

TIF 13: Woodhaven

Neighborhood Transformation Plan

Martha Collins

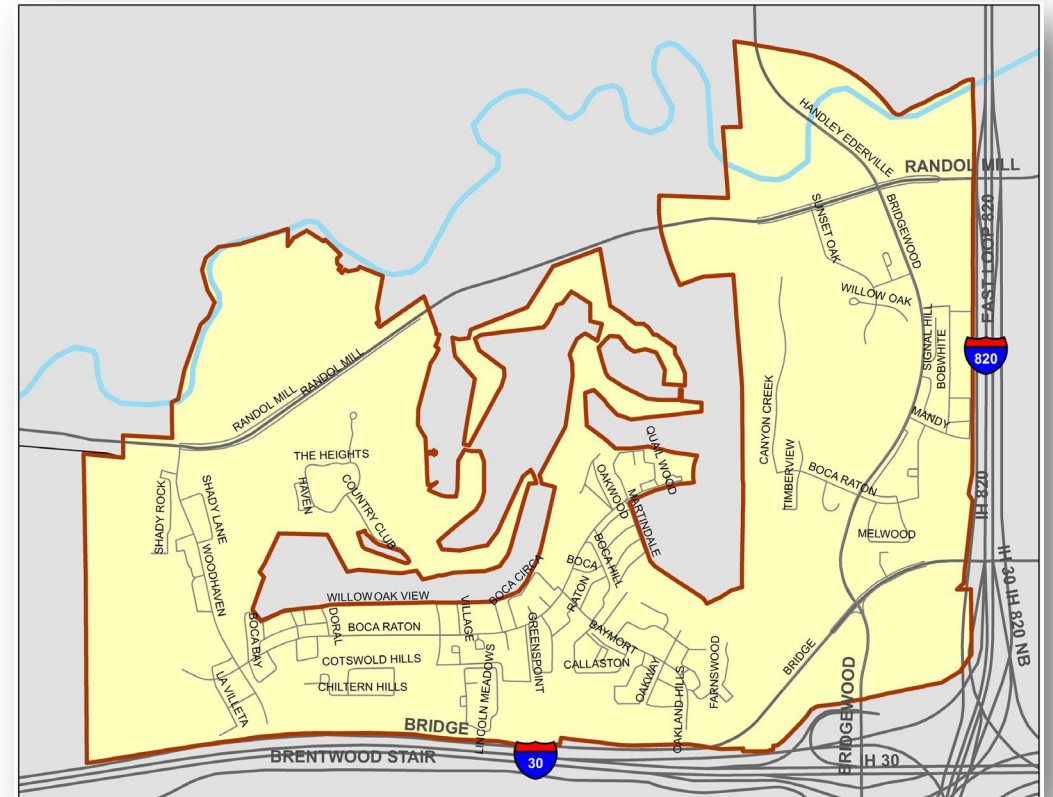
Economic Development Manager

January 24, 2024

TIF 13: Woodhaven

November 27, 2007 – December 31, 2028 | 1,100 acres

TIF 13 was created to help fund public infrastructure improvements that will provide a “foundation for development” to encourage and support the long-term public needs of the neighborhood and secure mixed-use economic growth opportunities in the Woodhaven area.



