

**ALL  
ABOARD**



**STOP SIX**

**CHOICE NEIGHBORHOOD**

**FORT WORTH ♦ TEXAS**

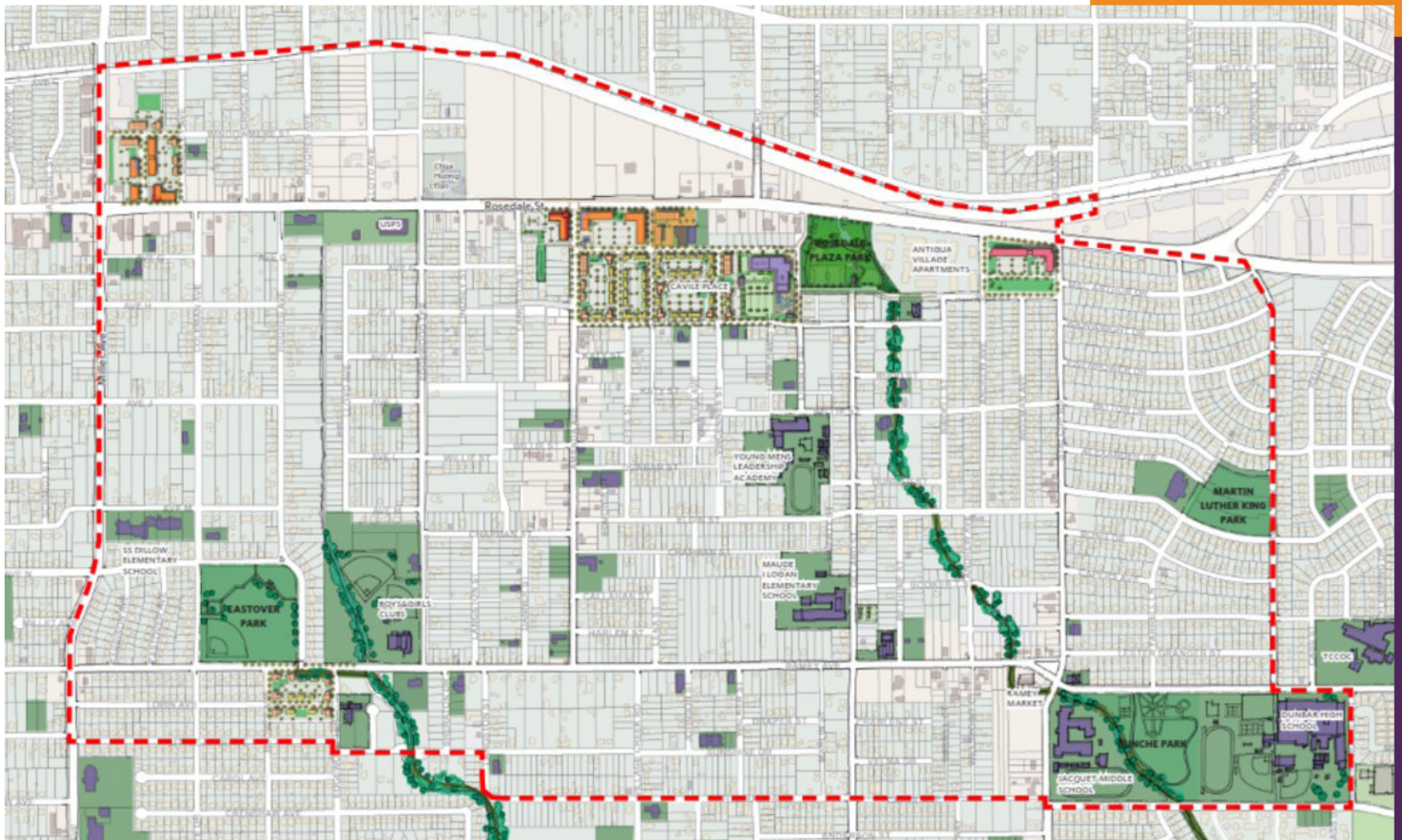
**TRANSFORMATION PLAN SUMMARY**



# History and Culture

**THE STOP SIX CHOICE NEIGHBORHOOD**, or Cowanville as it was known, originally was a community of small farms and homesteads founded by Amanda Davis, an African American pioneer of the late 1800s. By the early 20th century, Cowanville had become a thriving, working-class African American neighborhood, served by an interurban streetcar system. The name subsequently adopted for the area, Stop Six, reflects its placement on the system's route from Fort Worth to Dallas.

