

Mayor and Council Communication

M&C FILE NUMBER: M&C 25-0523

SUBJECT

RECOMMENDATION:

DISCUSSION:

The below listed activities were proposed to be undertaken to develop, evaluate, and implement housing policy plans; improve housing strategies; and facilitate affordable housing production and preservation:

ACTIVITY	ESTIMATED COST
Develop a Neighborhood Pattern Book of Pre-Approved Designs	\$1,000,000.00
Develop a Unified Development Ordinance	\$950,000.00
Establish a Land Bank	\$400,000.00
Multifamily Housing Development Capital	\$5,000,000.00
Alleyway Analysis	\$400,000.00
Expand Mixed Use Zoning through Station Area Planning	\$750,000.00
Retrofit Suburban Malls to Mixed Use and Affordable Housing	\$1,500,000.00
TOTAL	\$10,000,000.00

PRO HOUSING GRANT PROGRAM BUDGET

ACTIVITY	ESTIMATED COST
Administration	\$200,000.00
Pattern Book of Housing	\$960,000.00
Station Area Plan & Code - Northside Stockyards	\$572,000.00
Retrofitting Suburban Malls	\$768,000.00
Multifamily Housing Development Capital (Evans/Rosedale Project)	\$2,500,000.00
TOTAL PROGRAM BUDGET	\$5,000,000.00

BUDGET DETAIL

Grant funds will be used to pay for salaries and fringe benefits, insurance, supplies and associated costs to administer and oversee PRO Housing

Grant program. This includes staff costs in the Neighborhood Services Department, as well as applicable office supplies, copying, computer equipment and services, communications, and directly related transportation costs.

Pattern Book of Housing - \$960,000.00

A housing pattern book of architectural and engineering stamped plans, pre-approved by the City's Development Services Department, for infill housing in Fort Worth neighborhoods, including single-family homes, duplexes, and missing middle housing (2-12-unit housing). The Pattern Book project includes the development of housing plans prepared by consulting architects, planners, and engineers, as well as building code analysis (consultants obtained through a competitive Request for Qualifications). The City of Fort Worth would purchase the intellectual property developed through the pattern book so that Fort Worth residents can use the plans at zero to low cost and receive expedited approvals through Development Services if the plans are used.

Station Area Plan and Form-Based Code for Stockyards/Northside Transit-Oriented Development (TOD) - \$572,000.00

The Northside/Stockyards Trinity Metro & Trinity Railway Express (TRE) station - located close to the Fort Worth Stockyards and the Northside neighborhoods - needs a station area plan and a guide for the redevelopment of the areas surrounding the station. The plan is needed because of the substantial change in land use that would be anticipated (area is largely aging industrial/vehicle impoundment lots), as well as environmental cleanup necessary to see the area transition to a true transit-oriented hub.

Retrofitting Suburban Malls - \$768,000.00

The City of Fort Worth has three older, indoor malls and one shopping center near substantial employment centers. Given that indoor malls have not been built in the United States since the early 2000s and are not always able to repurpose themselves through the private market or the tremendous parking fields (that are largely vacant), the City can assist in the "retrofit" of these malls to rebuild neighborhoods with new land use patterns.

This effort would include a redevelopment plan to determine how they could redevelop (e.g., location of utilities, stormwater, etc.) and implementing a form-based code with an eye toward affordable housing and mixed-use development. This would be accomplished in the following two phases:

- Phase I: The City would partner with the existing property owners to conduct the analysis and determine the level of owner interest.
- Phase II: The City would develop recommendations and a capital plan for one site. Plans would include reinstalling a street grid, redevelopment options, recommendations for the installation of bus/transit facilities, and a proforma to understand the costs of redevelopment.

Multifamily Housing Development Capital - \$2,500,000.00

The City proposes developing a capital pool for affordable multifamily housing by leveraging state and federal resources. The current proposed project is the Evans and Rosedale Urban Village Development in southeast Fort Worth. Funding would be used to support the project, which includes the purchase of thirty-six (36) lots to be used by the developer for constructing a mixed-use urban development. This development would include 170-181 residential rental units (units will have an average rental rate of 60% Area Median Income (AMI) for the total units), commercial, retail, and public spaces.

A 30-day public comment period was held from April 21, 2025 to May 20, 2025. Notice of this public comment period was published in the *Fort Worth Star-Telegram* on April 20, 2025. A draft of the proposed plan is posted on the Neighborhood Services Department website. Any comments received are maintained by the Neighborhood Services Department in accordance with federal regulations. The City held one public hearing as a part of the HUD required citizen participation plan process. The public hearing was held at the Community Development Council meeting on Wednesday, May 14, 2025.

A Form 1295 is not required because: This M&C does not request approval of a contract with a business entity.

FISCAL INFORMATION / CERTIFICATION:

The Director of Finance certifies that approval of this recommendation will have no material effect on City funds.

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