Request for Qualifications (RFQ)

Neighborhood Conservation Plan

A project of the
City of Fort Worth, Texas

Schedule

<table>
<thead>
<tr>
<th>Date</th>
<th>Action</th>
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<tbody>
<tr>
<td>March 1, 2022</td>
<td>RFQ Distribution begins</td>
</tr>
<tr>
<td>March 10, 2022</td>
<td>Questions and requests for clarification regarding RFQ due all questions submitted via email to <a href="mailto:Amy.Connolly@fortworthtexas.gov">Amy.Connolly@fortworthtexas.gov</a></td>
</tr>
<tr>
<td>March 18, 2022</td>
<td>Addenda issued, if needed</td>
</tr>
<tr>
<td>March 25, 2022</td>
<td>RFQ Submittal Deadline</td>
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</table>
| April 4-April 8, 2022 | Interview Finalists  
  *(If deemed necessary by the evaluation panel, in its sole discretion)* |
| April 11, 2022     | Preferred Firm Notified/Contract Negotiations Begin                    |
| May 17, 2022       | City of Fort Worth Authorizes Contract                                |
| May -August, 2022  | Firm conducts work                                                     |
| September, 2022    | Neighborhood Conservation Plan reviewed by the Neighborhood Quality and Revitalization Committee, City Manager’s office, Community Development Council, & City Plan Commission |
| October, 2022      | Neighborhood Conservation Plan Adopted by City Council through Resolution |
Statement of Qualification Requirements and General Rules

The City of Fort Worth (“City”) reserves the right to seek clarification of any information that is submitted by any Proposer in any portion of its statement of qualifications or to request additional information during the evaluation process. Any material misrepresentation made by a Proposer will void the proposal and eliminate the Proposer from further consideration. The statement of qualifications shall be no longer than 30 pages and shall include the information requested herein. The evaluation committee will not review any pages after the 30th page of the proposal.

The City shall not be liable for any costs whatsoever incurred by Proposers related to this RFQ, including any costs associated with interviews, discussions required for clarification of items relating to this RFQ, postage, or transportation.

The City reserves the right to revise or amend the RFQ in response to a need for further clarification, specification and/or requirement changes, including a new opening date so long as such change is made prior to the due date. Such revisions and amendments, if any, will be announced by an addendum or addenda to the RFQ. Copies of any such addendum will be posted to the City’s website at https://www.fortworthtexas.gov/departments/neighborhoods

Proposers are required to routinely check the website and ensure that they have reviewed and submitted all necessary addenda. No addenda will be posted after March 18, 2022.

The City reserves the right to reject any and all Statement of Qualifications. Execution of a contract will be contingent upon Council approval, and there is no guarantee that a contract will be awarded following
this process. The City reserves the right to negotiate the terms of the contract, including the award amount, with the selected proposer prior to entering into a contract. If contract negotiations cannot be concluded successfully with the highest scoring proposer, the City may negotiate a contract with the next highest scoring proposer. For the purposes of notifying proposers of typical City vendor services agreements and specific requirements, particularly insurance requirements and ownership of work product, we are including a template agreement as Appendix A to this RFQ.

Proposers are specifically directed not to contact any City Council Members, project leaders or staff, or City of Fort Worth staff for additional information, questions, meetings, conferences, or technical discussions that are related to this RFQ, except as specifically allowed in this RFQ. Unauthorized contact of any such personnel will be cause for rejection of the proposal.

**Response Deadline and Project Timelines**

Statement of Qualifications must be received in the email box listed below by 11:59 pm CST on the date listed on the front page of this RFQ. Statement of qualifications received after the deadline will not be considered. Please note that the City of Fort Worth’s email system does have security filters, so it is recommended that Statement of Qualifications are submitted as early as possible to avoid any delays. If you do not receive an email confirming receipt of your submission within 36 hours, please call Amy Connolly, Assistant Neighborhood Services Director, at 817-392-7556.

All questions and requests for clarification related to the RFQ must be directed to Amy Connolly, Assistant Director of Neighborhood Services, prior to 11:59 pm CST on the date as shown on the front page of this RFQ; any questions or requests for clarification received after that date will not be processed or receive a response.

Statement of Qualifications and any questions/requests for clarification are to be emailed and clearly marked in the subject line “Question regarding Neighborhood Conservation Plan RFQ” for all questions/requests for clarification, and “Neighborhood Conservation Plan” for proposal submission to: Amy.Connolly@fortworthtexas.gov.

It is intended that the winning proposal will be selected by April 11, 2022; however, the City reserves the right to make its selection at any time.

**Introduction and Background**

In 2016, the Fort Worth City Council held a retreat to identify strategic challenges and opportunities for the City. The Council and staff identified 9 areas of focus.
This effort had many outcomes, but the most galvanizing topic was City neighborhood health and the need for investments in distressed neighborhoods. Within a few months, the City created the Neighborhood Improvement Strategy program, which has invested $14.7M in Fort Worth neighborhoods over the last five years.

Neighborhood Improvement Strategy

The Neighborhood Improvement Strategy (NIS) is an annual program of the City of Fort Worth to provide targeted capital investments and improve public safety in traditionally underserved neighborhoods. The NIS program selects neighborhood each year - based upon demographic data, indicators of neighborhood distress, and neighborhood organizational capacity – to invest several million dollars. The investments are predominately capital, but also involve enhanced neighborhood services, such as code enforcement and mowing of public rights of way.

Since 2016, the City has selected six NIS programs in the following neighborhoods: Stop Six (2016), Ash Crescent (2017), Northside (2018), Rosemont (2019), Como (2020), and Las Vegas Trail (2021). In each of these NIS neighborhoods, the NIS has helped produce a decrease in crime, an increase in building permits, and an increase in the value of building permits.

As the NIS enters its sixth year, the Neighborhood Quality and Revitalization Committee of City Council has asked City staff to evaluate the NIS efforts and explore if we are implementing best practices.
Additionally, now that six of the most distressed neighborhoods have received significant capital investments, the City wants to take an intense evaluation of our current neighborhood improvement strategy:

- Should the City have a strategy in place for neighborhoods that are not severely distressed, but could fall into distress without intervention (called “At Risk”)?
- Should we do more neighborhood improvement strategies at one time?
- How much capital investment is needed to move a distressed neighborhood to stable? Move an at-risk neighborhood to stable? What should the investments be?
- What do we need to do to have more thriving neighborhoods in the City?
- How do we help distressed or at-risk neighborhoods improve without economic displacement?

The City seeks Statement of Qualifications for the development of a Neighborhood Conservation Plan for the City of Fort Worth. The Parties are interested in Statement of Qualifications from a multi-disciplinary team with expertise in the areas of community economic development and neighborhood planning.

The City is interested in working with a consultant to help the City develop policies and explore programs that will further enhance our City neighborhoods. In particular, we are interested in answers to the following questions:

- Where are Fort Worth Neighborhoods in the hierarchy of Neighborhood Vitality and how do we measure this? How do we measure and project change over time?
- How does neighborhood capacity and leadership contribute to the vitality of neighborhood in Fort Worth?
- How can we build on existing programs to increase neighborhood and community capacity?
- What partnerships can we leverage to increase or improve our capacity-building efforts?
- What new programs, activities or initiatives should we employ to build neighborhood and community capacity?
- If these neighborhood issues are so complex that they involve expertise from several departments, how could the City organize City Departmental neighborhood conservation efforts to maximize outcomes?

The selected consultant will work closely with a City Interdepartmental Management Team (e.g., Police, Neighborhood Services, Economic Development, Planning & Data Analytics, CODE, Library) and a select group of community stakeholders appointed by Council members to prepare the neighborhood conservation plan. Both of these groups will serve as a provider of background information and data, a sounding board for ideas and analysis, and as a first reviewer of final recommendations. We envision these groups meeting with the consultant several times to assist in the development of the plan. The Neighborhood Services Department will serve as the administrative lead for the project: coordinating meetings, contracts, deliverables, and overall project management.
Relevant City of Fort Worth Neighborhood Improvement Efforts

The City of Fort Worth has both led and partnered on several neighborhood revitalization projects throughout the City of Fort Worth and proposers should familiarize themselves with these efforts.

Past and current projects include:

**Cavile Place/Stop Six Choice Neighborhood Implementation**
In 2020, the City of Fort Worth and Fort Worth Housing Solutions received a $35,000,000 grant from U.S. Housing and Urban Development Department to tear down delapidated public housing (Cavile Place) and rebuild the Stop Six Neighborhood. This project includes the implementation of an approved neighborhood transformation plan, the development of new housing, and investment in the people of the neighborhood. [https://stopsixcni.org/](https://stopsixcni.org/)

**City of Fort Worth Comprehensive Plan**
The City of Fort Worth maintains a continually updated Comprehensive Plan, which contains many chapters relevant to neighborhood redevelopment and revitalization, such as chapters on housing and neighborhood capacity.


**East Lancaster Avenue Revitalization and PID #20**
After the development of several planning efforts, the East Lancaster Avenue area in the City of Fort Worth established a Public Improvement District (PID) #20 in 2019 for the purpose of providing services and improvements for the properties in the district. The primary goals of the PID are to provide security services and market East Lancaster Avenue for redevelopment. The corridor is also currently part of a transportation study evaluating rapid bus transit and light rail, as well as urban village redevelopment. [https://www.pid20.org/](https://www.pid20.org/)

**Near Southside Redevelopment**
One of the best redevelopment efforts undertaken by the City of Fort Worth has been the Near Southside transformation. The City established a planning effort and then empowered a non-profit Near Southside, Inc. (1995) to spearhead the redevelopment. A Tax Increment District #4 was created to incentivize redevelopment. Since that time, the Near Southside has undergone a complete renaissance to revitalize several sub-areas in the near southside of the City. [https://www.nearsouthsidefw.org/home](https://www.nearsouthsidefw.org/home)

**Urban Main**
In 2022, the City of Fort Worth is launching a partnership with the National Main Street Center’s Urban Main program to bring commercial district revitalization to Fort Worth neighborhoods. Program details are not yet available, but this will be another placemaking tool for neighborhoods with distinct cultural neighborhoods.

**Neighborhood Empowerment Zones (NEZ)**
To encourage the redevelopment in targeted urban villages and surrounding neighborhoods, the City of Fort Worth created the NEZ program to provide municipal property tax abatements, fee waivers, and city
lien releases to property owners that invest (by building or rehabilitation) in their property within an approved NEZ.