**THE STOP SIX CHOICE NEIGHBORHOOD** is cohesive. Significant resources and strong, multi-generational relationships are the foundation, including circulating transit routes, long-standing, dedicated community providers, and an integrated educational framework with the capacity to support students from cradle to careers. Other attributes, including the neighborhood's proximity to Fort Worth's downtown and nationally acclaimed biomedical center, its abundant green spaces, and Village Creek running through the center of the community, are helping to reestablish this area as an emerging neighborhood of choice.







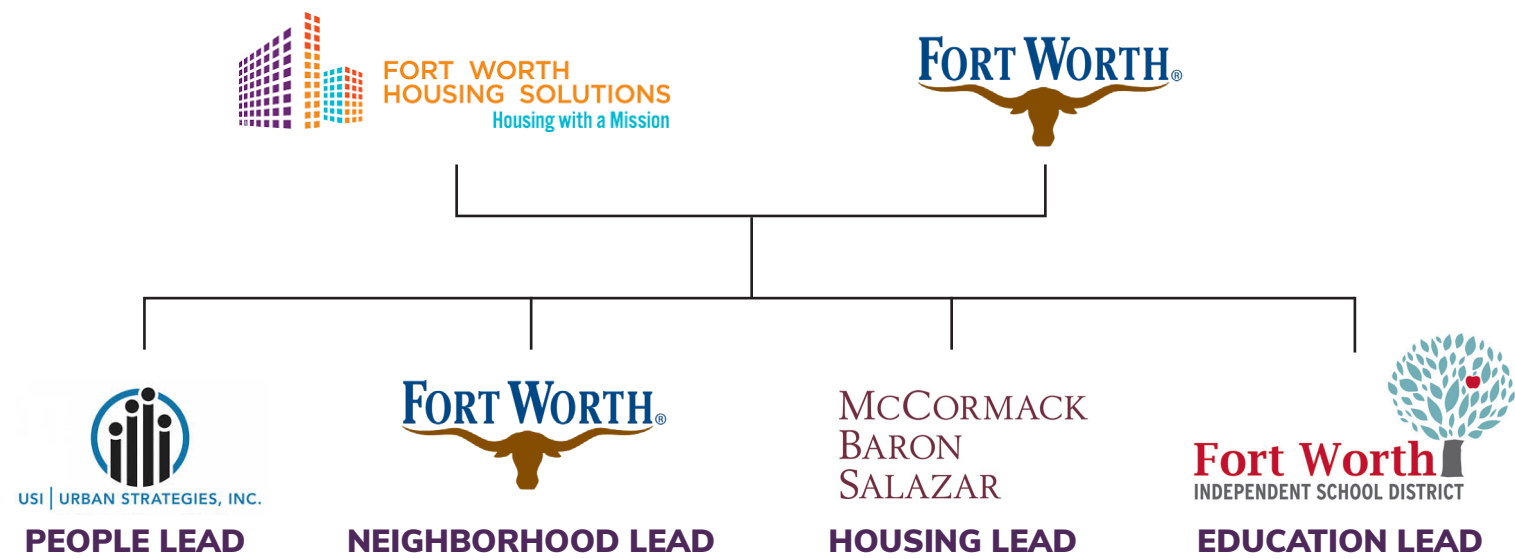
**FOR SEVERAL DECADES,** the growth and opportunities so evident today were inconceivable for the Stop Six Choice Neighborhood, which was known for high crime rates, minimal public or private investment, dozens of acres of vacant land, and a 300-unit distressed, obsolete public housing complex (Cavile Place). But residents refused to accept that decline was the only option for the neighborhood. Instead, they assembled the partners needed to recreate a vibrant, sustainable neighborhood that would once again be a cultural touchstone and the heartbeat of Fort Worth's African American community. Initial results have been highly encouraging: the City has invested in infrastructure improvements, Fort Worth Housing Solutions has purchased sufficient vacant land to enable large-scale housing revitalization, the Police Department has placed a substation in the neighborhood and has activated community policing strategies, and the neighborhood is now home to a HUD-designated EnVision Center to promote and enable resident self-sufficiency.

