

A Resolution

NO. _____

AUTHORIZING SUBMISSION TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT OF PROPOSED CRITICAL COMMUNITY IMPROVEMENT PLAN FOR IMPLEMENTATION OF THE CHOICE NEIGHBORHOOD IMPLEMENTATION GRANT FOR THE CAVILE PLACE/STOP SIX NEIGHBORHOOD

WHEREAS, the U.S. Department of Housing and Urban Development (“HUD”) offers Choice Neighborhood Implementation Grants (“CNI Grants”) up to the amount of \$35,000,000 to be leveraged to assist in the implementation of Choice Neighborhood Transformation Plans; and

WHEREAS, in 2019, the City Council adopted a revised Transformation Plan for the Cavile Place/Stop Six Neighborhood, authorized the City to serve as co-applicant with Fort Worth Housing Solutions (FWHS) and as the lead neighborhood implementation entity, and authorized commitment of funds for a CNI Grant application (M&C 19-0268); and

WHEREAS, in April 2020, FWHS and City were awarded a \$35,000,000.00 CNI Grant by HUD; and

WHEREAS, following HUD’s funding denial of the City’s initially proposed Critical Community Improvement (“CCI”) Plan (which included a neighborhood hub providing social services and bike stations addressing mobility concerns), the City, as Neighborhood Lead, in conjunction with FWHS and an Urban Land Institute Technical Assistance Panel hosted a series of meetings with neighborhood stakeholders to obtain additional public input and develop recommended CCI projects to address HUD’s requirements and deliver significant community economic development to the neighborhood; and

WHEREAS, following the public input meetings, the TAP Panel recommended ten development activities, listed in Exhibit A to this Resolution, for potential inclusion in an amended CCI Plan; and

WHEREAS, of the ten activities, the following four are recommended for initial submission to HUD as the amended CCI Plan with a combined CNI budget amount of \$2,900,000.00:

- a.) White box build-out of new mixed use building commercial spaces for use as adult and pediatric medical clinics, indoor market, family nutrition center, a multimodal transportation station, and a café/restaurant;
- b.) Expansion and enhancement of the City’s existing facade improvement program for commercial businesses within the neighborhood; and
- c.) Farmer’s market and food truck caravan infrastructure necessary to support and enhance local community garden organizations; and
- d.) Support of local existing urban garden projects; and

WHEREAS, after the amended CCI Plan is submitted to HUD, it is expected that the agency could require further changes prior to final approval of a CCI Plan for the CNI Grant being given.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF FORT WORTH, TEXAS:

- 1. THAT** the City Manager, or his designee, is authorized (i) to submit to HUD an amended Critical Community Improvement Plan for the implementation of the Choice Neighborhood Implementation Grant consisting of the four activities identified above; (ii) in the event HUD rejects any or all of identified proposed activities, to propose other community-approved activities from the list in Exhibit A for consideration; (iii) to submit any related grant-implementation elements; and (iv) to execute documents necessary to carry out the activities herein described and authorized, with the understanding that staff will apprise City Council of what activities are being considered for inclusion and will return to the City Council prior to proposing any activity not included on the list in Exhibit A.

Adopted this _____ day of _____ 2021.

ATTEST:

By: _____
Mary Kayser, City Secretary

EXHIBIT A

Recommended Critical Community Improvement Projects from the ULI TAP Panel held February 10-12, 2021

Quality of Life

- 1) **Walkable Museum:** Reclaim the drainage channel as a place making opportunity to tell the Stop Six Story as it goes from new Hughes House development to Bunch Park
- 2) **Community Gardens:** Invest in existing Community Gardening projects, including Mt Tabor, Ebenezer Baptist Church, FWISD, and others. Investments could include capital for hoop houses, water lines, TAMU extension service, and summer 4H camp
- 3) **Zip Zones:** Invest in a Trinity Metro Zip Zone to solve mobility to get to existing transportation corridors that lead to jobs

Existing/Adaptive Reuse

- 4) **Boys and Girls Club:** Convert to a technology and job training center
- 5) **Market:** Convert a local market to a commissary kitchen, coop for community gardens, café
- 6) **White Box Hughes House:** Reduce retail mix to less than 5,000 s.f. Use other space as live work, clinic space for health care that can be converted over time to traditional neighborhood retail

Jobs/Technology

- 7) Create **Neighborhood-scaled enterprises** using existing buildings to cut down startup costs
- 8) **Digital divide:** Use CCI funds as public contribution to leverage private sector investment in broadband infrastructure, noting that healthcare, education, and job creation are all dependent on affordable and reliable broadband

Barriers to Development

- 9) **Revolving lot acquisition program:** Use funds to acquire and assemble vacant land within walking distance to FWHS developments to build on critical mass. Bundle properties and auction with CCR's and design guideline to assure predictability of product and investment. Auction proceeds go back into fund to acquire more lots
- 10) **Address Gentrification:** tax freeze on homes owner occupied. As neighborhood values improve, homeowners receive the appreciation without the tax consequence. Once sold out of the family, new owner subject to full taxes