Approved FY2024 Budget

	<i>Actuals</i>	<i>Estimated</i>			
	FY2023	FY2024	FY2025	FY2026	FY2027
FUND BALANCE CARRYOVER <i>(previous year)</i>	\$ 9,456,722.88	\$ 13,628,762.57	\$ 13,006,289.09	\$ 16,728,206.87	\$ 20,779,015.12
REVENUE					
City of Fort Worth:	\$ 2,617,719.90	\$ 3,047,658.02	\$ 3,169,564.34	\$ 3,296,346.91	\$ 3,428,200.79
Tarrant County	\$ 638,633.49	\$ 124,208.26	\$ 129,176.59	\$ 134,343.65	\$ 139,717.40
Tarrant County Hospital District:	\$ 384,722.89	\$ -	\$ -	\$ -	\$ -
Tarrant County College District:	\$ 240,233.77	\$ 256,031.95	\$ 266,273.23	\$ 276,924.16	\$ 288,001.12
Tarrant Regional Water District:	\$ 99,286.22	\$ 122,233.29	\$ 127,122.62	\$ 132,207.53	\$ 137,495.83
Subtotal	\$ 3,980,596.27	\$ 3,550,131.52	\$ 3,692,136.78	\$ 3,839,822.25	\$ 3,993,415.14
Other Revenue					
Interest Generated	\$ 321,047.42	\$ 354,258.00	\$ 357,801.00	\$ 361,379.00	\$ 364,993.00
TOTAL FUNDS AVAILABLE	\$ 13,758,366.57	\$ 17,533,152.09	\$ 17,056,226.87	\$ 20,929,408.12	\$ 25,137,423.26
EXPENDITURES					
Sidewalk Connectivity		\$ 4,200,000.00			
Highwoods Village Development, LLC		\$ 184,951.00	\$ 184,951.00	\$ -	\$ -
TIF Admin Fee	\$ 129,604.00	\$ 141,912.00	\$ 143,069.00	\$ 150,393.00	\$ 156,506.00
TOTAL EXPENDITURES	\$ 129,604.00	\$ 4,526,863.00	\$ 328,020.00	\$ 150,393.00	\$ 156,506.00
ENDING FUND BALANCE	\$ 13,628,762.57	\$ 13,006,289.09 *	\$ 16,728,206.87	\$ 20,779,015.12	\$ 24,980,917.26

Background:

- TIF expires in 2028 with a potential \$30M fund balance
- Need to analyze the opportunities for development & redevelopment and what investments would best encourage new investment
- Need for an assessment and at-large, community engagement process to understand community needs and prioritize investments
- Many projects submitted in the past either do not meet the TIF project & financing plan criteria, have not come to fruition, or have not received community support

Neighborhood Conservation Plan

- **Conduct a neighborhood revitalization & transformation plan** looking at community recommendations, data, development opportunities, and more to direct TIF funds **for most impact on meeting the long-term public needs and securing mixed-use growth opportunities** for Woodhaven.
- Partner with Interface Studio to create an action plan both for directing TIF funds and long-term community recommendations and vision

Interface Studio

- Along with Ninigret Partners & The Collaborative
- Based out of Philadelphia PA, founded in 2004
- Mission: help communities of all sizes think about where they are now, what they would like to become, and which steps are needed to get there.
- Current and Past Projects:
 - Vegas Trails Neighborhood Transformation Plan
 - Fort Worth Downtown 2033 Plan
 - Fort Worth Neighborhood Conservation Plan & Affordable Housing Strategy
 - Restoring Central Dover
 - Neighborhood Vision Plan Midtown Cleveland
 - Wilmington 2028 Plan

Why Interface?: Results from previous plans

Fort Worth Neighborhood Conservation Plan & Affordable Housing Strategy & Wins

- Developed a framework for improving Fort Worth Neighborhoods
- Doubled the Neighborhood Improvement Program areas each year
- Community Land Trust