**THIS MOMENTUM MUST BE FOSTERED AND EXPANDED IF THE STOP SIX CHOICE NEIGHBORHOOD IS TO FULLY REALIZE ITS POTENTIAL, AND FORT WORTH HOUSING SOLUTIONS, THE CITY OF FORT WORTH AND A HOST OF PUBLIC AND PRIVATE INVESTORS PROUDLY JOIN RESIDENTS IN THIS ENDEAVOR.**

# Our Vision

**FOR EIGHT YEARS**, neighborhood residents, Fort Worth Housing Solutions and the City of Fort Worth have methodically planned the large-scale revitalization of the Stop Six Choice Neighborhood. Participants strictly followed HUD’s framework for Choice Neighborhood planning and produced a living document - the **STOP SIX CHOICE NEIGHBORHOOD TRANSFORMATION PLAN** - that captures a shared vision for this valued area: to create a vibrant, sustainable community with the attributes – education, healthcare, safety, services, amenities – of a neighborhood of choice. The Plan’s comprehensive, community-driven approach to neighborhood transformation is aligned with the intent of HUD’s Choice Neighborhood Initiative (CNI).

## CO-LEAD APPLICANTS



## Results for People

- 1 All households are economically stable and self-sufficient
- 2 All children, youth and adults are physically and mentally healthy
- 3 All children enter Kindergarten ready to learn
- 4 All school-age students are proficient in core subjects
- 5 All youth graduate high school college or career ready





## Results for Housing

- 1 Create a neighborhood comprised of high-quality, well-maintained, mixed-income housing that accommodates families and is compact, pedestrian-friendly and features an interconnected network of streets and open spaces.
- 2 Develop housing of the same design and construction quality, making assisted units indistinguishable from market-rate, affordable and workforce housing.
- 3 Follow a design approach that respects the historic “feel” of the neighborhood, including building at densities that blend with neighborhood character and scale.
- 4 Incorporate sustainable building elements.
- 5 Eliminate the stigma of Cavile Place by demolishing the site and dispersing HUD-assisted replacement units within newly constructed, mixed-income housing.
- 6 Assist Cavile Place residents with their interim relocation and eventual return to new HUD-assisted replacement housing in the Stop Six Choice Neighborhood.

## Results for Neighborhood

- 1 Celebrate the neighborhood’s history, and protect and preserve its character.
- 2 Improve neighborhood stability by increasing homeownership, repurposing vacant land, and demolishing vacant houses.
- 3 Improve transportation and mobility with better access to transit services, new and improved sidewalks, and new bike lanes.
- 4 Create open spaces and recreational and fitness opportunities, including community gardens, multi-use trails, linear and pocket parks, and sports fields.
- 5 Increase public safety by incorporating safety features into new construction, improving street lighting, and increasing police visibility in the neighborhood.
- 6 Introduce neighborhood serving amenities, such as recreation, restaurants and retail, by returning vacant land to productive uses.



**TOGETHER**, this work will also deconcentrate poverty, a primary goal of both the City of Fort Worth and Fort Worth Housing Solutions: scattering 990 units of new, high-quality housing across multiple strategic sites throughout the Stop Six Choice Neighborhood. It will transform this distressed, economically disadvantaged neighborhood into a sustainable, mixed-income community.



