

FY 2019 CHOICE NEIGHBORHOODS IMPLEMENTATION GRANT

FORT WORTH, TEXAS

Fort Worth Housing Solutions & City of Fort Worth
Stop Six

project OVERVIEW

Initially a thriving community on an interurban streetcar system, the Stop Six neighborhood of Fort Worth is now a neighborhood of contrasts. Today, nearly half of the lots in Stop Six are vacant, and the crime rate is almost four times that of the City. Despite its challenges, Stop Six remains the heartbeat of Fort Worth's African American community and is just a 15-minute commute to Fort Worth's downtown and nationally acclaimed biomedical center. With the award of a \$35 million Choice Neighborhoods Implementation Grant, Fort Worth Housing Solutions, the City of Fort Worth, and their partners will transform the historic Stop Six into a neighborhood of choice. Central to the community's plan is the revitalization of Cavile Place – a 300-unit distressed public housing development. Cavile Place will be replaced with nearly 1,000 new units as part of a larger mixed-income, mixed-use community. Meanwhile, supportive services will be in place with a focus on increasing residents' income, delivering high quality health care, and supporting families' and students' educational goals. The Choice Neighborhoods Plan will further benefit the Opportunity Zone designation encompassing a portion of the Stop Six area.

key PARTNERS

Urban Strategies, Inc. | McCormack Baron Salazar, Inc. | Fort Worth Independent School District | City of Fort Worth Library | Child Care Associates | Urban Village Family Services | Boys & Girls Club | Brighter Outlook | Camp Fire First Texas | Center for Transforming Lives | Clayton Youth Services | Healthy Tarrant County Collaboration | Idea Public Schools | John Peter Smith Health Network | Meals on Wheels | My Healthy My Resources | One Safe Place | Pathfinders | Tarrant County College | Texas Wesleyan | United Way | Univ. of North Texas Health Sciences | Urban Village Family Services | Urban Theory | Workforce Solutions | Hung Dao Buddhist Temple | U.S. Bank | YMCA

committed LEVERAGE (self-reported)

Housing Leverage Committed: \$91.6 million
People Leverage Committed: \$31.9 million
Neighborhood Leverage Committed: \$130.6 million

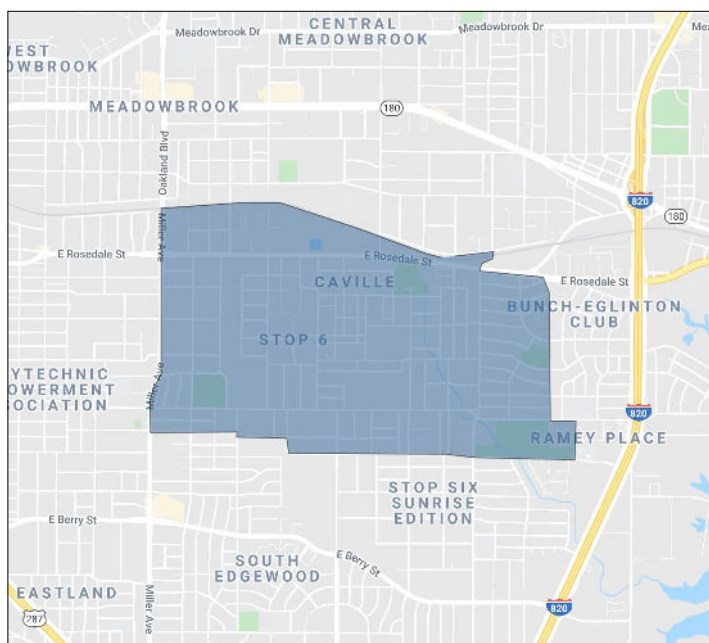
neighborhood BACKGROUND & VISION

The Stop Six neighborhood was originally known as Cowanville, a community of small farms and homesteads founded by Amanda Davis, an African American pioneer in the late 1800s. By the early 20th century, Cowanville was a thriving, working-class African American neighborhood. The area continued to grow and ultimately became known as Stop Six, reflecting its place on an interurban streetcar system connecting Fort Worth to Dallas. Like many urban neighborhoods, the Stop Six Neighborhood came to experience decades of disinvestment and abandonment.

Evidence of this decline is apparent by the fact that nearly half of all lots are vacant, absentee owners are prevalent, and the neighborhood's crime rate is close to four times that of the city. Despite its challenges, Stop Six remains the heartbeat of Fort Worth's African American community and is just a 15-minute commute to Fort Worth's downtown and nationally acclaimed biomedical center.

Since 2012, Fort Worth Housing Solutions, the City of Fort Worth, community residents, and stakeholders have been methodically planning for the revitalization of Stop Six. The plan is reflective of the community's needs and desires. The Housing Plan is centered on the replacement of Cavile Place – a 300-unit, 70-year old public housing development. To link Stop Six to Fort Worth's downtown and attract additional residents to the neighborhood, the new construction will integrate 300 project-based vouchers with 50 permanent supportive housing units, 351 workforce housing units, and 289 market rate units. The housing team will follow a design approach that respects the neighborhood's historic feel and will deconcentrate poverty and reduce density by building on several housing sites throughout the neighborhood.

Building upon this housing investment, the Neighborhood Plan addresses key community goals to redefine the area's image. Vacant land will be returned to productive use by introducing neighborhood-serving amenities, including pocket parks, recreation sites, and retail. Transportation and mobility barriers will be addressed through improved transit service, new and improved sidewalks, and bike lanes.



Pictured: The boundaries of the Stop Six Choice Neighborhood.



Pictured: Conceptual renderings reimagine the Stop Six neighborhood. Top, a street view of the old Cavile Place public housing site will be transformed into a complete street with mixed-use, mixed-income housing. Additional renderings show a variety of housing typologies, including townhomes in more residential areas of the neighborhood and higher density buildings on major thoroughfares. A community building will anchor the new development.

Safety will be improved through Crime Prevention Through Environmental Design features and concerted efforts with the police department and the community. Recreational needs will be met by planned community facilities, including a new community swimming pool, library, and YMCA, and by creating fitness opportunities through outdoor sports and recreational parks. Finally, the City will further invest in the neighborhood with an expansion and targeting of its homeownership programs. Tying these efforts together, a portion of the Stop Six neighborhood is within a designated Opportunity Zone—setting the stage for further investment.

Meanwhile, a variety of supportive services providers will work in concert with residents to access a continuum of holistic health supports, job opportunities in rapidly grow-

ing industries, and wrap-around educational services for both youth and adults. A service provider network will be assembled to continually review and improve outcomes of Cavile Place residents with an emphasis on equity, identifying and addressing gaps in needed services, and coordinating strategies. To improve the health of target residents, the case management team and service provider network will deliver comprehensive, family-centered support and high-quality, accessible health services. Education and early learning outcomes will also be a key focus. Child Care Associates will operate multiple Early Head Start and Head Start facilities in Stop Six and plans to open a facility across the street from the target site. My Health My Resources will provide two-generation programming to support parents in healthy development play and activities with their children.