

PROPOSED ACTIVITIES

The City of Fort Worth proposes to undertake the following activities to develop, evaluate, and implement housing policy plans; improve housing strategies; and facilitate affordable housing production and preservation:

1. Develop a Neighborhood Pattern Book of Pre-Approved Designs
2. Develop a Unified Development Ordinance
3. Establish Land Bank
4. Multifamily Housing Development Capital
5. Alleyway Analysis
6. Expand Mixed Use Zoning through Station Area Planning
7. Retrofit Suburban Malls to Mixed Use and Affordable Housing

Develop a Neighborhood Pattern Book of Pre-Approved Designs **\$1,000,000.00**

The City of Fort Worth proposes to create a pattern book to assist property owners with infill development or home rehabilitation projects, with pre-approved designs that match the character of Fort Worth neighborhoods. Virginia Beach and Norfolk, VA, each have neighborhood pattern books to help property owners rehab their properties or build new units that complement the surrounding built form. A housing pattern book of architecturally and engineering stamped plan, pre-approved by Development Services, for infill housing in Fort Worth neighborhoods, including single-family homes, duplexes, missing middle prototypes (2-12-unit housing), and Accessory Dwelling Units. This would include the development of housing plans conducted by consulting architects, planners, and engineers, as well as building code analysts. Also included would be the costs of intellectual property so that Fort Worth residents can use the plans and also receive expedited approvals through Development Services if the plans are used.

As a complement to the Neighborhood Pattern Book, the City of Fort Worth proposes to develop a showcase/database of finished projects featuring the contractors that used the housing pattern book. This showcase and searchable database of finished products would encourage contractors to use the pre-approved plans so that they could be featured and would also ensure that Fort Worth property owners could see the finished products from the contractors who used the pattern book.

Develop a Unified Development Ordinance **\$950,000.00**

The City of Fort Worth proposes the development of a Unified Development Ordinance to “unify” the City’s Zoning Ordinance, Subdivision Regulations, and Building Codes into one single policy document. This follows through on the promise of the City’s new Development Services Department, which has recently combined the City’s various Departments touching development - Planning/Zoning, Building, Transportation & Public Works, and Water/Waste Water – into one single department. Additionally, it could help to further streamline development processes which often require approvals at both the Plan Commission and Zoning Commission. Creating a unified development ordinance would lead to clearer and non-conflicting policies and ordinances that are currently hampering residential development, particularly in-fill residential development, within the City of Fort Worth. The UDO would be developed with an eye toward

“legalizing” missing middle housing in Fort Worth, particularly residential development between 3-12 units and accessory dwelling units.

We propose the following process for the development of the UDO:

- **Zoning Ordinance Diagnostic Study** – conduct a diagnostic review of the current zoning codes in an effort to update the relevant codes and procedures to ensure that the Zoning Code stimulates reinvestment and promotes the level of affordable housing development needed in Fort Worth. It would ideally also pinpoint the obstacles that prevent affordable housing development and limit the City’s ability to obtain quality outcomes in placemaking
- **Fire and Building Code Analysis** – conduct an analysis of the current Fire Code and Building Codes to identify any potential areas causing issue with the development of missing middle housing

These two early efforts will form the basis of the development of a Unified Development Code as well as policies that will support the development of additional affordable housing, such as development bonuses for affordability.

Fort Worth currently has separate subdivision codes, building codes, and zoning codes as well as two separate Commissions that weigh into the development process. Having subdivision regulations and zoning regulations in two different codes also creates obstacles to creating affordable housing, particularly missing middle housing, and increases the number of commissions and fees that developers of housing experience through the process. The City proposes to solicit a proposal for a multi-disciplinary consultant experienced in the development of Unified Development Ordinances with capacity to conduct zoning ordinance diagnostics and fire/building code analyses.

Communities that have recently completed Unified Development Codes and studied their Zoning Ordinance and Building/fire codes include: Oklahoma City, OK

Establish a Land Bank

\$400,000.00

City of Fort Worth proposes to establish a land bank to acquire and dispose of foreclosed and tax delinquent properties in a strategic and streamlined way, prioritizing affordable housing development and community uses. Currently the City informally landbanks property using the Fort Worth Housing Finance Corporation, but a more impactful methodology with greater capacity for a higher volume of properties is needed. Texas authorizes Land Banking under Chapter 379 and 373A.204 but requires that the City has a plan approved by Council and all taxing entities, including the City, County, school district, hospital district, and any others. Currently, foreclosed and tax delinquent properties are sold by the County at public auction monthly and there is no mechanism for the City of Fort Worth to acquire these properties except by bidding on them publicly. Dallas and Houston have their own specific state land bank law established by the Texas Legislature that allows those cities to acquire tax delinquent properties from the County without going through public auction and making clearing cloudy land titles easier. The City proposes to develop a Land Bank Plan and develop a program that complies with current state law while simultaneously working with the legislature to develop specific land bank legislation for Fort

Worth (or amending state law to allow large Texas cities to land bank similarly to Houston and Dallas).