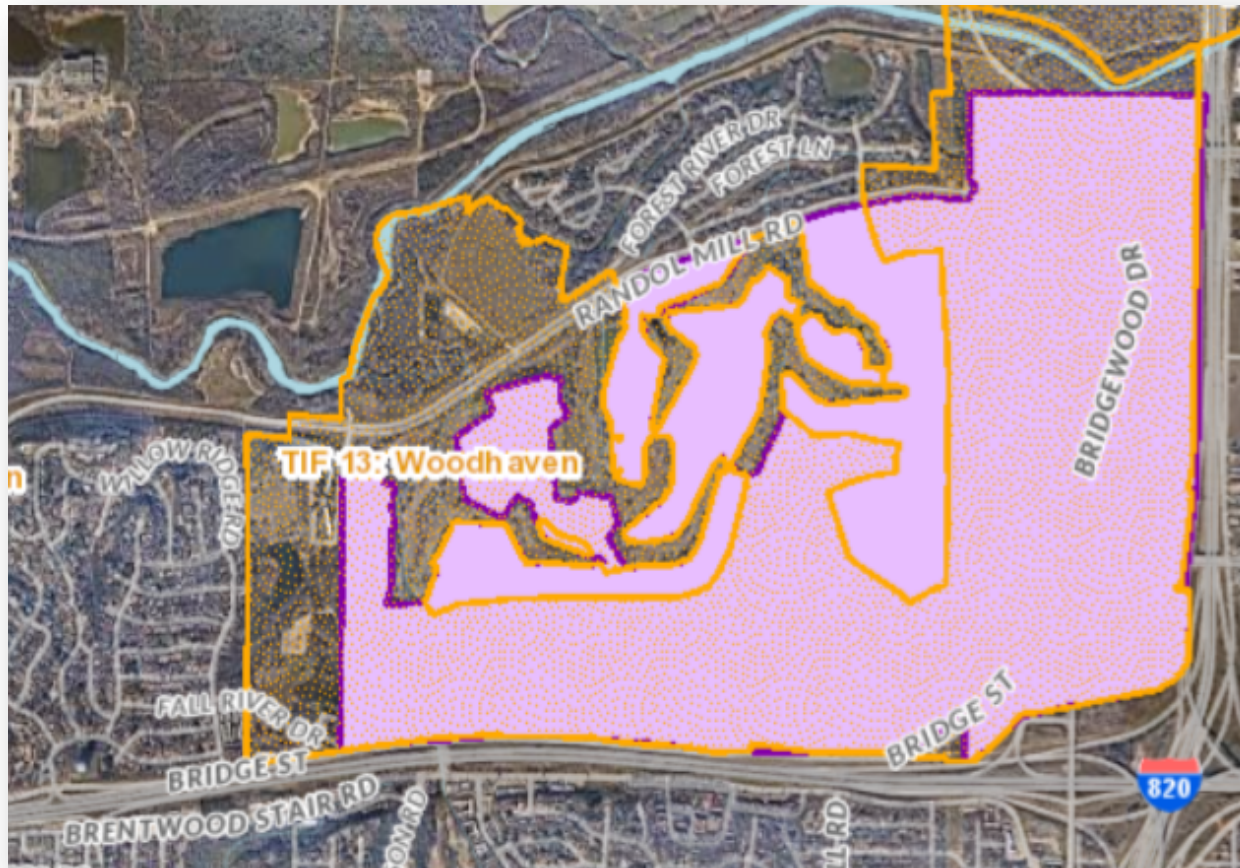
LVT Transformation Strategy Wins:

- Restriping of streets, addition of bike lanes and sidewalks on major streets
- New JPS Clinic
 - Safe walking trail for seniors that encircles campus
- Boys & Girls Club
- Childcare Associates
- Safe Routes to School and Park Improvements
- Clean and Safe Initiative

Downtown Plan 2033

- Recently completed 10 year plan– guiding short, medium, long term goals & work plan
- Recommendations for livable neighborhoods, seamless connections, great & distinctive places, etc.

Area of focus



TIF



Neighborhood
Empowerment Zone

** While the focus is Woodhaven
TIF area & neighborhood,
surrounding neighborhoods will be
engaged*

Scope of Services

- Task 1: Research & Communication
 - Data collection, tour the district, hold stakeholder interviews, advertise the plan, coordinate with partners. Includes hiring resident community connectors.
- Task 2: Inventory & Analysis
 - Past and Present of the community, data analysis, community survey, economic/market overview, housing analysis, parcel research mapping of local assets, transportation overview, public events, summary of opportunities & challenges

Scope of Services

- Task 3: Vision & Recommendations
 - Vision statement & goals for future of the neighborhood, focus group meetings, draft recommendations and action steps (future land use, economic development, urban design, public safety, people plan)
 - Drafting of preliminary plan
- Task 4: Implementation
 - Action strategy for next year & implementation timeline
 - Final plan completed



Community Participation:

