park
 - City is extending Liberty Street north to Rosedale
 - Extend Kutman Court west to Dillard Street
 - Locate a new active uses in the southeast corner of the park





Housing Plan



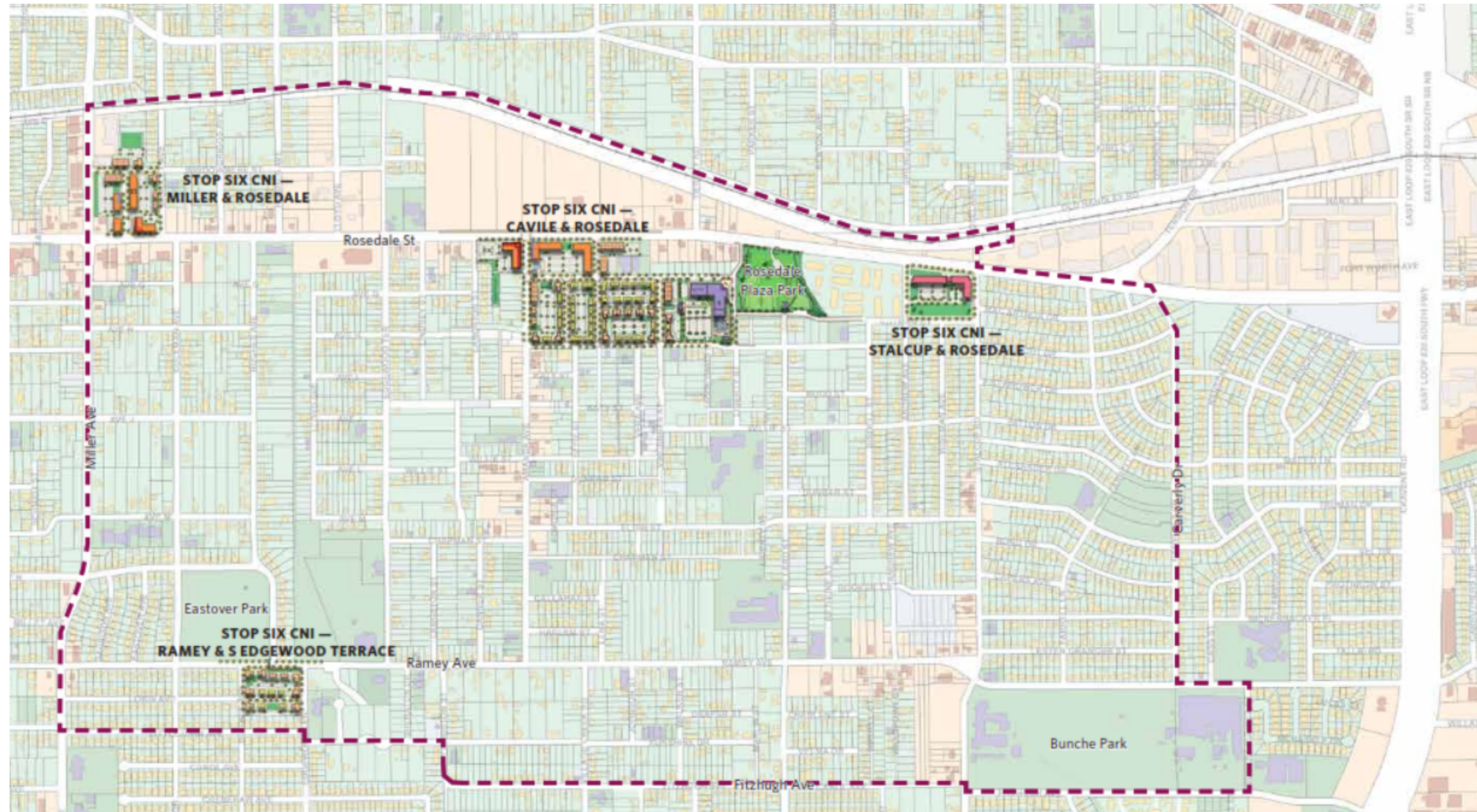
FORT WORTH
HOUSING SOLUTIONS
Housing with a Mission

Housing Plan- Guiding Principles

The Housing Strategy provides a comprehensive approach, plan and phasing sequence to revitalize the housing in the neighborhood, and addresses the following goals and guiding principles identified during community engagement throughout the planning process:

- Commit to a design approach that respects the historic “feel” of the neighborhood, incorporates traditional elements like porches, masonry, and design details, and features sustainable building elements.
- Build at densities that blend into the existing neighborhood character, scale, and building grouping
- Create a neighborhood of high-quality, mixed-income housing that features an interconnected network of streets and defensible public open spaces.
- Demolish the Cavile site and deconcentrate HUD-assisted replacement units in several different mixed-income sites throughout the neighborhood.
- Allow all existing Cavile Place residents the right to return to the site.
- Develop housing of the same design and construction quality, making assisted units indistinguishable from market rate.

