



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



December 2020 | News for our Stakeholders

A Year for Resiliency, Remarkable Achievement



As 2020 comes to close, all of us at Fort Worth Housing Solutions are grateful for your support as we continue to expand our city's supply of affordable housing and create new opportunities for those who need a place to call home.

Our agency achieved some remarkable milestones this year.

We won a coveted HUD Choice Neighborhood Implementation grant and have begun work to build six phases of new, mixed-income housing in Stop Six in southeast Fort Worth. Construction on the Cowan Place senior living community will begin in Spring 2021.

We closed the aging J.A. Cavile and Butler Place public housing communities and helped all residents relocate to homes of their choice throughout Fort Worth. The Cavile and Butler closings mean that poverty is no longer concentrated in these post-war era communities and that our residents have better access to job centers, strong neighborhoods and quality schools.

And this month we opened Casa de Esperanza, a 119-unit permanent supportive housing community, to provide homes with supportive services to the chronically homeless most at risk for COVID-19. Read more about this effort below.

The need is great, and we know there is much more work to do. Tarrant County has an estimated 40,000 residents who need affordable, available housing. Stakeholders like you make our work possible.

We wish you the very best this holiday season and look forward to an even better 2021!

Mary-Margaret Lemons
President

New Permanent Supportive Housing Community Opens

Converted Hotel Provides Apartments for Chronically Homeless



Greg Gibson wasn't sure he would make it through summer, much less this winter. Age, lack of nutrition and eight years of camping in the open were taking a toll.

But a new efficiency apartment community in far Northeast Fort Worth has changed everything. Gibson, 59, is one of the newest residents of Casa de Esperanza, the city's largest permanent supportive effort to date.



The community is the result of a strong collaboration between FWHS, the City of Fort Worth, Ojala Holdings LLC, Tarrant County Homeless Coalition, Presbyterian Night Shelter, MHMR and JPS Health Network. It was made possible through a \$9.3 million CARES Act grant the city awarded FWHS in late September. Read more [here](#).

2020 Family Self-Sufficiency, Homeownership Graduates Achieve Goals



At least 26 residents will graduate this year from FWHS' [Family Self-Sufficiency](#) program and share in \$173,000 in escrow funds saved as their incomes increased and each participant completed a five-year goal plan. Another 16 residents purchased their first home this year through the agency's [Homeownership](#) program.

The 2020 FSS graduates include Crystal Baker, left, a 40-year-old medical assistant and phlebotomist, who earned more than \$13,000 through the program as she completed her GED, gained professional certifications and found two jobs she enjoys. She is saving for a home and leading a nonprofit organization that provides meals to those in need that she founded with relatives, including sons Cedrick, left above, and Terrell, right.

Deniqua Freeman, right, closed on her first house through the Homeownership program Oct. 1. The 37-year-old mother of five credits FWHS team members for encouraging her to achieve her career and financial goals and helping her qualify for closing cost and down payment assistance that allowed her to purchase her Chapel Creek area home.

Read more [here](#) about how Baker and Freeman achieved their goals with support from FWHS.

Rental Assistance Demonstration Program Completed, 1940s-Era Butler Place Closes



Finalizing its shift from a traditional public housing model, Fort Worth Housing Solutions has completed the conversion of 686 multi-family units to assisted-living units through the [U.S. Department of Housing and Urban Development's Rental Assistance Demonstration](#) program. The process took eight years, involved a dozen properties, including the 1940s-era Butler Place, and wrapped up with a final closing on Nov. 30.

With RAD, housing assistance funds are moved from a traditional public housing community to units scattered throughout a city – de-concentrating poverty as a byproduct. The conversion allows housing agencies to leverage public and private debt and equity to reinvest in public housing stock and fund needed capital improvements.

"Instead of having all the poor people living in one area, we are saying, "No, that's not the best thing to do for people," said Melvyn Brown, FWHS Development Manager, who led the RAD conversion transactions. "Living in a better environment can provide you greater access to jobs and quality schools."

Learn more about FWHS' history with RAD [here](#).

NOW LEASING: Patriot Pointe, Standard River District



Patriot Pointe is a 220-unit complex just west of the Fort Worth VA Clinic off Southeast Loop 820. The property offers reduced-rate apartments to qualified tenants in addition to market-rate units. Learn more at <https://patriotpointeliving.com/>.



Standard River District is a 293-unit, mixed-income property off White Settlement Road near the West Fork of the Trinity River. Half the units are offered at affordable rates for qualified tenants, and half are offered at market rates. Visit www.standardriverdistrict.com/ for more information.

Register Now for Cowan Place Pre-Bid Webinar Set for Multifamily Subcontractors

BLOCK Cos., general contractor for the Cowan Place senior living community in Stop Six, is host of a 3 p.m. Jan. 7, 2021, Zoom webinar called “Getting Ready to Successfully BID on Cowan Place Senior Living.” Register now at

<https://us02web.zoom.us/meeting/register/tZEu-deuwpzwrH9aHysagHsS2a6zu1TWRMEZ1>

Speakers will provide the most current information on preparing your bid for Cowan Place subcontracting opportunities.

Bids are scheduled to be advertised in late January. Construction is set to begin in Spring 2021.

Cowan Place is the first development in the six-phase Stop Six Choice Neighborhood Initiative. Visit StopSixCNI.org to learn more.



Section 3 Program Recruits Area Residents for Stop Six Choice Neighborhood Jobs



Not long ago Mark Anderson was a teenager growing up in the Cavile Place community of Stop Six, the oldest of 13 siblings.

Today, he is a general laborer hired through **HUD's Section 3 program** and is helping prepare Cavile Place for demolition later this month.

“Community means everything to me,” he said.

The Section 3 program ensures that residents like Anderson have access to jobs created through HUD-supported projects, including the **Stop Six Choice Neighborhood Initiative**. The 22-acre Cavile Place site is the future home of three modern, mixed-income multifamily complexes that will be developed through the transformative effort.

Read Anderson's story [here](#). For information about local opportunities, contact Dennise Babiche at DBabiche@fwhs.org.

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