The LVT area has been designated as NEZ Area Two (see Figure 5). For a full list of NEZ incentives and the program’s applications, go to: https://www.fortworthtexas.gov/departments/neighborhoods/services/nez/

Project Details
The neighborhood conservation plan should focus upon the following interrelated components of neighborhood conservation and revitalization. The City of Fort Worth’s definition of neighborhood conservation is as follows: a program or coordinated set of activities by which residents of a distinct geographic area can work with each other and with partner organization to maintain that area’s social and economic vitality.

While each firm will have its own approach to the contents of a plan, the City envisions that a conservation plan should include, at a minimum:

1. Capital Investment – Evaluation and recommendations for the capital investments necessary to significantly improve neighborhoods and prevent stable neighborhoods from becoming at-risk.
   a. Housing
      i. Rehabilitation
      ii. New Construction
      iii. Affordability
   b. Public Infrastructure
      i. Street repairs
      ii. Sidewalks
      iii. Streetlights
      iv. Park improvements & trails
      v. Transit
      vi. Urban design techniques/placemaking
2. Economic Incentives – Evaluation and recommendations for the economic incentives necessary to encourage private investments in neighborhoods
   a. Tax abatements
   b. Development fee waivers
   c. Neighborhood conservation districts
   d. Historic preservation
3. Regulations – Evaluation and recommendations for regulations that improve land use, promote housing affordability, and business performance in neighborhoods
   a. Zoning changes
   b. Code enforcement
   c. Anti-displacement policies
   d. Business regulations, such as predatory lending
4. Community Services – Evaluation and recommendations for community services provided by the City of Fort Worth and non-profit partners that contribute to neighborhood vitality
   a. Crime Prevention
      i. Cameras
      ii. Neighborhood policies
iii. Neighborhood watch  
b. Healthcare  
c. Childcare  
d. After-school Programs  
e. Job training and placement  

5. Implementation – Evaluation and recommendations on how to best implement the recommended actions to measure and improve neighborhood vitality.  
a. Measuring and tracking  
b. Resources & Partnerships  
c. Policy recommendations  
d. Program recommendations  

Guiding Principles  
The City and its project partners have established a set of principles to guide the planning effort and should be considered as non-negotiable during the planning effort:  

- Every Council district has neighborhoods that are in danger of distress  
- The City of Fort Worth’s Neighborhood Improvement Strategy may serve as a model for other revitalization efforts  
- Equity in our work with neighborhoods is more effective than equality  

Anticipated Deliverables  
1. Public Engagement Process, defined by the consultant  
a. The selected firm would be leading project coordination and kick-off meetings to align the interdepartmental working group and neighborhood stakeholders on communication expectations, project budget and timeline, plan outline  
b. An on-site midpoint meeting with working group and stakeholders and an on-site meeting to review a final draft with project leadership are required  
c. Co-create an innovative process for community engagement with City of Fort Worth staff/CITY OF FORT WORTH staff and existing community groups including residents, neighborhood associations, and institutions  
d. Highly engaging and on-site workshops such as public charrettes and focus groups should be considered  
e. A website, social media campaign, promotional videos, and targeted radio campaign to gain interest and promote the planning efforts and public meetings  

2. Neighborhood Conservation Plan, as outlined herein;  
a. Analysis and neighborhood understanding by quantitative and qualitative means; Sources may include data, interviews, source documents, existing plans and studies, neighborhood tours  
b. Create a scope for annual review of the plan for the next 3-5 years  
c. Preparation of plan concepts in accordance with ideas from the community and best practices. This will include a mid-point draft, final draft, and a final plan for approval
3. **Up to 6 technical and public presentations** to build informed consent and support to organizations/commissions that would adopt the plan such the Community Development Council, Neighborhood Quality and Revitalization Committee (of City Council), Neighborhood Associations, and the Fort Worth City Council.

4. These deliverables will be addressed in detail in a scoping meeting with the selected firm and are provided here for full understanding of the scope of the project.

**Interdepartmental Project Management Team**

We have assembled a core group of Fort Worth department heads to serve as a consultant selection team and to guide/oversee the project. The team consists of:

<table>
<thead>
<tr>
<th>Title</th>
<th>Name</th>
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<tbody>
<tr>
<td>City of Fort Worth, Assistant City Manager</td>
<td>Fernando Costa</td>
</tr>
<tr>
<td>City of Fort Worth, Neighborhood Services Director</td>
<td>Victor Turner</td>
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<tr>
<td>City of Fort Worth, Public Works Director</td>
<td>William Johnson</td>
</tr>
<tr>
<td>City of Fort Worth, Assistant Police Chief</td>
<td>Robert Aldredge</td>
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<tr>
<td>City of Fort Worth, Planning &amp; Data Analytics Director</td>
<td>Mark McAvoy</td>
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<tr>
<td>City of Fort Worth, Communication &amp; Public Engagement Director</td>
<td>Michelle Gutt</td>
</tr>
<tr>
<td>City of Fort Worth, Education Strategy Manager</td>
<td>Lawrence Thompson</td>
</tr>
<tr>
<td>City of Fort Worth, Park and Recreation Director</td>
<td>Richard Zavala</td>
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<tr>
<td>City of Fort Worth, Code Compliance</td>
<td>Brandon Bennett</td>
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**Budget**

The Parties anticipate that the cost to produce an appropriate neighborhood transformation plan could range from $100,000 to $150,000, including all travel and reimbursable expenses. Community Development Block Grants, managed by the Neighborhood Services Department, is anticipated to be the source of funds for the plan, as the plan would facilitate the stabilization or improvement of CDBG eligible neighborhoods in line with the City of Fort Worth’s mission. Any contract must be approved by the City of Fort Worth.

**Minimum Qualifications and Evaluation Criteria**

Statement of qualifications will only be reviewed if the Proposer demonstrates that it meets the minimum criteria listed below. All materials to meet the minimum criteria must be submitted with the statement of qualifications as part of the coversheet. The coversheet, which does count towards the 30-page limit, should be the first page of the proposal and list the Proposer’s Name, contact information, and include information to confirm the following minimum qualifications:

**Minimum Qualifications:**

- Proposer must be a professional consulting firm in business a minimum of five years;
- Proposer must put together a multi-disciplinary team with expertise in the areas of City planning, neighborhood development, and community economic development, and
- Proposer must have developed at least 2 neighborhood conservations plans or similar type of planning efforts for neighborhoods in metropolitan areas with a population over 500,000.
Each proposer that demonstrates that it meets the minimum criteria listed above will be reviewed and evaluated. Evaluation of the statement of qualifications will be based upon the following factors:

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<tr>
<th>Criteria No.</th>
<th>Factor</th>
<th>Weight</th>
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<tr>
<td>1</td>
<td>Project Team experience in successfully delivering Neighborhood Conservations Plans (or similar efforts) that were implemented by the client</td>
<td>20</td>
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<tr>
<td>2</td>
<td>Project Team’s understanding of the proposed project as explained in their proposal and capacity to perform the submitted plan</td>
<td>20</td>
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<tr>
<td>3</td>
<td>Project Team members’ pertinent experience in: City planning (10) Neighborhood development (10) Community economic development (10)</td>
<td>30</td>
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<tr>
<td>4</td>
<td>Project Team ability to engage with the public and secure meaningful public input during the development of the plan</td>
<td>15</td>
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<tr>
<td>5</td>
<td>Project Team members’ experience in planning in neighborhoods</td>
<td>10</td>
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<tr>
<td>6</td>
<td>Diversity of the multi-disciplinary team is representative of the City of Fort Worth’s residential demographics</td>
<td>5</td>
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Submission Requirements

The statement of qualifications shall be no longer than 30 pages, including the coversheet, and shall include the information outlined in the points below. The evaluation panel will not review or consider any pages that exceed the page limit; only the first 30 pages will be reviewed.

To ensure fair and equitable evaluation, Statement of Qualifications should be organized into the following separate sections:

1. **Coversheet** – as described above with contact information and minimum requirements.

2. **Transmittal Letter and Executive Summary** - providing a narrative description of all key aspects of the proposal.

3. **Project Understanding** – as explained in the RFQ, explain your team’s understanding of project and your team’s unique approach

4. **Description of Project Team** - a multi-disciplinary team of professionals. Specific requirements include the following:
   a. Narrative describing the roles, responsibilities, depth of experience, and size of each firm.
   b. Resumes of key personnel assigned to the project, including relevant experience.
   c. Identification of the individuals and position titles who will be responsible for working on the Project on a day-to-day basis.
   d. Description of how the team reflects the diversity of the City of Fort Worth’s residential demographics
5. **Organizational Chart or Diagram** - outlining the composition of the team.

6. **Description of Experience** -- Demonstrating the capacity to complete the project within the time frame specified, the work the project team has completed together utilizing prior pertinent examples of past projects, and also explain your team’s unique experience in:
   a. Illustrated examples of urban design expertise for similar size cities
   b. Pertinent examples of neighborhood and community economic development strategies that resulted in significant re-investment and neighborhood redevelopment or improvement;
   c. Pertinent examples of neighborhood and community economic development strategies that resulted in conserving neighborhoods and preventing neighborhood decline
   d. Ability to significantly engage with the public (particularly neighborhood associations) and secure deep public input
   e. Examples from other neighborhoods in which conservation plans were successfully implemented

7. **References** provide a list of at least three municipal references for recent neighborhood-focused planning projects. Cities of a similar size are preferred.

**Selection**

A panel comprised of members of the Interdepartmental Management Team will evaluate the responses with respect to the selection criteria and select a preferred consultant. The evaluation panel may request clarification and/or interviews from one or more proposers. The Neighborhood Services Department will negotiate an appropriate contract, based on the template attached as Exhibit A hereto, with the selected consultant and will seek to secure City of Fort Worth authorization to enter into that contract.

**Public Information Act**

All material submitted in response to this RFQ becomes public property and is subject to the Texas Public Information Act upon receipt. If a proposer believes that a portion of its proposal is proprietary and does not desire that information to be disclosed, it must identify all information it believes to be proprietary information in the proposal. This identification must be done by noting the words "Proprietary Information" individually on each page on which such information is found. Any information that is not marked “proprietary” in accordance with this provision shall be deemed public and releasable upon request.

To the extent required by law, the City will protect portions of statement of qualifications marked proprietary from public release or provided the proposer the opportunity to submit arguments to the Texas Attorney General in response to a request for the marked information.
APPENDIX A: Template Vendor Services Agreement
VENDOR SERVICES AGREEMENT

This VENDOR SERVICES AGREEMENT ("Agreement") is made and entered into by and between the City of Fort Worth ("City"), a Texas Housing Finance Corporation, acting by and through its duly authorized City Manager, and __________ ("Vendor"), a __________ (state) __________ (corporation type), acting by and through its duly authorized representative, each individually referred to as a "party" and collectively referred to as the "parties."