# Transformation Plan

## Housing Phases

- |           |           |
|-----------|-----------|
| 1 Phase 1 | 4 Phase 4 |
| 2 Phase 2 | 5 Phase 5 |
| 3 Phase 3 | 6 Phase 6 |

## Schools

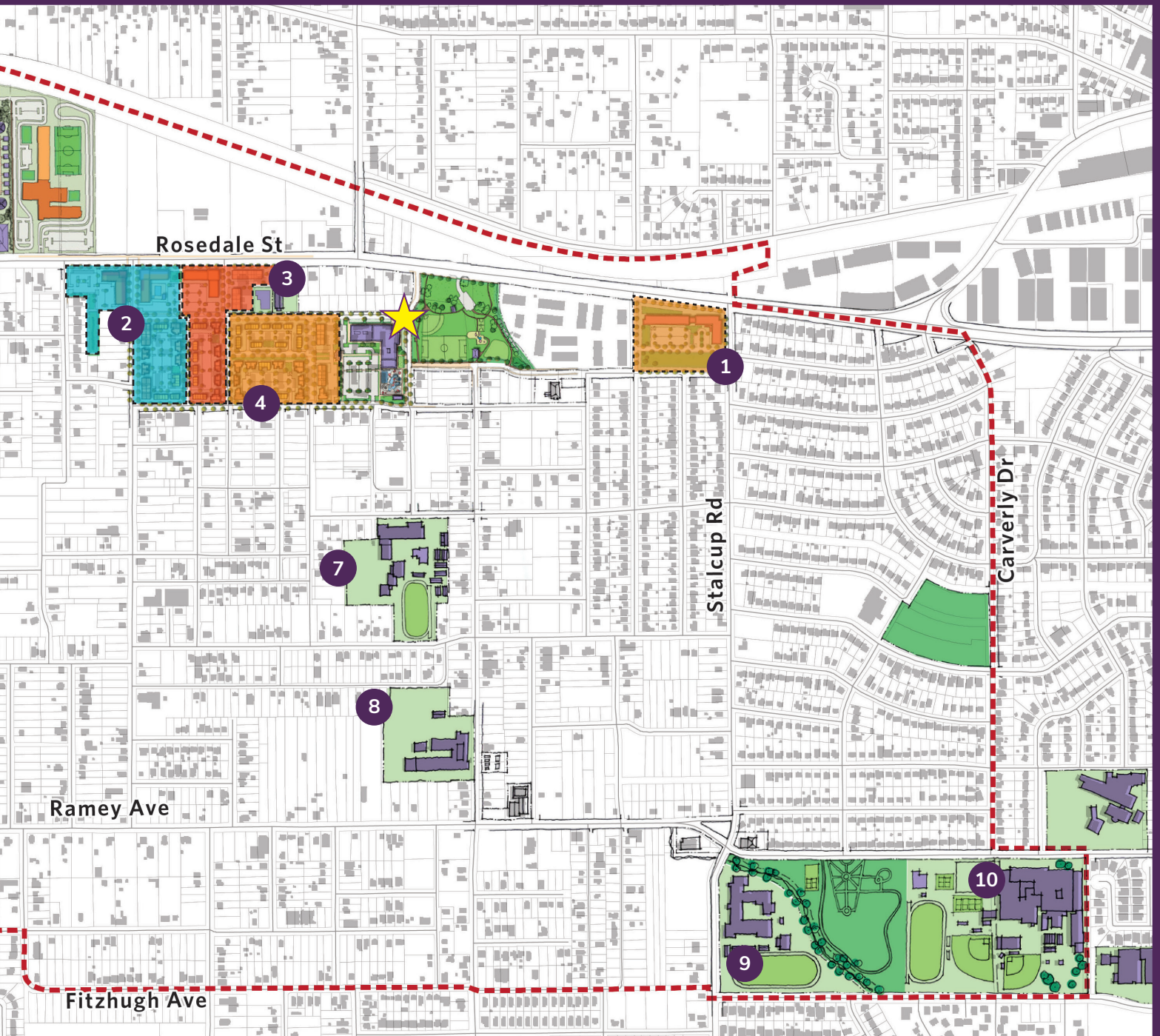
- 7 Young Mens Leadership Academy
- 8 Maude Logan Elementary School
- 9 Jaquet Middle School
- 10 Dunbar High School