Proposed Housing Locations



Housing Plan- Overview

- Presently relocating Cavile residents with Tenant Protection Vouchers; will demolish Cavile Place
 - 182 vouchers issued to date
- Replace all 300 Cavile units in four mixed-income development locations throughout the neighborhood
- Assist any qualifying former Cavile resident that wishes to return to replacement housing units
- Mix of incomes to include (PBV), market rate units, and workforce housing (for between 30-80% of AMI)
- Mix of unit sizes and structure types, as well as family and senior options
- Provide market-quality in-unit and site amenities
- Include ground floor commercial space at key neighborhood nodes
- Approx. 1,000 new rental units in the neighborhood

Future Rosedale and Amanda Intersection



Future Stop Six Neighborhood Street





People Approach



FORT WORTH
HOUSING SOLUTIONS
Housing with a Mission

People Plan- Guiding Principles

The Cavile Residents' needs assessments informed the overall People Vision, which serves as the guide for strategies designed to achieve the People Goals:

- Increase income and financial stability of target households
- Improve the health of target residents by delivering comprehensive family-centered support, and high quality/accessible health services to youth and families
- Improve educational outcomes of target youth by delivering comprehensive family-centered support, and educational career services

People Plan- Goals

The Cavile Residents' needs assessments informed the overall People Vision, which serves as the guide for strategies designed to achieve the People Goals:

Education

- Youth graduate from high school college/career-ready
- Children are proficient in core academic subjects (reading and math)
- Children enter kindergarten ready to learn

Economic Mobility

- Households are economically stable and self-sufficient

Health

- Children, youth and adults are physically and

Work Opportunities

- All construction will incorporate Section 3 training, employment, contracting, and other economic opportunities for low and very low-income persons
- Residents will be provided with contact information, eligibility guidelines, and minimal skill requirements for program/employment opportunities at a later date





Next Steps



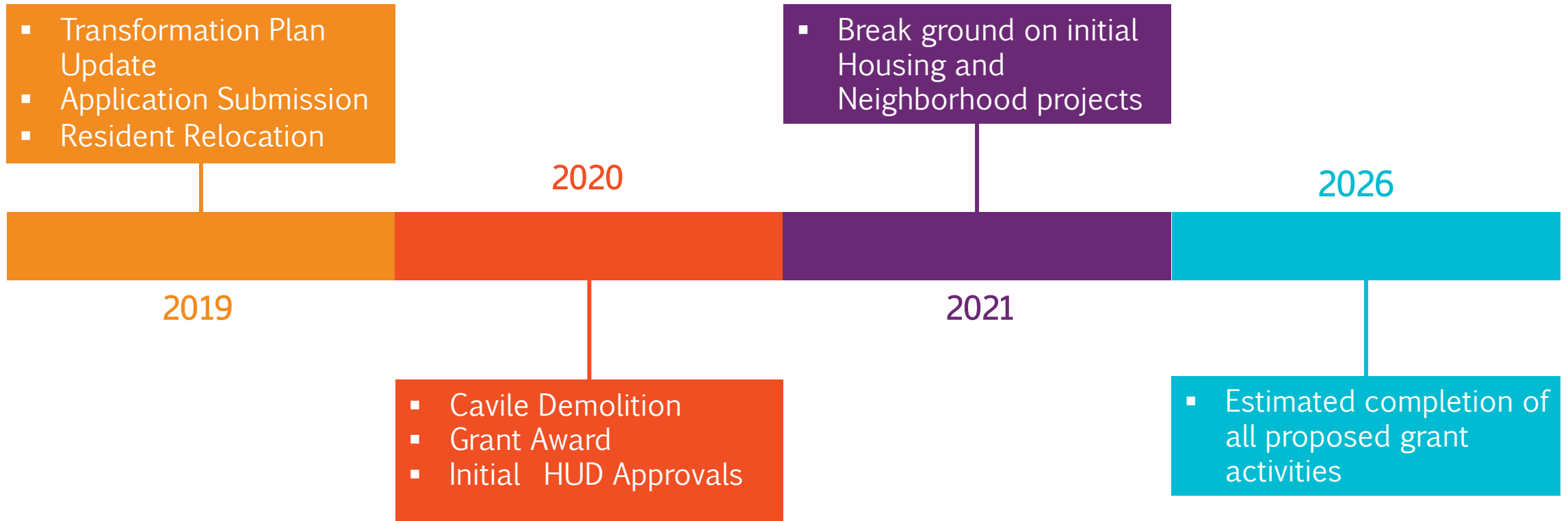
**FORT WORTH
HOUSING SOLUTIONS**
Housing with a Mission

What Happens Next

- Finalize Transformation Plan
- Submit application by November 4, 2019
- Approximately Six-Months of Review by HUD
- Notice of Award



Implementation Timeline





Tell us what you think!

- What did you like?
- What didn't you like?
- What other ideas do you have that weren't mentioned?

We want to hear from you