1. **Scope of Services.** The Services, which is set forth in more detail in Exhibit “A” which are separated into discrete tasks ("Task Groups"), attached hereto and incorporated herein for all purposes.

2. **Term.** This Agreement begins on __________ ("Effective Date") and expires on __________ ("Expiration Date"), unless terminated earlier in accordance with this Agreement.

3. **Compensation.** City will pay Vendor in accordance with the provisions of this Agreement, including Exhibit “B,” which is attached hereto and incorporated herein for all purposes. Total compensation under this Agreement will not exceed $__________ (spell out amount here). Vendor will not perform any additional services or bill for expenses incurred for City not specified by this Agreement unless City requests and approves in writing the additional costs for such services. City will not be liable for any additional expenses of Vendor not specified by this Agreement unless City first approves such expenses in writing.

4. **Termination.**

   4.1. **Written Notice.** City or Vendor may terminate this Agreement at any time and for any reason by providing the other party with 30 days’ written notice of termination.

   4.2. **Non-appropriation of Funds.** In the event no funds or insufficient funds are appropriated by City in any fiscal period for any payments due hereunder, City will notify Vendor of such occurrence and this Agreement will terminate on the last day of the fiscal period for which appropriations were received without penalty or expense to City of any kind whatsoever, except as to the portions of the payments herein agreed upon for which funds have been appropriated.

   4.3. **Duties and Obligations of the Parties.** In the event that this Agreement is terminated prior to the Expiration Date, City will pay Vendor for each task described in Exhibit A that is actually completed by the effective date of termination and Vendor will continue to provide City with services requested by City and in accordance with this Agreement up to the effective date of termination. Upon termination of this Agreement for any reason, Vendor will provide City with copies of all completed or partially completed documents prepared under this Agreement. In the event Vendor has received access to City Information or data as a requirement to perform services hereunder, Vendor will return all City provided data to City in a machine-readable format or other format deemed acceptable to City.

5. **Disclosure of Conflicts and Confidential Information.**

   5.1. **Disclosure of Conflicts.** Vendor hereby warrants to City that Vendor has made full disclosure in writing of any existing or potential conflicts of interest related to Vendor's services
under this Agreement. In the event that any conflicts of interest arise after the Effective Date of this Agreement, Vendor hereby agrees immediately to make full disclosure to City in writing.

5.2 Confidential Information. Vendor, for itself and its officers, agents and employees, agrees that it will treat all information provided to it by City (“City Information”) as confidential and will not disclose any such information to a third party without the prior written approval of City.

5.3 Public Information Act. City is a government entity under the laws of the State of Texas and all documents held or maintained by City are subject to disclosure under the Texas Public Information Act. In the event there is a request for information marked Confidential or Proprietary, City will promptly notify Vendor. It will be the responsibility of Vendor to submit reasons objecting to disclosure. A determination on whether such reasons are sufficient will not be decided by City, but by the Office of the Attorney General of the State of Texas or by a court of competent jurisdiction.

5.4 Unauthorized Access. Vendor must store and maintain City Information in a secure manner and will not allow unauthorized users to access, modify, delete or otherwise corrupt City Information in any way. Vendor must notify City immediately if the security or integrity of any City Information has been compromised or is believed to have been compromised, in which event, Vendor will, in good faith, use all commercially reasonable efforts to cooperate with City in identifying what information has been accessed by unauthorized means and will fully cooperate with City to protect such City Information from further unauthorized disclosure.

6. Right to Audit. Vendor agrees that City will, until the expiration of three (3) years after final payment under this Agreement, or the final conclusion of any audit commenced during the said three years, have access to and the right to examine at reasonable times any directly pertinent books, documents, papers and records, including, but not limited to, all electronic records, of Vendor involving transactions relating to this Agreement at no additional cost to City. Vendor agrees that City will have access during normal working hours to all necessary Vendor facilities and will be provided adequate and appropriate work space in order to conduct audits in compliance with the provisions of this section. City will give Vendor reasonable advance notice of intended audits.

7. Independent Contractor. It is expressly understood and agreed that Vendor will operate as an independent contractor as to all rights and privileges and work performed under this Agreement, and not as agent, representative or employee of City. Subject to and in accordance with the conditions and provisions of this Agreement, Vendor will have the exclusive right to control the details of its operations and activities and be solely responsible for the acts and omissions of its officers, agents, servants, employees, Vendors, and subcontractors. Vendor acknowledges that the doctrine of respondeat superior will not apply as between City, its officers, agents, servants and employees, and Vendor, its officers, agents, servants, employees, Vendors, contractors, and subcontractors. Vendor further agrees that nothing herein will be construed as the creation of a partnership or joint enterprise between City and Vendor. It is further understood that City will in no way be considered a Co-employer or a Joint employer of Vendor or any officers, agents, servants, employees, contractors, or subcontractors. Neither Vendor, nor any officers, agents, servants, employees, contractors, or subcontractors of Vendor will be entitled to any employment benefits from City. Vendor will be responsible and liable for any and all payment and reporting of taxes on behalf of itself, and any of its officers, agents, servants, employees, contractors, or contractors.

8. Liability and Indemnification.
8.1 **LIABILITY** - VENDOR WILL BE LIABLE AND RESPONSIBLE FOR ANY AND ALL PROPERTY LOSS, PROPERTY DAMAGE AND/OR PERSONAL INJURY, INCLUDING DEATH, TO ANY AND ALL PERSONS, OF ANY KIND OR CHARACTER, WHETHER REAL OR ASSERTED, TO THE EXTENT CAUSED BY THE NEGLIGENT ACT(S) OR OMISSION(S), MALFEASANCE OR INTENTIONAL MISCONDUCT OF VENDOR, ITS OFFICERS, AGENTS, SERVANTS, EMPLOYEES, CONTRACTORS, OR SUBCONTRACTORS.

8.2 **GENERAL INDEMNIFICATION** - VENDOR HEREBY COVENANTS AND AGREES TO INDEMNIFY, HOLD HARMLESS AND DEFEND City, ITS OFFICERS, AGENTS, SERVANTS AND EMPLOYEES, FROM AND AGAINST ANY AND ALL CLAIMS OR LAWSUITS OF ANY KIND OR CHARACTER, WHETHER REAL OR ASSERTED, FOR EITHER PROPERTY DAMAGE OR LOSS (INCLUDING ALLEGED DAMAGE OR LOSS TO VENDOR'S BUSINESS AND ANY RESULTING LOST PROFITS) AND/OR PERSONAL INJURY, INCLUDING DEATH, TO ANY AND ALL PERSONS, ARISING OUT OF OR IN CONNECTION WITH THIS AGREEMENT, TO THE EXTENT CAUSED BY THE NEGLIGENT ACTS OR OMISSIONS OR MALFEASANCE OF VENDOR, ITS OFFICERS, AGENTS, SERVANTS, EMPLOYEES, CONTRACTORS, OR SUBCONTRACTORS.

8.3 **INTELLECTUAL PROPERTY INDEMNIFICATION** – Vendor agrees to defend, settle, or pay, at its own cost and expense, any claim or action against City for infringement of any patent, copyright, trade mark, trade secret, or similar property right arising from City’s use of the software and/or documentation in accordance with this Agreement, it being understood that this agreement to defend, settle or pay will not apply if City modifies or misuses the software and/or documentation. So long as Vendor bears the cost and expense of payment for claims or actions against City pursuant to this section, Vendor will have the right to conduct the defense of any such claim or action and all negotiations for its settlement or compromise and to settle or compromise any such claim; however, City will have the right to fully participate in any and all such settlement, negotiations, or lawsuit as necessary to protect City’s interest, and City agrees to cooperate with Vendor in doing so. In the event City, for whatever reason, assumes the responsibility for payment of costs and expenses for any claim or action brought against City for infringement arising under this Agreement, City will have the sole right to conduct the defense of any such claim or action and all negotiations for its settlement or compromise and to settle or compromise any such claim; however, Vendor will fully participate and cooperate with City in defense of such claim or action. City agrees to give Vendor timely written notice of any such claim or action, with copies of all papers City may receive relating thereto. Notwithstanding the foregoing, City’s assumption of payment of costs or expenses will not eliminate Vendor’s duty to indemnify City under this Agreement. If the software and/or documentation or any part thereof is held to infringe and the use thereof is enjoined or restrained or, if as a result of a settlement or compromise, such use is materially adversely restricted, Vendor will, at its own expense and as City’s sole remedy, either: (a) procure for City the right to continue to use the software and/or documentation; or (b) modify the software and/or documentation to make it non-infringing, provided that such modification does not materially adversely affect City’s authorized use of the software and/or documentation; or (c) replace the software and/or documentation with equally suitable, compatible, and functionally equivalent non-infringing software and/or documentation at no additional charge to City; or (d) if none of the foregoing alternatives is reasonably available to Vendor terminate this Agreement, and refund all amounts paid to Vendor by City,
subsequent to which termination City may seek any and all remedies available to City under law.

9. **Assignment and Subcontracting.**

9.1 **Assignment.** Vendor will not assign or subcontract any of its duties, obligations or rights under this Agreement without the prior written consent of City. If City grants consent to an assignment, the assignee will execute a written agreement with City and Vendor under which the assignee agrees to be bound by the duties and obligations of Vendor under this Agreement. Vendor will be liable for all obligations of Vendor under this Agreement prior to the effective date of the assignment.

9.2 **Subcontract.** If City grants consent to a subcontract, the subcontractor will execute a written agreement with Vendor referencing this Agreement under which subcontractor agrees to be bound by the duties and obligations of Vendor under this Agreement as such duties and obligations may apply. Vendor must provide City with a fully executed copy of any such subcontract.

10. **Insurance.** Vendor must provide City with certificate(s) of insurance documenting policies of the following types and minimum coverage limits that are to be in effect prior to commencement of any Services pursuant to this Agreement:

10.1 **Coverage and Limits**

(a) Commercial General Liability:

$1,000,000 - Each Occurrence  
$2,000,000 - Aggregate

(b) Automobile Liability:

$1,000,000 - Each occurrence on a combined single limit basis

Coverage will be on any vehicle used by Vendor, or its employees, agents, or representatives in the course of providing Services under this Agreement. “Any vehicle” will be any vehicle owned, hired and non-owned.