★ Neighborhood Hub  
EnVision Center

\*6 miles from  
Downtown Fort Worth







*Stop Six Choice Neighborhood Footprint*



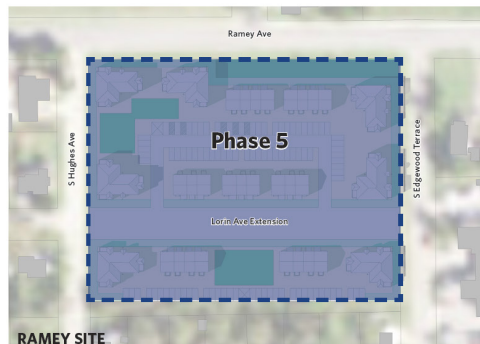
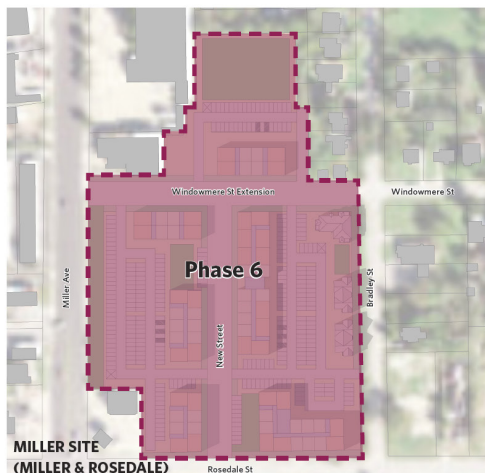
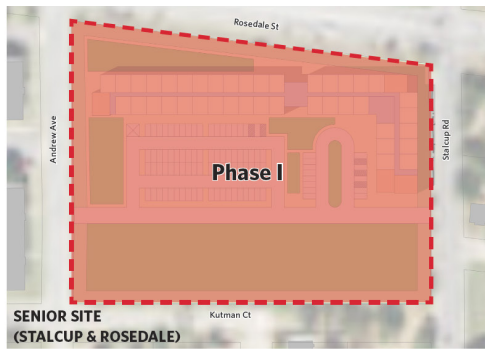
# Housing Highlights

**THE STOP SIX CHOICE NEIGHBORHOOD HOUSING STRATEGY**, to be implemented by McCormack Baron Salazar, Inc, builds from and preserves existing quality housing stock, both older and new, using a sequenced approach to redevelopment that respects the community's unique heritage, and minimizes disruption for residents.



One-for-One Replacement	1-BR	2-BR	3-BR	4-BR	Total Units
Cavile Place (Original)	60	144	70	26	300
Cavile Place (Current Need)	96	119	31	6	252
Replacement: Phase 1	37	11	-	-	48
Replacement: Phase 2	18	31	8	3	60
Replacement: Phase 3	15	29	10	-	54
Replacement: Phase 4	10	11	25	3	49
Replacement: Phase 5	8	5	10	-	23
Replacement: Phase 6	33	33	-	-	66
<b>TOTAL REPLACEMENT</b>	<b>121</b>	<b>120</b>	<b>53</b>	<b>6</b>	<b>300</b>





# Phasing Plan

**THE STRATEGY** includes five phases of family housing and one phase of senior housing, and, to the greatest extent possible, every building will contain housing for a range of incomes (replacement, permanent supportive housing, tax credit, and market-rate). The high quality design is intended to both meet the needs and aspirations of current Cavile Place and Stop Six residents, and attract new market-rate residents to the Stop Six Choice Neighborhood.