Communities that have recently completed Unified Development Codes and studied their Zoning Ordinance and Building/fire codes include: Oklahoma City, OK

Multifamily Housing Development Capital **\$5,000,000.00**

City of Fort Worth proposes to Develop a pool of capital available through a competitive NOFA for affordable multiple family housing in high-opportunity index-rated areas of Fort Worth. Sites rating the highest in the opportunity index as set forth by the Texas Department of Housing and Community Affairs (TDHCA)'s Qualified Allocation Plan (QAP) will be eligible for funding.

The QAP currently defines opportunity index categories as:

- 1.) The property is located entirely in a census tract with a poverty rate less than 20% of the median poverty rate among tracts for the region, whichever is greater;
- 2.) a median household income in the two highest quartiles among Census Tracts within the uniform service region;
- 3.) The property is located on a route with sidewalks that is less than 1/2 from the entrance to a park or playground or multiuse bike-bike trail;
- 4.) Development site is located on a route, with sidewalks for pedestrians, that is within a specified distance from the entrance of a public transportation stop or route schedule that provides regular service to employment and basic services;
- 5.) Development site is located within two miles of a full-service grocery store;
- 6.) Development site is located within two miles of a pharmacy;
- 7.) Development site is located within 4 miles of a health-related facility such as a hospital, community health center, minor emergency center, emergency room or urgent care facility;
- 8.) Development site is within 3 miles of a center that is licensed by the Department of Family and Protective Services to provide school-age program or provide a child care program of infant, toddlers, or pre-kindergarten;
- 9.) Development Site is located in a census tract with a property crime rate of 26 per 1,000 persons or less as defined by neighborhoodscout.com or local law enforcement databases; 10.) Development site is located within two miles of a public library
- 11.) Development site is located within 6 miles of an accredited university or community college as confirmed by the Texas Higher Education Coordination Board (THECB),
- 12.) Development site is located in a census tract where 27% or more of adults age 25 and older have an Associate's Degree or higher as tabulated by the American Community Survey 5 year estimate;

13.) Development Site is within two miles of an indoor recreation facility available to the public;

14.) Development site within outdoor, dedicated, and permanent recreation facility available to the public;

15.) Development site is within two miles of community, civic or service organizations that provide regular and recurring substantive services, beyond exclusively congregational or member-affiliated services, available to the entire community;

16.) Development site is in the current service area of Meals on Wheels or similar non-profit service that provides regular visits, and

17) Development site is located in the attendance zone of a general enrollment public school rated A or B by TEA for the most recently available rating.

Alleyway Analysis

\$400,000.00

The City of Fort Worth proposes to undertake an analysis of alleyways throughout the City to both prepare a full inventory of alleyways and determine methods to be taken to encourage affordable housing development in certain areas. The condition and regulations around City alleyways are a challenge to developing missing middle housing. The City's Transportation and Public Works Department regulations require any development accessing the alley to pave the alleyways and also pay for stormwater upgrades to offset paving impacts. Additionally, the City does not maintain alleyways, so most alleyways are unpaved, unmaintained, and extremely expensive to upgrade. The City proposes to study alleyways in Fort Worth to understand the following: 1) what alleyways are needed to preserve to ensure development of missing middle housing 2) how can alleyways be improved (paving materials, stormwater requirements, and on-going maintenance) 3) how might the City offset costs or incent alleyway improvements to support missing middle housing

Expand Mixed Use Zoning through Station Area Planning

\$750,000.00

The Northside/Stockyards Trinity Metro & Trinity Railway Express (TRE) Station, located close to the Fort Worth Stockyards and lower-income northside neighborhoods, requires a station area plan for the future redevelopment of both the station and adjacent areas. Plans are needed because of the substantial change in land use that would be needed; the area is largely industrial/vehicle impoundment lots so environmental cleanup and new plans with zoning are necessary for the area to transition fully to a true transit-oriented, higher density residential hub. This planning effort would build on a previous Urban Land Institute TAP Study that was completed in 2019. The Plan would focus on the develop of the station area and would then seek implementation by extending the Stockyards form-based code to the station area. A form-based code is necessary to fully implement the plan and ensure high quality development at densities that support Transit Oriented Development. Further, because of the Stockyards development as a tourist area, further popularized through the Yellowstone/1883 TV series, there is a need to focus on affordable housing development for tourism and service area workers that are employed in the restaurants, retail shops, and hotels developing in the area.

Retrofit Suburban Malls to Mixed Use and Affordable Housing**\$1,500,000.00**

The City of Fort Worth, like most metropolitan cities in the county, has malls that were built in the 1970s and 1980s that are currently underutilized and occupying large spaces of land throughout the city. Most of those malls are also located in the central city, in areas that need affordable housing and economic investments. Currently, there are three older, indoor malls (Hulen, Ridgmar, La Gran Plaza) that need of redevelopment analysis to determine how they could be retrofitted for redevelopment, particularly affordable housing and mixed-use development. This effort includes a redevelopment plan and implementing a form-based code to ensure the plan was implemented. Plans would include reinstalling a street grid, redevelopment options, installation of bus/transit facilities, and proforma to understand the costs of redevelopment.

Previous projects undertaken utilizing this process include Plano, TX and Dallas, TX. City of Dallas in partnership with Palladium, Inc. repurposed land surrounding Southwest Center Mall into an affordable housing development.