(c) Worker’s Compensation:

Statutory limits according to the Texas Workers’ Compensation Act or any other state workers’ compensation laws where the Services are being performed

(d) Employers’ liability

$100,000 - Bodily Injury by accident; each accident/occurrence  
$100,000 - Bodily Injury by disease; each employee  
$500,000 - Bodily Injury by disease; policy limit

(e) Professional Liability (Errors & Omissions):
$1,000,000 - Each Claim Limit
$1,000,000 - Aggregate Limit

Professional Liability coverage may be provided through an endorsement to the Commercial General Liability (CGL) policy, or a separate policy specific to Professional E&O. Either is acceptable if coverage meets all other requirements. Coverage must be claims-made, and maintained for the duration of the contractual agreement and for two (2) years following completion of services provided. An annual certificate of insurance must be submitted to City to evidence coverage.

10.2 General Requirements

(a) The commercial general liability and automobile liability policies must name City as an additional insured thereon, as its interests may appear. The term City includes its employees, officers, officials, agents, and volunteers in respect to the contracted services.

(b) The workers’ compensation policy must include a Waiver of Subrogation (Right of Recovery) in favor of City.

(c) A minimum of Thirty (30) days’ notice of cancellation or reduction in limits of coverage must be provided to City. Ten (10) days’ notice will be acceptable in the event of non-payment of premium. Notice must be sent to the Risk Manager, City of Fort Worth, 200 Texas Street, Fort Worth, Texas 76102, with copies to the Fort Worth City Attorney at the same address.

(d) The insurers for all policies must be licensed and/or approved to do business in the State of Texas. All insurers must have a minimum rating of A- VII in the current A.M. Best Key Rating Guide, or have reasonably equivalent financial strength and solvency to the satisfaction of Risk Management. If the rating is below that required, written approval of Risk Management is required.

(e) Any failure on the part of City to request required insurance documentation will not constitute a waiver of the insurance requirement.

(f) Certificates of Insurance evidencing that Vendor has obtained all required insurance will be delivered to the City prior to Vendor proceeding with any work pursuant to this Agreement.

11. Compliance with Laws, Ordinances, Rules and Regulations. Vendor agrees that in the performance of its obligations hereunder, it will comply with all applicable federal, state and local laws, ordinances, rules and regulations and that any work it produces in connection with this Agreement will also comply with all applicable federal, state and local laws, ordinances, rules and regulations, including all applicable Community Development Block Grant requirements. If City notifies Vendor of any violation of such laws, ordinances, rules or regulations, Vendor must immediately desist from and correct the violation.

12. Non-Discrimination Covenant. Vendor, for itself, its personal representatives, assigns, contractors, subcontractors, and successors in interest, as part of the consideration herein, agrees that in the performance of Vendor’s duties and obligations hereunder, it will not discriminate in the treatment or employment of any individual or group of individuals on any basis prohibited by law. IF ANY CLAIM
ARISES FROM AN ALLEGED VIOLATION OF THIS NON-DISCRIMINATION COVENANT BY VENDOR, ITS PERSONAL REPRESENTATIVES, ASSIGNS, CONTRACTORS, SUBCONTRACTORS, OR SUCCESSORS IN INTEREST, VENDOR AGREES TO ASSUME SUCH LIABILITY AND TO INDEMNIFY AND DEFEND City AND HOLD City HARMLESS FROM SUCH CLAIM.

13. **Notices.** Notices required pursuant to the provisions of this Agreement will be conclusively determined to have been delivered when (1) hand-delivered to the other party, its agents, employees, servants or representatives, (2) delivered by facsimile with electronic confirmation of the transmission, or (3) received by the other party by United States Mail, registered, return receipt requested, addressed as follows:

**To City:**
City of Fort Worth  
Neighborhood Services Department  
Attn: Fernando Costa, Assistant City Manager  
200 Texas Street  
Fort Worth, TX 76102  
Fernando.Costa@fortworthtexas.gov  

With copy to Fort Worth City Attorney’s Office at same address  

**To VENDOR:**
Name of Vendor  
Attn:  
Address  
City, State Zip  
Email address

14. **Solicitation of Employees.** Neither City nor Vendor will, during the term of this Agreement and additionally for a period of one year after its termination, solicit for employment or employ, whether as employee or independent contractor, any person who is or has been employed by the other during the term of this Agreement, without the prior written consent of the person's employer. Notwithstanding the foregoing, this provision will not apply to an employee of either party who responds to a general solicitation of advertisement of employment by either party.

15. **Governmental Powers.** It is understood and agreed that by execution of this Agreement, City does not waive or surrender any of its governmental powers or immunities.

16. **No Waiver.** The failure of City or Vendor to insist upon the performance of any term or provision of this Agreement or to exercise any right granted herein does not constitute a waiver of City's or Vendor’s respective right to insist upon appropriate performance or to assert any such right on any future occasion.

17. **Governing Law / Venue.** This Agreement will be construed in accordance with the laws of the State of Texas. If any action, whether real or asserted, at law or in equity, is brought pursuant to this Agreement, venue for such action will lie in state courts located in Tarrant County, Texas or the United States District Court for the Northern District of Texas, Fort Worth Division.

18. **Severability.** If any provision of this Agreement is held to be invalid, illegal or unenforceable, the validity, legality and enforceability of the remaining provisions will not in any way be affected or impaired.
19. **Force Majeure.** City and Vendor will exercise their best efforts to meet their respective duties and obligations as set forth in this Agreement, but will not be held liable for any delay or omission in performance due to force majeure or other causes beyond their reasonable control, including, but not limited to, compliance with any government law, ordinance, or regulation; acts of God; acts of the public enemy; fires; strikes; lockouts; natural disasters; wars; riots; epidemics or pandemics; government action or inaction; orders of government; material or labor restrictions by any governmental authority; transportation problems; restraints or prohibitions by any court, board, department, commission, or agency of the United States or of any States; civil disturbances; other national or regional emergencies; or any other similar cause not enumerated herein but which is beyond the reasonable control of the Party whose performance is affected (collectively, “Force Majeure Event”). The performance of any such obligation is suspended during the period of, and only to the extent of, such prevention or hindrance, provided the affected Party provides notice of the Force Majeure Event, and an explanation as to how it prevents or hinders the Party’s performance, as soon as reasonably possible after the occurrence of the Force Majeure Event, with the reasonableness of such notice to be determined by the City in its sole discretion. The notice required by this section must be addressed and delivered in accordance with Section 13 of this Agreement.

20. **Headings not Controlling.** Headings and titles used in this Agreement are for reference purposes only, will not be deemed a part of this Agreement, and are not intended to define or limit the scope of any provision of this Agreement.

21. **Review of Counsel.** The parties acknowledge that each party and its counsel have reviewed and revised this Agreement and that the normal rules of construction to the effect that any ambiguities are to be resolved against the drafting party will not be employed in the interpretation of this Agreement or Exhibits A, B, and C.

22. **Amendments / Modifications / Extensions.** No amendment, modification, or extension of this Agreement will be binding upon a party hereto unless set forth in a written instrument, which is executed by an authorized representative of each party.

23. **Counterparts.** This Agreement may be executed in one or more counterparts and each counterpart will, for all purposes, be deemed an original, but all such counterparts will together constitute one and the same instrument.

24. **Warranty of Services.** Vendor warrants that its services will be of a high quality and conform to generally prevailing industry standards. City must give written notice of any breach of this warranty within thirty (30) days from the date that the services are completed. In such event, at Vendor’s option, Vendor will either (a) use commercially reasonable efforts to re-perform the services in a manner that conforms with the warranty, or (b) refund the fees paid by City to Vendor for the nonconforming services.

25. **Immigration Nationality Act.** Vendor must verify the identity and employment eligibility of its employees who perform work under this Agreement, including completing the Employment Eligibility Verification Form (I-9). Upon request by City, Vendor will provide City with copies of all I-9 forms and supporting eligibility documentation for each employee who performs work under this Agreement. Vendor must adhere to all Federal and State laws as well as establish appropriate procedures and controls so that no services will be performed by any Vendor employee who is not legally eligible to perform such services. **VENDOR WILL INDEMNIFY City AND HOLD City HARMLESS FROM ANY PENALTIES, LIABILITIES, OR LOSSES DUE TO VIOLATIONS OF THIS PARAGRAPH BY VENDOR, VENDOR’S EMPLOYEES, CONTRACTORS, SUBCONTRACTORS, OR AGENTS.** City, upon written notice to Vendor, will have the right to immediately terminate this Agreement.
for violations of this provision by Vendor.

26. **Ownership of Work Product.** City will be the sole and exclusive owner of all reports, work papers, procedures, guides, and documentation that are created, published, displayed, or produced in conjunction with the services provided under this Agreement (collectively, “Work Product”). Further, City will be the sole and exclusive owner of all copyright, patent, trademark, trade secret and other proprietary rights in and to the Work Product. Ownership of the Work Product will inure to the benefit of City from the date of conception, creation or fixation of the Work Product in a tangible medium of expression (whichever occurs first). Each copyrightable aspect of the Work Product will be considered a "work-made-for-hire" within the meaning of the Copyright Act of 1976, as amended. If and to the extent such Work Product, or any part thereof, is not considered a "work-made-for-hire" within the meaning of the Copyright Act of 1976, as amended, Vendor hereby expressly assigns to City all exclusive right, title and interest in and to the Work Product, and all copies thereof, and in and to the copyright, patent, trademark, trade secret, and all other proprietary rights therein, that City may have or obtain, without further consideration, free from any claim, lien for balance due, or rights of retention thereto on the part of City.

27. **Signature Authority.** The person signing this Agreement hereby warrants that they have the legal authority to execute this Agreement on behalf of the respective party, and that such binding authority has been granted by proper order, resolution, ordinance or other authorization of the entity. This Agreement and any amendment hereto, may be executed by any authorized representative of Vendor. Each party is fully entitled to rely on these warranties and representations in entering into this Agreement or any amendment hereto.

28. **Change in Company Name or Ownership.** Vendor must notify City’s Purchasing Manager, in writing, of a company name, ownership, or address change for the purpose of maintaining updated City records. The president of Vendor or authorized official must sign the letter. A letter indicating changes in a company name or ownership must be accompanied with supporting legal documentation such as an updated W-9, documents filed with the state indicating such change, copy of the board of director’s resolution approving the action, or an executed merger or acquisition agreement. Failure to provide the specified documentation so may adversely impact future invoice payments.

29. **Electronic Signatures.** This Agreement may be executed by electronic signature, which will be considered as an original signature for all purposes and have the same force and effect as an original signature. For these purposes, “electronic signature” means electronically scanned and transmitted versions (e.g. via pdf file or facsimile transmission) of an original signature, or signatures electronically inserted via software such as Adobe Sign.