CAVILE PLACE TODAY

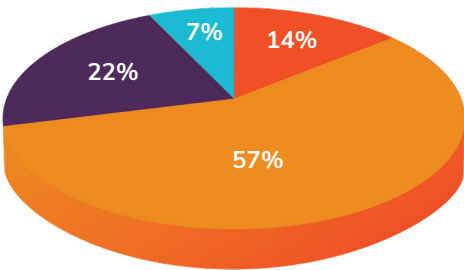
Unit Mix by Phase	Market	Workforce	LIHTC	PSH	PBV	Total
Phase 1: Stalcup Senior (9% LIHTC)	13	-	53	8	48	122
Phase 2: Cavile Site A, B, C (4% LIHTC)	44	-	93	13	60	210
Phase 3: Cavile Site D, E, F (4% LIHTC)	38	-	82	13	54	187
Phase 4: Cavile Site G, H, I (9% LIHTC)	58	-	50	11	49	168
Phase 5: Ramey (9% LIHTC)	23	-	28	5	23	79
Phase 6: Miller Rosedale (NON-LIHTC)	113	45	-	-	66	224
<b>TOTAL</b>	<b>289</b>	<b>45</b>	<b>306</b>	<b>50</b>	<b>300</b>	<b>990</b>



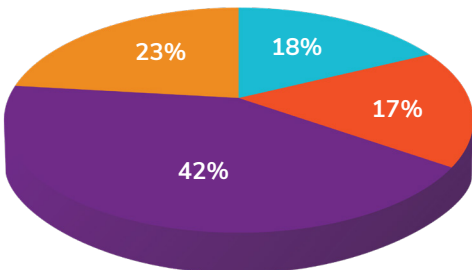
# People Highlights

**FORT WORTH HOUSING SOLUTIONS** surveyed 100% of Cavile Place residents in 2019 to ascertain their current circumstance, needs, and preferences. Among the most frequently cited needs were job training, employment assistance, education for all ages, financial literacy training, and primary healthcare. The People Strategy, to be implemented by Urban Strategies, Inc., addresses each of these requests by assembling available, responsive resources, and importing new programs to fill gaps. Partnering providers will deliver comprehensive, family-centered support in an effort to increase target resident income, improve educational outcomes among target youth, and improve health status of target families.

## Age



ADULTS

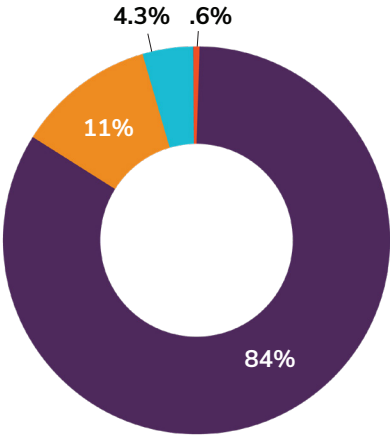


CHILDREN



## Gender

## Race



- BLACK
- WHITE
- HISPANIC
- OTHER





Increase **OPPORTUNITIES FOR SUCCESS**  
in high school and connection to post-secondary  
education and career pathways

73% → 100%



Increase **HIGH SCHOOL GRADUATION** rate.

**Primary Partners:**

Fort Worth ISD, Texas Wesleyan University,  
Tarrant County College

Increase **AVERAGE HOUSEHOLD INCOME**

\$8,984 → \$24,706



**INCREASE OPPORTUNITIES** for job training in  
growth sectors, **WEALTH GENERATION** through  
entrepreneurship, and **ASSET BUILDING**.

**Primary Partners:**

Workforce Solutions of Tarrant County,  
Goodwill Industries of Fort Worth, Tarrant County College,  
Center for Transforming Lives, Pathfinders

Increase percentage of residents  
connected to **PRIMARY CARE**

84% → 95%



Increase residents accessing **QUALITY  
PHYSICAL AND MENTAL HEALTHCARE** and  
participating in wellness programs.

**Primary Partners:**

JPS Health Network, Cook Children's,  
YMCA of Metropolitan Fort Worth

**IN SUPPORT** of goal achievement, Fort  
Worth Housing Solutions has allocated  
**\$5,250,000** in CNI funding for People  
Strategy implementation, and will  
leverage an additional **\$32,555,843** in  
existing and new commitments from 28  
community partners.

Increase percentage of children enrolled in  
**EARLY LEARNING PROGRAMS**

41% → 70%



Increase access to high-quality **EARLY LEARNING  
OPPORTUNITIES** and developmental screenings.

**Primary Partners:**

Fort Worth ISD, My Health My Resources,  
Child Care Associates

Increase percentage of children reading  
**AT OR ABOVE GRADE LEVEL**

18% → 75%



**ADVANCE ACADEMIC PERFORMANCE** through  
improved attendance, enhanced instruction and  
participation in out-of-school time programs.

**Primary Partners:**

Fort Worth ISD, Texas Wesleyan, University, Boys and Girls Club,  
AB Christian Learning Center, Idea Public Schools,  
Fort Worth Public Library

# Neighborhood Highlights

**THE NEIGHBORHOOD STRATEGY**, to be implemented by the City of Fort Worth, capitalizes upon the neighborhood's abundant assets and offers some fresh approaches for remedying persistent challenges. Most importantly, the Strategy reveres the neighborhood's rich history, preserves its character and cohesion, and seeks to restore its vibrancy and livability.

## THE NEIGHBORHOOD STRATEGY ALSO TAKES FULL ADVANTAGE OF KEY OPPORTUNITIES CURRENTLY EXISTING IN THE STOP SIX CHOICE NEIGHBORHOOD, INCLUDING:

- 1 The opportunity to redevelop a distressed public housing site into a mixed-use, mixed-income community that blends with the surrounding neighborhood.
- 2 The opportunity to transform vacant land and houses into high-quality new housing, reknitting the community without increasing density.
- 3 The opportunity to leverage major streetscape improvements, funded by the Texas Department of Transportation, along East Rosedale Street, a primary entrance into the neighborhood.

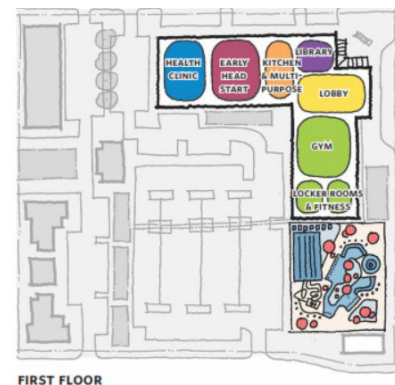






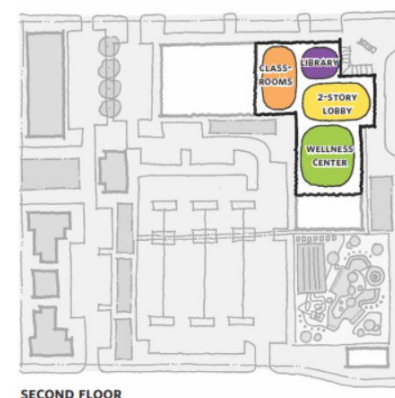
## THE NEIGHBORHOOD HUB

Further, the Neighborhood Strategy addresses the most frequently cited needs of Stop Six Choice Neighborhood residents - job training, education for all ages, financial literacy training, primary healthcare – by building a new Neighborhood Hub and an expanded EnVision Center at the main entrance to the neighborhood. The City of Fort Worth (**\$14 million** in funds) and Fort Worth Housing Solutions (**\$2.99 million** in CNI funding) are investing in this facility, which will offer a single, easily-accessed, highly visible site from which residents can obtain critical services.