30. **Entirety of Agreement.** This Agreement contains the entire understanding and agreement between City and Vendor, their assigns and successors in interest, as to the matters contained herein. Any prior or contemporaneous oral or written agreement is hereby declared null and void to the extent in conflict with any provision of this Agreement.

31. **No Boycott of Israel.** If Vendor has fewer than 10 employees or this Agreement is for less than $100,000, this section does not apply. Vendor acknowledges that in accordance with Chapter 2271 of the Texas Government Code, the City is prohibited from entering into a contract with a company for goods or services unless the contract contains a written verification from the company that it: (1) does not boycott Israel; and (2) will not boycott Israel during the term of the contract. The terms “boycott Israel” and “company” has the meanings ascribed to those terms in Section 2271 of the Texas Government Code. By signing this Agreement, Vendor certifies that Vendor’s signature provides written verification to the City that Vendor: (1) does not boycott Israel; and (2) will not boycott Israel during the term of
32. **Prohibition on Boycotting Energy Companies.** Vendor acknowledges that, in accordance with Chapter 2274 of the Texas Government Code, as added by Acts 2021, 87th Leg., R.S., S.B. 13, § 2, the City is prohibited from entering into a contract for goods or services that has a value of $100,000 or more that is to be paid wholly or partly from public funds of the City with a company with 10 or more full-time employees unless the contract contains a written verification from the company that it: (1) does not boycott energy companies; and (2) will not boycott energy companies during the term of the contract. The terms “boycott energy company” and “company” have the meaning ascribed to those terms by Chapter 2274 of the Texas Government Code, as added by Acts 2021, 87th Leg., R.S., S.B. 13, § 2. To the extent that Chapter 2274 of the Government Code is applicable to this Agreement, by signing this Agreement, Vendor certifies that Vendor’s signature provides written verification to the City that Vendor: (1) does not boycott energy companies; and (2) will not boycott energy companies during the term of this Agreement.

33. **Prohibition on Discrimination Against Firearm and Ammunition Industries.** Vendor acknowledges that except as otherwise provided by Chapter 2274 of the Texas Government Code, as added by Acts 2021, 87th Leg., R.S., S.B. 19, § 1, the City is prohibited from entering into a contract for goods or services that has a value of $100,000 or more that is to be paid wholly or partly from public funds of the City with a company with 10 or more full-time employees unless the contract contains a written verification from the company that it: (1) does not have a practice, policy, guidance, or directive that discriminates against a firearm entity or firearm trade association; and (2) will not discriminate during the term of the contract against a firearm entity or firearm trade association. The terms “discriminate,” “firearm entity” and “firearm trade association” have the meaning ascribed to those terms by Chapter 2274 of the Texas Government Code, as added by Acts 2021, 87th Leg., R.S., S.B. 19, § 1. To the extent that Chapter 2274 of the Government Code is applicable to this Agreement, by signing this Agreement, Vendor certifies that Vendor’s signature provides written verification to the City that Vendor: (1) does not have a practice, policy, guidance, or directive that discriminates against a firearm entity or firearm trade association; and (2) will not discriminate against a firearm entity or firearm trade association during the term of this Agreement.

34. (signature page follows)
IN WITNESS WHEREOF, the parties hereto have executed this Agreement in multiples.

City:

| By: ___________________________ | CONTRACT COMPLIANCE MANAGER: |
| _________________ | By signing I acknowledge that I am the person responsible for the monitoring and administration of this contract, including ensuring all performance and reporting requirements. |
| Name: Fernando Costa | By: ______________________________ |
| Title: Assistant City Manager | Name:   Victor T. Turner |
| Date: _____________, 2022 | Title:     Assistant General Manager |

APPROVAL RECOMMENDED:

| By: ______________________________ | APPROVED AS TO FORM AND LEGALITY: |
| _________________ | By: ______________________________ |
| Name: Victor T. Turner | Name:   Jo Ann Gunn |
| Title: Assistant Director, Neighborhood Services | Title:     Assistant City Attorney |

CONTRACT AUTHORIZATION:

Resolution: [INSERT M&C NUMBER OR N/A]
Form 1295: [INSERT FORM NO. OR N/A]

VENDOR:

| Name of Vendor |
| _______________ |
| By: ______________________________ |
| Name: | |
| Title: | |
| Date: | |
EXHIBIT A

SCOPE OF SERVICES

(This area is purposefully blank)
EXHIBIT B
PAYMENT SCHEDULE

Vendor shall be paid based upon task completion, as listed in Exhibit A, and receipt of expected deliverables, as listed below in the payment schedule table.

Vendor shall send the City a correct and accurate invoice by the 20th of each Month. Vendor will indicate the Tasks completed on the invoice showing what tasks was worked on or completed within the timeline included as part of Exhibit A and the payment schedule table, below.

The City shall pay vendor within thirty (30) days of receiving a correct and accurate invoice. A “correct and accurate invoice” is an invoice that complies with Exhibits A and B of this Agreement.

Payment Schedule Table

<table>
<thead>
<tr>
<th>Month Work will Occur</th>
<th>Task</th>
<th>Expected Deliverable for Invoice</th>
<th>Invoice Expected</th>
</tr>
</thead>
<tbody>
<tr>
<td>November</td>
<td></td>
<td></td>
<td>By December 20, 2022</td>
</tr>
<tr>
<td>December</td>
<td></td>
<td></td>
<td>By January 20, 2023</td>
</tr>
<tr>
<td>January</td>
<td></td>
<td></td>
<td>By February 20, 2023</td>
</tr>
<tr>
<td>February</td>
<td></td>
<td></td>
<td>By March 20, 2023</td>
</tr>
<tr>
<td>March</td>
<td></td>
<td></td>
<td>By April 20, 2023</td>
</tr>
<tr>
<td>April</td>
<td></td>
<td></td>
<td>By May 20, 2023</td>
</tr>
<tr>
<td>May</td>
<td></td>
<td></td>
<td>By June 20, 2023</td>
</tr>
</tbody>
</table>

Direct expenses and printing will be invoiced within the month that they were expended.
2019 City Council Retreat
Conserving our Neighborhoods
## Retreat Agenda

**8:00**  Breakfast

<table>
<thead>
<tr>
<th>Time</th>
<th>Event</th>
<th>Speaker(s)</th>
</tr>
</thead>
<tbody>
<tr>
<td>8:00</td>
<td>Breakfast</td>
<td>Mayor Betsy Price</td>
</tr>
<tr>
<td></td>
<td>Welcome and Opening Remarks</td>
<td>David Cooke, City Manager</td>
</tr>
<tr>
<td>8:30</td>
<td>Background and Retreat Objectives</td>
<td>David Eisenlohr, The Azimuth Group</td>
</tr>
<tr>
<td>8:40</td>
<td>Icebreaker: Building Blocks for Strong Neighborhoods</td>
<td>City Council and Executive Staff</td>
</tr>
<tr>
<td>8:50</td>
<td>Update on Implementation of the Economic Development Strategic Plan</td>
<td>Robert Sturns, Economic Development Director</td>
</tr>
<tr>
<td></td>
<td>City Council Discussion</td>
<td>Brandom Gengelbach, Chamber of Commerce</td>
</tr>
<tr>
<td>9:10</td>
<td>Growth Trends, Neighborhood Vitality, and At-Risk Neighborhoods</td>
<td>Dana Burghdoff, Assistant Planning and Development Director</td>
</tr>
<tr>
<td>9:40</td>
<td>Panel Discussion: Neighborhood Conservation and its Benefits</td>
<td>Fernando Costa, Assistant City Manager</td>
</tr>
<tr>
<td>10:00</td>
<td>Panel Discussion: Neighborhood Conservation Activities</td>
<td>Valerie Washington, Assistant City Manager</td>
</tr>
<tr>
<td>10:20</td>
<td>Coffee and Break</td>
<td></td>
</tr>
<tr>
<td>10:40</td>
<td>Panel Discussion: Neighborhood Leadership and Engagement</td>
<td>Susan Alanis, Assistant City Manager</td>
</tr>
<tr>
<td>11:00</td>
<td>Panel Discussion: How Do We Want to Grow?</td>
<td>Jay Chapa, Assistant City Manager</td>
</tr>
<tr>
<td>12:00</td>
<td>Lunch</td>
<td></td>
</tr>
<tr>
<td>12:30</td>
<td>Panel Discussion: Neighborhood Leadership and Engagement</td>
<td></td>
</tr>
<tr>
<td>1:10</td>
<td>Panel Discussion: How Do We Want to Grow?</td>
<td></td>
</tr>
<tr>
<td>2:00</td>
<td>Long-Range Financial Outlook</td>
<td></td>
</tr>
<tr>
<td>2:50</td>
<td>Closing Remarks</td>
<td></td>
</tr>
<tr>
<td>3:00</td>
<td>Adjournment</td>
<td></td>
</tr>
</tbody>
</table>
Growth and Neighborhoods

Dana Burghdoff
Assistant Director, Planning & Development
Purpose

• Highlight significant **growth trends** including residential vs. commercial values

• Review indicators for **neighborhood vitality**
## Population

Fort Worth ranks…

- **4th** in growth rate
- **15th** in population
- **18th** in density

### City Population and Density

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>New York</td>
<td>8,622,698</td>
<td>5.5%</td>
<td>28,708</td>
</tr>
<tr>
<td>2</td>
<td>Los Angeles</td>
<td>3,999,759</td>
<td>5.5%</td>
<td>8,534</td>
</tr>
<tr>
<td>3</td>
<td>Chicago</td>
<td>2,716,450</td>
<td>0.8%</td>
<td>11,949</td>
</tr>
<tr>
<td>4</td>
<td>Houston</td>
<td>2,312,717</td>
<td>10.4%</td>
<td>3,633</td>
</tr>
<tr>
<td>5</td>
<td>Phoenix</td>
<td>1,626,078</td>
<td>12.4%</td>
<td>3,141</td>
</tr>
<tr>
<td>6</td>
<td>Philadelphia</td>
<td>1,580,863</td>
<td>3.6%</td>
<td>11,782</td>
</tr>
<tr>
<td>7</td>
<td>San Antonio</td>
<td>1,511,946</td>
<td>13.9%</td>
<td>3,280</td>
</tr>
<tr>
<td>8</td>
<td>San Diego</td>
<td>1,419,516</td>
<td>9.0%</td>
<td>4,371</td>
</tr>
<tr>
<td>9</td>
<td>Dallas</td>
<td>1,341,075</td>
<td>12.0%</td>
<td>3,945</td>
</tr>
<tr>
<td>10</td>
<td>San Jose</td>
<td>1,035,317</td>
<td>8.7%</td>
<td>5,832</td>
</tr>
<tr>
<td>11</td>
<td>Austin</td>
<td>950,715</td>
<td>18.5%</td>
<td>2,964</td>
</tr>
<tr>
<td>12</td>
<td>Jacksonville</td>
<td>892,062</td>
<td>8.5%</td>
<td>1,193</td>
</tr>
<tr>
<td>13</td>
<td>San Francisco</td>
<td>884,363</td>
<td>9.8%</td>
<td>18,854</td>
</tr>
<tr>
<td>14</td>
<td>Columbus</td>
<td>879,170</td>
<td>11.4%</td>
<td>4,022</td>
</tr>
<tr>
<td>15</td>
<td><strong>Fort Worth</strong></td>
<td><strong>874,168</strong></td>
<td><strong>17.3%</strong></td>
<td><strong>2,535</strong></td>
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<tr>
<td>16</td>
<td>Indianapolis</td>
<td>863,002</td>
<td>5.2%</td>
<td>2,388</td>
</tr>
<tr>
<td>17</td>
<td>Charlotte</td>
<td>859,035</td>
<td>16.8%</td>
<td>2,806</td>
</tr>
<tr>
<td>18</td>
<td>Seattle</td>
<td>724,745</td>
<td>19.1%</td>
<td>8,645</td>
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<tr>
<td>19</td>
<td>Denver</td>
<td>704,621</td>
<td>17.5%</td>
<td>4,596</td>
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<tr>
<td>20</td>
<td>Washington, DC</td>
<td>693,972</td>
<td>15.3%</td>
<td>11,351</td>
</tr>
</tbody>
</table>

Source: U.S. Census Bureau, 7/1/2017 estimate
Population Growth, 1950-2045
Fort Worth, Dallas, and Arlington

Sources: U.S. Census Bureau, NCTCOG
Projected Growth, 2017-2027

Population Growth per Acre

- 0.1 - 0.3
- 0.4 - 0.6
- 0.7 - 0.9
- 1.0 - 1.1
- 1.2 - 3.3

Job Growth per Acre

- 0.0 - 0.1
- 0.2 - 0.4
- 0.5
- 0.6 - 1.2
- 1.3 - 1.9

Source: Transportation Impact Fee Study, 2017
Projected Population Growth per Acre, 2010-2045

Projected Employment Growth per Acre, 2010-2045

Source: NCTCOG, U.S. Census Bureau, 2010 Census
### National Employment Rank by Metro

#### Trailing 12-Months Through Nov. 2018

<table>
<thead>
<tr>
<th>Top 10 Metros</th>
<th>Absolute Change</th>
<th>Percent Change</th>
</tr>
</thead>
<tbody>
<tr>
<td>Houston</td>
<td>114,700</td>
<td>3.8%</td>
</tr>
<tr>
<td><strong>Dallas-Fort Worth</strong></td>
<td><strong>96,900</strong></td>
<td><strong>2.7%</strong></td>
</tr>
<tr>
<td>Phoenix</td>
<td>86,600</td>
<td>4.2%</td>
</tr>
<tr>
<td>Seattle-Tacoma</td>
<td>71,800</td>
<td>3.5%</td>
</tr>
<tr>
<td>New York</td>
<td>67,700</td>
<td>1.5%</td>
</tr>
<tr>
<td>Atlanta</td>
<td>60,200</td>
<td>2.2%</td>
</tr>
<tr>
<td>Orlando</td>
<td>59,700</td>
<td>4.7%</td>
</tr>
<tr>
<td>Los Angeles</td>
<td>57,500</td>
<td>1.3%</td>
</tr>
<tr>
<td>Washington, D.C.</td>
<td>55,100</td>
<td>1.7%</td>
</tr>
<tr>
<td>Chicago</td>
<td>45,200</td>
<td>1.0%</td>
</tr>
<tr>
<td><strong>U.S. Average</strong></td>
<td><strong>2,500,000</strong></td>
<td><strong>1.7%</strong></td>
</tr>
</tbody>
</table>

#### 2019 Forecast

<table>
<thead>
<tr>
<th>Top 10 Metros</th>
<th>Absolute Change</th>
<th>Percent Change</th>
</tr>
</thead>
<tbody>
<tr>
<td>Houston</td>
<td>110,000</td>
<td>3.5%</td>
</tr>
<tr>
<td><strong>Dallas-Fort Worth</strong></td>
<td><strong>105,000</strong></td>
<td><strong>2.8%</strong></td>
</tr>
<tr>
<td>Phoenix</td>
<td>80,800</td>
<td>3.8%</td>
</tr>
<tr>
<td>Orlando</td>
<td>65,000</td>
<td>4.9%</td>
</tr>
<tr>
<td>Seattle-Tacoma</td>
<td>60,000</td>
<td>2.9%</td>
</tr>
<tr>
<td>New York</td>
<td>55,000</td>
<td>1.2%</td>
</tr>
<tr>
<td>Los Angeles</td>
<td>50,000</td>
<td>1.1%</td>
</tr>
<tr>
<td>Atlanta</td>
<td>49,000</td>
<td>1.7%</td>
</tr>
<tr>
<td>Washington, D.C.</td>
<td>42,000</td>
<td>1.3%</td>
</tr>
<tr>
<td>Salt Lake City</td>
<td>41,300</td>
<td>3.2%</td>
</tr>
<tr>
<td><strong>U.S. Average</strong></td>
<td><strong>2,000,000</strong></td>
<td><strong>1.3%</strong></td>
</tr>
</tbody>
</table>

Sources: IPA Research Services, BLS
Estimated Number of Jobs 2015

<table>
<thead>
<tr>
<th>Year</th>
<th>Jobs</th>
<th>% Growth</th>
</tr>
</thead>
<tbody>
<tr>
<td>2015</td>
<td>378,434</td>
<td>11.1%</td>
</tr>
<tr>
<td>2010</td>
<td>340,617</td>
<td></td>
</tr>
</tbody>
</table>

Industrial Sector Share

- Health Care and Social Assistance: 14.3%
- Manufacturing: 10.5%
- Retail Trade: 9.9%
- Accommodation and Food Services: 8.5%
- Educational Services: 8.3%
- Transportation and Warehousing: 7.0%

Source: U.S. Census LEHD - Longitudinal Employer-Household Dynamics / BLS Partnership (2015) and NCTCOG Major Employers Data
Generations

Fort Worth's population is comparatively young

Percent Age Under 18

<table>
<thead>
<tr>
<th>United States</th>
<th>Texas</th>
<th>DFW</th>
<th>Fort Worth</th>
</tr>
</thead>
<tbody>
<tr>
<td>22.6%</td>
<td>26%</td>
<td>26.2%</td>
<td>27%</td>
</tr>
</tbody>
</table>

Source: U.S. Census, 2017 ACS 1-Year Estimates
Unemployment Rate, 1990-2018

Low unemployment compared to U.S., since 2007

Source: U.S. Bureau of Labor Statistics
2018 Unemployment Rate (%)

Below state average

Source: U.S. Bureau of Labor Statistics
Unemployment Rate 2017

Unemployment not low everywhere

Citywide

2017: 5.2%
2016: 5.8%
2015: 6.3%
2014: 6.4%

American Community Survey 1-Year Estimates

Map Source: U.S. Census Bureau, 2013-2017
American Community Survey 5-Year Estimates
Property Tax - Net Taxable Value
1990-2018

Property values have grown with population

Sources: City of Fort Worth Annual Budgets (Adjusted Net Taxable Value*), the U.S. Census Bureau and Bureau of Labor Statistics
Property Tax - Net Taxable Value per Capita 1990-2018

Sources: City of Fort Worth Annual Budgets (Adjusted Net Taxable Value*), the U.S. Census Bureau and Bureau of Labor Statistics
City Property Tax Revenue, 1990-2018

Revenues have grown with population

Sources: Financial Management Services; U.S. Census Bureau
City Property Tax Revenue Per Capita, 1990-2018

But have not grown per capita

Sources: Financial Management Services; U.S. Census Bureau
City Sales Tax Revenue, 1990-2018

Sources: Adopted Budget Documents, Texas Comptroller’s Office, U.S. Census Bureau
City Sales Tax Revenue Per Capita, 1990-2018

Sources: Adopted Budget Documents, Texas Comptroller’s Office, U.S. Census Bureau
Property Tax Rate All
1990-2018

1992 - Environmental Fees established
1995 - CCPD established
2006 - Stormwater Fee established

Solid Waste Collection Fees established in 1982

Source: Performance and Budget Department
Median Home Value

2017: $169,400
2016: $151,000
2015: $136,700

$0 - $77,081
$77,082 - $127,551
$127,551 - $166,403
$166,404 - $224,318
$224,319 - $436,032

U.S. Census Bureau, 2013-2017
American Community Survey 5-Year Estimates
Composition of Tax Base, 1998-2018

Values nearly tripled since 1998

Total Market Value of Taxable Property

Source: Property Tax Division at the Texas Comptroller of Public Accounts
Composition of Property Tax Base
Total Market Value of Taxable Property 1998-2018*

Residential values growing faster

Source: Performance and Budget Department, Texas Comptroller of Public Accounts
*2018 is estimated based on TAD values
Building Permits 2005-2018

Increasing residential permit activity

Residential includes
Duplexes and Townhomes
Permit Construction Value 2005-2018

Residential includes duplexes and townhomes
Taxable Value: New vs. Appreciation

Change in Taxable Value (2010-2018)

Commercial values not appreciating

Source: Performance and Budget
2018 Zoning Changes

1,215 acres changed to industrial and commercial
2019 Proposed Future Land Use Changes

4,148 acres changed from single-family to mixed-use and industrial
Commercial Building Permits
Issued 2014-2018

Excluding Multifamily

Permits in all sectors

Source: Panning & Development
New Multifamily Building Permits Issued 2014-2018

Central city, north, and east

Source: Planning & Development
Excluding multifamily

Far northwest

Source: Planning & Development
Single Family and Multifamily Units 1990-2017

Both growing steadily

•Source: U.S. Census Bureau, 2010 Census, 2017 ACS 1-Year Estimates
Note: Duplex and mobile home data included in single family home total.
Metro Area Median Housing Price, 1990-2018

Price spike since 2011

Source: Texas A&M Real Estate Center- Texas Housing Affordability Index (Dallas–Fort Worth–Arlington MSA and Fort Worth Local Market Area)
Median Household Income, 1990-2017