## ENVISION CENTER SERVICES

- ▶ YMCA
- ▶ Early Childhood Learning Center
- ▶ City Library
- ▶ Family Case Management Services
- ▶ Job Training and Business Incubator Center
- ▶ Afterschool Programs
- ▶ Financial Literacy Classes
- ▶ Credit Repair Services
- ▶ Healthcare Providers and Medical Homes



The Hub's design incorporates multiple innovative approaches: the strategic co-location of job training and the early childhood learning center will eliminate a primary barrier to self-sufficiency; it will be an economic development generator, creating jobs at the site and preparing residents for education and employment opportunities; public safety will be enhanced with an on-site police substation; and the Hub will establish an eye-catching "front door" for the neighborhood, attracting prospective residents and new retail and commercial activity.



# Community Partnerships

**IN DEVELOPING** the Stop Six Choice Neighborhood Transformation Plan, the partners have embraced a shared intent: to fundamentally improve Stop Six by employing proven neighborhood revitalization strategies. Methods used by other CNI communities and adopted by Fort Worth Housing Solutions include: a) restore neighborhood confidence, specifically, the belief by neighbors and other stakeholders that conditions in Stop Six can improve and the parties involved have the capacity to do it; b) re-position Stop Six in the market as an attractive place of choice; and c) create a new narrative about the Stop Six Choice Neighborhood that replaces a story of decline with a story of transformation.

**THE SEEDS** of these intentional community engagement activities are spreading across the Stop Six Choice Neighborhood today. Confidence in the neighborhood is building, demonstrated by increased numbers of residents who have improved their personal and rental properties, and new housing starts, the first in many years. Public and private investments since 2012 have grown exponentially, including nearly **\$40,000,000** in infrastructure improvements by the City of Fort Worth, **\$63,000,000** in school improvements by Fort Worth ISD, and a **\$20,000,000** multi-year street improvement program led by the Texas Department of Transportation.

**THE EFFORT** to heighten or restore confidence in this neighborhood began during initial community engagement activities in 2012-13, during which the City of Fort Worth and Fort Worth Housing Solutions invited Cavile Place and other residents to think and talk about their aspirations for the neighborhood. When these gatherings were repeated in 2019, resident input and priorities had not deviated significantly. Across five resident meetings and strategy sessions (June to October 2019), more than 200 residents, representatives from 25 stakeholder and anchor institutions, and four elected officials made five recommendations about the planned revitalization, listed below.



## Community Recommendations

- 1 Parents wanted improved parks and recreation opportunities, better schools, and additional healthcare resources.
- 2 Young adults wanted enhanced access to employment, education and training resources.
- 3 All residents wanted to see upgrades to neighborhood walkability and more neighborhood amenities, including restaurants and retail sites.
- 4 Older and younger residents wanted a library and access to the internet.
- 5 Everyone wanted more gathering places where neighbors can come together.

# Our Partners



MCCORMACK  
BARON  
SALAZAR



AB Christian Learning Center  
Boys and Girls Club of Greater Tarrant County  
Brighter Outlook  
Camp Fire First Texas  
Catholic Charities Fort Worth  
Center for Transforming Lives  
Childcare Associates  
Chua Huong Dao  
City of Fort Worth  
Clayton Youth Services  
Cook Children's Healthcare System  
Early Learning Alliance  
EnVision Center  
Fort Worth Bike Sharing  
Fort Worth ISD  
Goodwill Industries of Fort Worth  
Healthy Tarrant County Collaborative  
IDEA Public Schools  
John Peter Smith Clinic  
MBS Urban Initiatives CDE  
Meals on Wheels of Tarrant County  
The Morris Foundation  
My Health My Resources of Tarrant County  
One Safe Place  
Pathfinders  
Paul Quinn College  
Read Fort Worth  
Reading Partners  
Tarrant County College  
Texas Wesleyan College  
U.S. Bancorp Community Development Corp.  
United Way of Tarrant County  
University of North Texas - Center for Health Sciences  
Urban Theory  
Urban Village Family Services  
Workforce Solutions of Tarrant County  
YMCA of Metropolitan Fort Worth





# STOP SIX

CHOICE NEIGHBORHOOD  
FORT WORTH ♦ TEXAS