Source: U.S. Census Bureau
Median Household Income, 2017

Citywide
2017: $57,309
2016: $56,428
2015: $55,888
2014: $52,273

Incomes vary widely across city

American Community Survey 1-Year Estimates
Poverty Rate 2017

Citywide
2017: 16.9%
2016: 18.0%
2015: 18.8%
2014: 19.3%

Source: U.S. Census, ACS 5-Year Estimates
Educational Attainment 2017
Age 25 Years and Over

Source: U.S. Census, 2017 ACS 1-Year Estimates
Bachelors Degree or Higher

Age 25 Years and Over

2017: 29.7%
2016: 27.6%
2015: 27.3%

Source: U.S. Census, 2017 ACS 1-Year Estimates
Crime Rate (per 100,000) includes only Uniform Crime Report Part I offenses (Murder, Rape, Aggravated Assault, Burglary, Robbery, Larceny-Theft, Motor Vehicle Theft, and Arson)

Source: Police Department Record Management System
Percent of Population within ½ Mile of a Trail or Bikeway

2018: 42.0%
2017: 40.9%
2016: 38.1%
Percent of Population within ½ Mile of a Park

2018: 75.2%
2017: 75.0%
2016: 70.1%
Percent of Population within 1 ½ Miles of Library or Community Center

2018: 54.6%
2017: 54.0%
2016: 54.0%
Percent of Population within ½ Mile of Transit Stations

2018: 59.7%
Neighborhood Indicators

• High Poverty Rate
• High Percentage without High School Diploma
• Low Median Home Value
• High Median Age of Housing Stock
• High Crime Rate
• High Percentage Poor Streets
• Low Voter Participation in 11/2018 Election
Neighborhood Indicators

- High Poverty Rate
- High Percentage without High School Diploma
- Low Median Home Value
- High Median Age of Housing Stock
- High Crime Rate
- High Percentage Poor Streets
- Low Voter Participation in 11/2018 Election

[Map showing neighborhoods in highest quintile and second highest quintile]
Neighborhood Indicators

- High Poverty Rate
- High Percentage without High School Diploma
- Low Median Home Value
- High Median Age of Housing Stock
- High Crime Rate
- High Percentage Poor Streets
- Low Voter Participation in 11/2018 Election
Neighborhood Indicators

- High Poverty Rate
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- High Poverty Rate
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- Low Median Home Value
- High Median Age of Housing Stock
- High Crime Rate
- High Percentage Poor Streets
- Low Voter Participation in 11/2018 Election
Neighborhood Indicators

- High Poverty Rate
- High Percentage without High School Diploma
- Low Median Home Value
- High Median Age of Housing Stock
- High Crime Rate
- High Percentage Poor Streets
- Low Voter Participation in 11/2018 Election
Composite Indicator Score

Block groups with three or more indicators
Example At-Risk Neighborhoods

<table>
<thead>
<tr>
<th>Council District</th>
<th>Selected At-Risk Neighborhoods</th>
</tr>
</thead>
<tbody>
<tr>
<td>2</td>
<td>Diamond Hill-Jarvis</td>
</tr>
<tr>
<td></td>
<td>Far Greater Northside</td>
</tr>
<tr>
<td>3</td>
<td>Bomber Heights</td>
</tr>
<tr>
<td></td>
<td>Western Hills</td>
</tr>
<tr>
<td>4</td>
<td>Bonnie Brae</td>
</tr>
<tr>
<td></td>
<td>Carter Riverside</td>
</tr>
<tr>
<td>5</td>
<td>Handley</td>
</tr>
<tr>
<td></td>
<td>Parkside</td>
</tr>
<tr>
<td>6</td>
<td>Altamesa/McCart</td>
</tr>
<tr>
<td></td>
<td>Wedgwood</td>
</tr>
<tr>
<td>7</td>
<td>East Lake Worth</td>
</tr>
<tr>
<td></td>
<td>River Bend</td>
</tr>
<tr>
<td>8</td>
<td>Morningside</td>
</tr>
<tr>
<td></td>
<td>United Riverside</td>
</tr>
<tr>
<td>9</td>
<td>Rosemont</td>
</tr>
<tr>
<td></td>
<td>Worth Heights</td>
</tr>
</tbody>
</table>
APPENDIX B: Neighborhood Improvement Strategy Outcomes
Neighborhood projects to improve public safety and attract private investment in traditionally underserved neighborhoods

✓ Capital Projects
✓ Capital investments in Public Safety
✓ Intensive Services to Overcome Blight
✓ Project Admin and Community Outreach
Success.

Decrease in crime
Increase in building permits
Increase in value of permits

$14.7M invested in five neighborhoods
Property Values by Year & Neighborhood

- Stop Six/ Cavile Place
- Ash Crescent
- Northside
- Rosemont
- Como

2016, 2017, 2018, 2019, 2020
Number of Building Permits Issued by Year

<table>
<thead>
<tr>
<th>Location</th>
<th>2016</th>
<th>2017</th>
<th>2018</th>
<th>2019</th>
<th>2020</th>
</tr>
</thead>
<tbody>
<tr>
<td>Stop Six/Cavile Place</td>
<td>37</td>
<td>50</td>
<td>53</td>
<td>52</td>
<td>85</td>
</tr>
<tr>
<td>Ash Crescent</td>
<td>26</td>
<td>31</td>
<td>40</td>
<td>36</td>
<td></td>
</tr>
<tr>
<td>Northside</td>
<td>69</td>
<td>67</td>
<td>54</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Rosemont</td>
<td>27</td>
<td>32</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Como</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>80</td>
</tr>
</tbody>
</table>
Value of Building Permits Issued by Neighborhood

- Stop Six/Cavile Place
- Ash Crescent
- Northside
- Rosemont
- Como

- 2016
- 2017
- 2018
- 2019
- 2020
### Crimes Against Society

<table>
<thead>
<tr>
<th></th>
<th>2016</th>
<th>2017</th>
<th>2018</th>
<th>2019</th>
<th>2020</th>
</tr>
</thead>
<tbody>
<tr>
<td>Stop Six/ Cavile Place</td>
<td>364</td>
<td>316</td>
<td>227</td>
<td>263</td>
<td>184</td>
</tr>
<tr>
<td>Ash Crescent</td>
<td>67</td>
<td>53</td>
<td>117</td>
<td>119</td>
<td>50</td>
</tr>
<tr>
<td>Northside</td>
<td>117</td>
<td>81</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Rosemont</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Como</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>19</td>
</tr>
</tbody>
</table>
Expenditures

- Como: 12% spent, 88% remaining
- Rosemont: 92% spent, 8% remaining
- Northside: 90% spent, 10% remaining
- Ash Crescent: 60% spent, 40% remaining
- Pickle Park: 100% spent, 0% remaining
- Stop Six: 100% spent, 0% remaining

Total Expenditures:
- $500,000.00
- $1,000,000.00
- $1,500,000.00
- $2,000,000.00
- $2,500,000.00
- $3,000,000.00
- $3,500,000.00
Pickle Park

- NSD de-obligated CDBG and transferred NIS funding to the project to speed up project
- We are awaiting property transfer now that construction has been completed on the industrial building and the lot is now available for sale
- PARD will issue RFP for design services once property is transferred and will come to Council with an award authorization
- Scheduled delivery of park is end of 2023
Neighborhood Improvement Program
2022 Recommendation

Victor Turner, Director
Neighborhood Services
Selection Process

1. Identified Neighborhoods with distress characteristics
2. Analyzed Census Tracts within distressed neighborhoods
3. Created objective data profile
4. Reviewed data with teams
5. Recommendation
Criteria for Neighborhood Selection

- **Socio-economic indicators** showing distress:
  - Low educational attainment
  - High concentration of low and moderate income residents

- Concerning **neighborhood indicators**:
  - Significant blight
  - Inadequate public infrastructure
  - Crimes against people, property, and society
  - Low access to broadband internet
  - Food desert
  - Access to & quality of outdoor park facilities

- **Neighborhood organizational capacity** to leverage investment with other economic and social service investments
Criteria for Neighborhood Selection

**Socioeconomic**
- Median Household Income
- Median Home Value
- Poverty Rate
- Unemployment Rate
- Population without a High School Diploma

**Neighborhood condition**
- # Vacant & Open Structures
- Substandard Structure Violations
- Crimes Against People
- Crimes Against Society
- Crimes Against Property
- Pavement Condition Index
- Sidewalk Conditions
- Streetlight Conditions
- Broadband Internet
- Food Desert
- Proximity of Outdoor Recreation
- Outdoor Recreation Facility Condition

**Capacity and Leveraging**
- Leverage Resources, Non-profit Collaborations & other initiatives
- Neighborhood Association Capacity, Neighborhood Leadership, and Resident Engagement

Calculated as 2x's weighted measure
<table>
<thead>
<tr>
<th>Proposed Area</th>
<th>Population</th>
<th>Square Miles</th>
<th>Districts</th>
</tr>
</thead>
<tbody>
<tr>
<td>LVT</td>
<td>13,796</td>
<td>1.69</td>
<td>3</td>
</tr>
<tr>
<td>Bomber Heights</td>
<td>3,979</td>
<td>.82</td>
<td>3</td>
</tr>
<tr>
<td>North Tri</td>
<td>6,269</td>
<td>1.39</td>
<td>2</td>
</tr>
<tr>
<td>Diamond Hill</td>
<td>2,409</td>
<td>.43</td>
<td>2</td>
</tr>
<tr>
<td>Bonnie Brae</td>
<td>1,096</td>
<td>.52</td>
<td>4</td>
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<tr>
<td>Carter Riverside</td>
<td>3,820</td>
<td>.92</td>
<td>4,9,8</td>
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<tr>
<td>Parker Essex Boaz</td>
<td>685</td>
<td>.51</td>
<td>8</td>
</tr>
<tr>
<td>Polytechnic Heights</td>
<td>2,369</td>
<td>.54</td>
<td>8</td>
</tr>
<tr>
<td>Morningside</td>
<td>3,000</td>
<td>.56</td>
<td>8</td>
</tr>
<tr>
<td>Glen Park</td>
<td>6,659</td>
<td>1.43</td>
<td>8</td>
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<tr>
<td>Highland Hills</td>
<td>2,373</td>
<td>.65</td>
<td>8</td>
</tr>
<tr>
<td>Altamesa</td>
<td>3,664</td>
<td>.69</td>
<td>6</td>
</tr>
</tbody>
</table>
New in Scoring Matrix for 2022

- Added crime statistics to include crimes against society and crimes against property (not just crimes against people)
- Added proximity of outdoor recreation facilities
- Added outdoor recreation facility conditions
- Took out # Code Enforcement cases
- Added # vacant and open structure cases
- Added substandard structure violations

Ensuring that neighborhood condition measurements relate to typical NIS Projects

Focus more points on neighborhood conditions
## Socioeconomic Factors

<table>
<thead>
<tr>
<th>CRITERIA Objective Measures</th>
<th>Morningside</th>
<th>Parker Esse Boat</th>
<th>Highland Hills</th>
<th>Polytechnic</th>
<th>Bomber Heights</th>
<th>Glen Park</th>
<th>Carter-Riverside</th>
<th>North Tri Ethnic</th>
<th>Diamond Hill</th>
<th>Altamesa</th>
<th>Las Vegas Trail</th>
<th>Bonnie Brae</th>
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</thead>
<tbody>
<tr>
<td># of census tracts</td>
<td>1</td>
<td>2</td>
<td>1</td>
<td>2</td>
<td>2</td>
<td>2</td>
<td>3</td>
<td>1</td>
<td>3</td>
<td>4</td>
<td>3</td>
<td>1</td>
</tr>
<tr>
<td>Median Household Income (per year)</td>
<td>$32,791</td>
<td>$32,402</td>
<td>$38,412</td>
<td>$41,446</td>
<td>$47,369</td>
<td>$40,010</td>
<td>$48,168</td>
<td>$46,374</td>
<td>$44,469</td>
<td>$46,452</td>
<td>$32,299</td>
<td>$46,167</td>
</tr>
<tr>
<td>Median Home Value (per year)</td>
<td>$71,397</td>
<td>$69,117</td>
<td>$75,313</td>
<td>n/a</td>
<td>$56,931</td>
<td>$70,707</td>
<td>$87,370</td>
<td>$86,576</td>
<td>$79,450</td>
<td>$110,013</td>
<td>$102,777</td>
<td>$94,700</td>
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<tr>
<td>Poverty Rate</td>
<td>28%</td>
<td>45%</td>
<td>18%</td>
<td>20%</td>
<td>18%</td>
<td>30%</td>
<td>21%</td>
<td>27%</td>
<td>18%</td>
<td>18%</td>
<td>18%</td>
<td>14%</td>
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<tr>
<td>Unemployment Rate</td>
<td>3%</td>
<td>3%</td>
<td>3%</td>
<td>4%</td>
<td>14%</td>
<td>10%</td>
<td>8%</td>
<td>14%</td>
<td>9%</td>
<td>10%</td>
<td>2%</td>
<td>2%</td>
</tr>
<tr>
<td>Population without High School Diploma</td>
<td>19%</td>
<td>24%</td>
<td>13%</td>
<td>43%</td>
<td>17%</td>
<td>13%</td>
<td>12%</td>
<td>17%</td>
<td>32%</td>
<td>11%</td>
<td>10%</td>
<td>19%</td>
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<td>Socioeconomic Factors Score</td>
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<td>12</td>
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<td>Criteria</td>
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<tr>
<td>Neighbors Condition Factors 1/2</td>
<td>Neighborhood Improvement Program - 2022</td>
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<tr>
<td># of census tracks</td>
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<td></td>
<td></td>
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</tr>
<tr>
<td>Violent Crime (per 1,000 persons per year)</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
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</tr>
<tr>
<td>Substandard Structure Violations (per year)</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
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<tr>
<td>Crimes Against Property (per 1,000 persons per year)</td>
<td></td>
<td></td>
<td></td>
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<td></td>
<td></td>
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</tr>
<tr>
<td>Pavement Condition Index</td>
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<td></td>
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<td></td>
</tr>
<tr>
<td>Sidewalk Conditions</td>
<td></td>
<td></td>
<td></td>
<td></td>
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### Neighborhood Improvement Program - 2022

#### Neighborhood Condition Factors 2/2

<table>
<thead>
<tr>
<th>CRITERIA</th>
<th>Objective Measures</th>
<th>Morning Side</th>
<th>Parker Esav Base</th>
<th>Highland Hills</th>
<th>Polytechnic</th>
<th>Bomber Heights</th>
<th>Glen Park</th>
<th>Carter-Riverside</th>
<th>North Tri Ethnic</th>
<th>Diamond Hill</th>
<th>Altamesa</th>
<th>Las Vegas Trail</th>
<th>Bonnie Brae</th>
</tr>
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<tbody>
<tr>
<td></td>
<td># of census tracts</td>
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<td>Breathing and Public Health Exposure</td>
<td>2.4% 4.5% 9.0% 11.4% 12.9% 14.1%</td>
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<td>3</td>
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<td>Broadband Internet Service</td>
<td>2.8% 26% 30% 31% 34% 35% 44% 48% 51% 43% 52%</td>
<td>10</td>
<td>10</td>
<td>10</td>
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<td>10</td>
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<td>Food Desert Percentages</td>
<td>32.0% 74.0% 87.0% 61.0% 66.0% 81.0% 57.0% 50.0% 50.0% 50.0% 50.0% 50.0% 50.0%</td>
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<tr>
<td>Proximity of Outdoor Recreation Facility</td>
<td>3.5% 0.5% 15.0% 2.0% 52.0% 20.0% 3.0% 3.0% 3.0% 3.0% 3.0% 3.0%</td>
<td>0</td>
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#### Neighborhood Conditions Score

<table>
<thead>
<tr>
<th>Morning Side</th>
<th>Parker Esav Base</th>
<th>Highland Hills</th>
<th>Polytechnic</th>
<th>Bomber Heights</th>
<th>Glen Park</th>
<th>Carter-Riverside</th>
<th>North Tri Ethnic</th>
<th>Diamond Hill</th>
<th>Altamesa</th>
<th>Las Vegas Trail</th>
<th>Bonnie Brae</th>
</tr>
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<tbody>
<tr>
<td>39</td>
<td>33</td>
<td>41</td>
<td>38</td>
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<td>23</td>
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</table>
## Neighborhood Capacity & Leveraging Factors

<table>
<thead>
<tr>
<th>Neighborhood Improvement Program - 2022</th>
<th>Scores</th>
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<tbody>
<tr>
<td><strong>Objectives Measures</strong></td>
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<td></td>
<td><strong>Scoring</strong></td>
</tr>
<tr>
<td></td>
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<tr>
<td><strong>Leveraging Resources, Non-Profit Collaboration and Other Initiatives</strong></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Neighborhood Association Capacity, Neighborhood Leadership and Resident Engagement</strong></td>
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<tr>
<td><strong>Neighborhood Capacity &amp; Leveraging Scores</strong></td>
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</tr>
<tr>
<td>Objective Measures</td>
<td>Morningside</td>
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<tr>
<td>----------------------------------------</td>
<td>-------------</td>
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<tr>
<td>Median Household Income</td>
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<tr>
<td>Median Home Value</td>
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<tr>
<td>Poverty Rate</td>
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<tr>
<td>Unemployment Rate</td>
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<tr>
<td>Population without High School Degree</td>
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<tr>
<td>Substandard Structure Violations</td>
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<tr>
<td>Crimes Against People (per 1,000 persons per year)</td>
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<tr>
<td>Crimes Against Society (per 1,000 persons per year)</td>
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<tr>
<td>Crimes Against Property (per 1,000 persons per year)</td>
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<td>Pavement Condition Index</td>
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<tr>
<td>Sidewalk Condition</td>
<td>5</td>
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<tr>
<td>Broadband Internet</td>
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</tr>
<tr>
<td>Food Desert Percent (½ or 1 mile from food access)</td>
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<tr>
<td>Proximity of Outdoor Recreation Facility</td>
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<tr>
<td>Condition of Outdoor Recreation Facility</td>
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<tr>
<td>Leveraging Resources, Non-Profit Collaboration</td>
<td>7</td>
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<tr>
<td>Neighborhood Assoc. Capacity, Leadership &amp; Resident Engagement</td>
<td>9</td>
</tr>
<tr>
<td>Objective Measures</td>
<td>Las Vegas Trail</td>
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<tr>
<td>-------------------------------------------</td>
<td>----------------</td>
</tr>
<tr>
<td>Median Household Income</td>
<td>$32,299</td>
</tr>
<tr>
<td>Median Home Value</td>
<td>$121,277</td>
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<tr>
<td>Poverty Rate</td>
<td>33%</td>
</tr>
<tr>
<td>Unemployment Rate</td>
<td>10%</td>
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<tr>
<td>Pop. w/o High School Diploma</td>
<td>10%</td>
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<tr>
<td>Median Home Value</td>
<td>$121,277</td>
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<tr>
<td>Poverty Rate</td>
<td>33%</td>
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<tr>
<td>Unemployment Rate</td>
<td>10%</td>
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<td>Socioeconomic Factors Score</td>
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<td>Substandard Structure Violations (per year)</td>
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<tr>
<td>Crimes Against Society (per 1,000 persons per yr)</td>
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<tr>
<td>Crimes Against Property (per 1,000 persons per yr)</td>
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<tr>
<td>Pavement Condition Index</td>
<td>18% Distressed</td>
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<tr>
<td>Sidewalk Condition</td>
<td>0% poor</td>
</tr>
<tr>
<td>Broadband Internet Service</td>
<td>43%</td>
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<tr>
<td>Food Desert Percent (½ or 1 mile from food access)</td>
<td>82% 1 mile from food access</td>
</tr>
<tr>
<td>Proximity of Outdoor Recreation Facility</td>
<td>4%</td>
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<tr>
<td>Outdoor Recreation Facility Condition</td>
<td>4 (poor)</td>
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<tr>
<td>Neighborhood Conditions Score</td>
<td>60</td>
</tr>
<tr>
<td>Leveraging Resources, Non-Profit Collaboration &amp; Other Initiatives</td>
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</tr>
<tr>
<td>Neighborhood Assoc. Capacity, Leadership &amp; Resident Engagement</td>
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<td>Neighborhood Capacity &amp; Leveraging Score</td>
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<tr>
<td>Total Score</td>
<td>80</td>
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</table>
2022 Neighborhood Improvement Strategy

Recommended Neighborhood Is......

LAS VEGAS TRAIL Neighborhood
# Next Steps

<table>
<thead>
<tr>
<th>Task</th>
<th>Date</th>
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<tbody>
<tr>
<td>Council Resolution</td>
<td>December 14</td>
</tr>
<tr>
<td>Neighborhood Stakeholder Meeting (Neighborhood Leadership)</td>
<td>Mid-January 2022</td>
</tr>
<tr>
<td>Neighborhood Meeting (Big Event to Vote on Projects)</td>
<td>February 2022</td>
</tr>
<tr>
<td>Work Begins</td>
<td>April 2022</td>
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</tbody>
</table>
Questions?