- Steering Committee Meetings: 5
 - Kick off
 - Existing Conditions Review
 - Public Input Review, Vision & Value Statements
 - Preliminary Recommendation Review
 - Draft Plan and Implementation Discussion
- Community Events: 2
 - Share Key Findings, Information Gathering & Vision
 - Review and Prioritize Vision/Goals & Recommendations
- Focus Groups: 4
 - Review Visions/Goals, Preliminary Ideas for specific Topics
- Interviews: 20

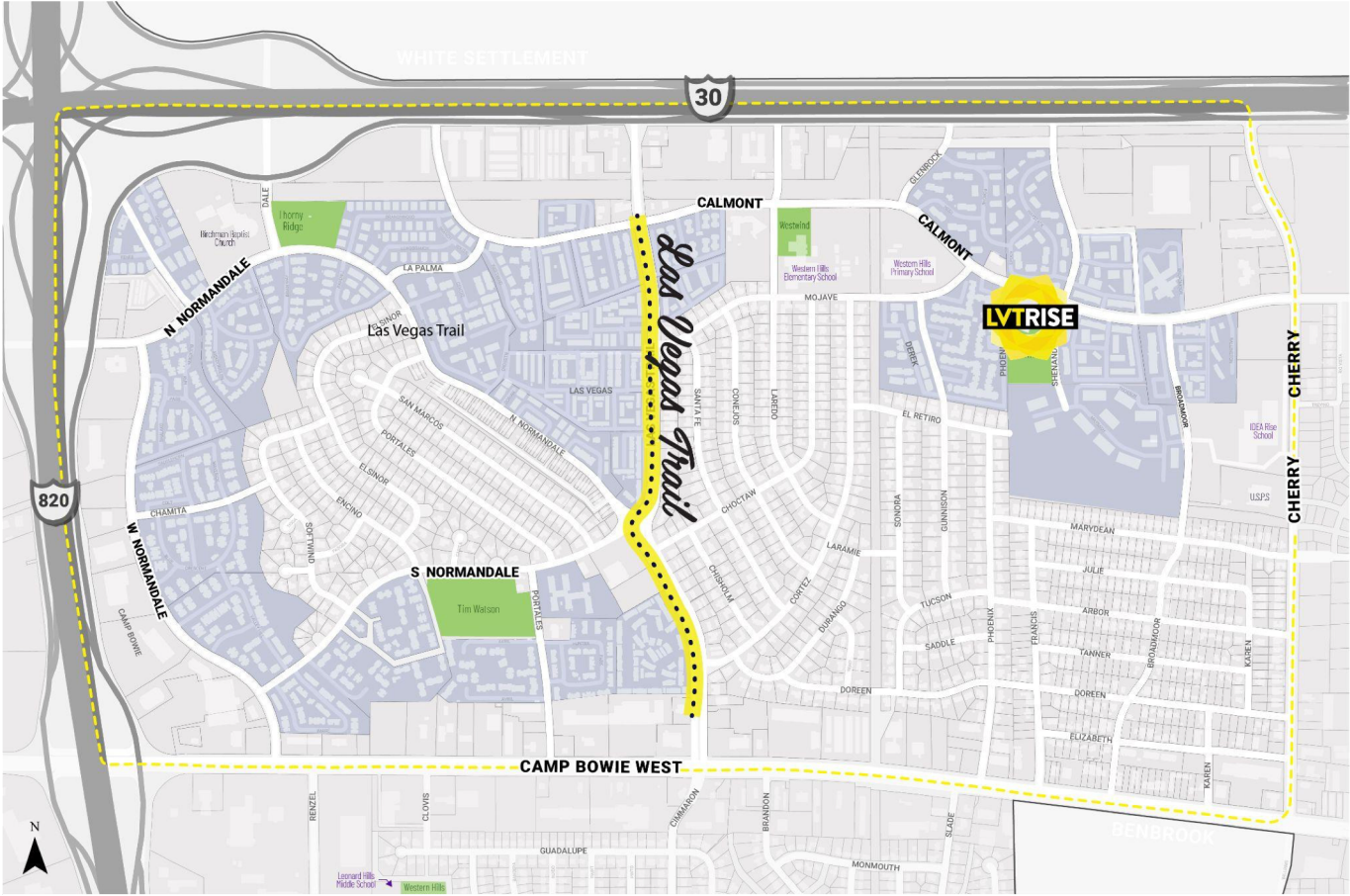


Interface Studio

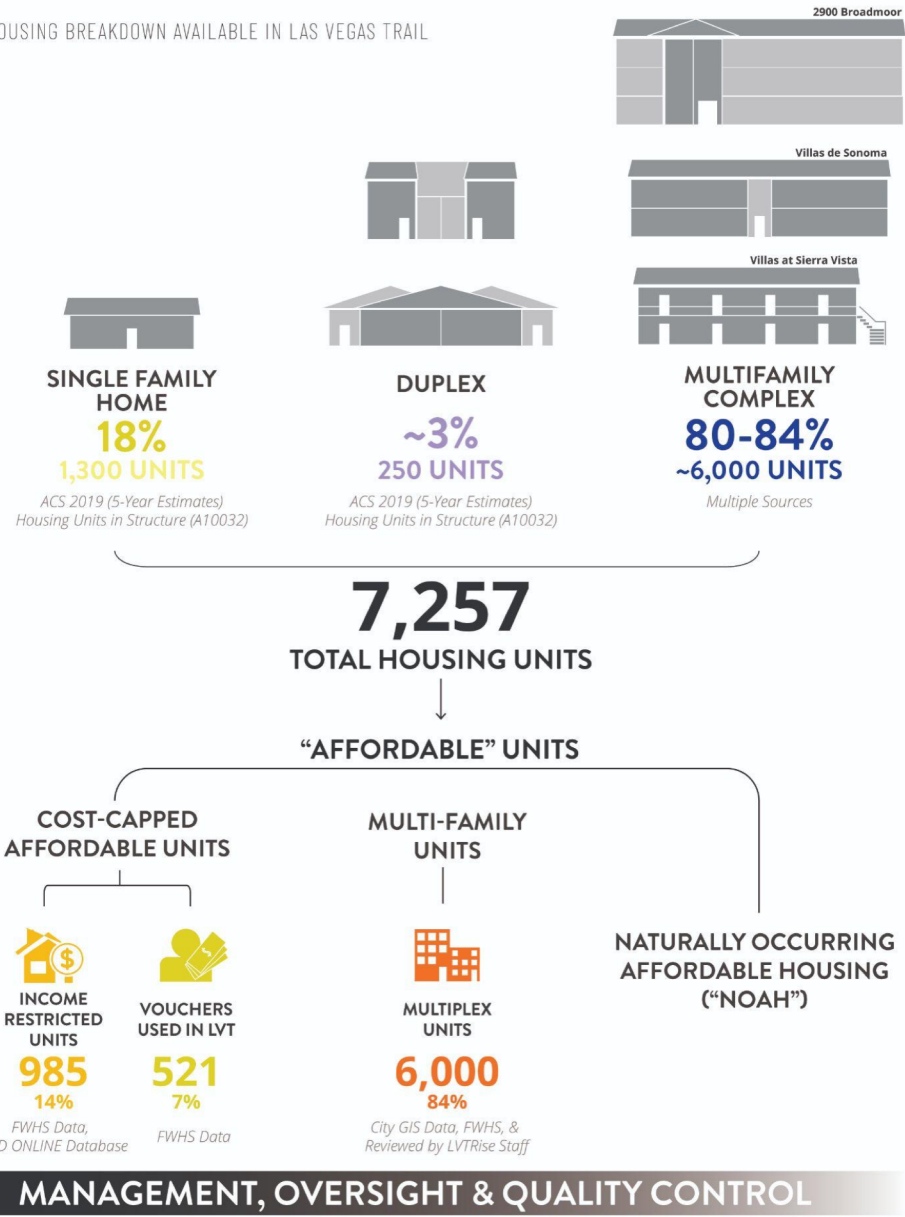
Sarah Kellerman
Austin Studio Director
Interface Studio



MULTIFAMILY COMPLEX PROPERTIES

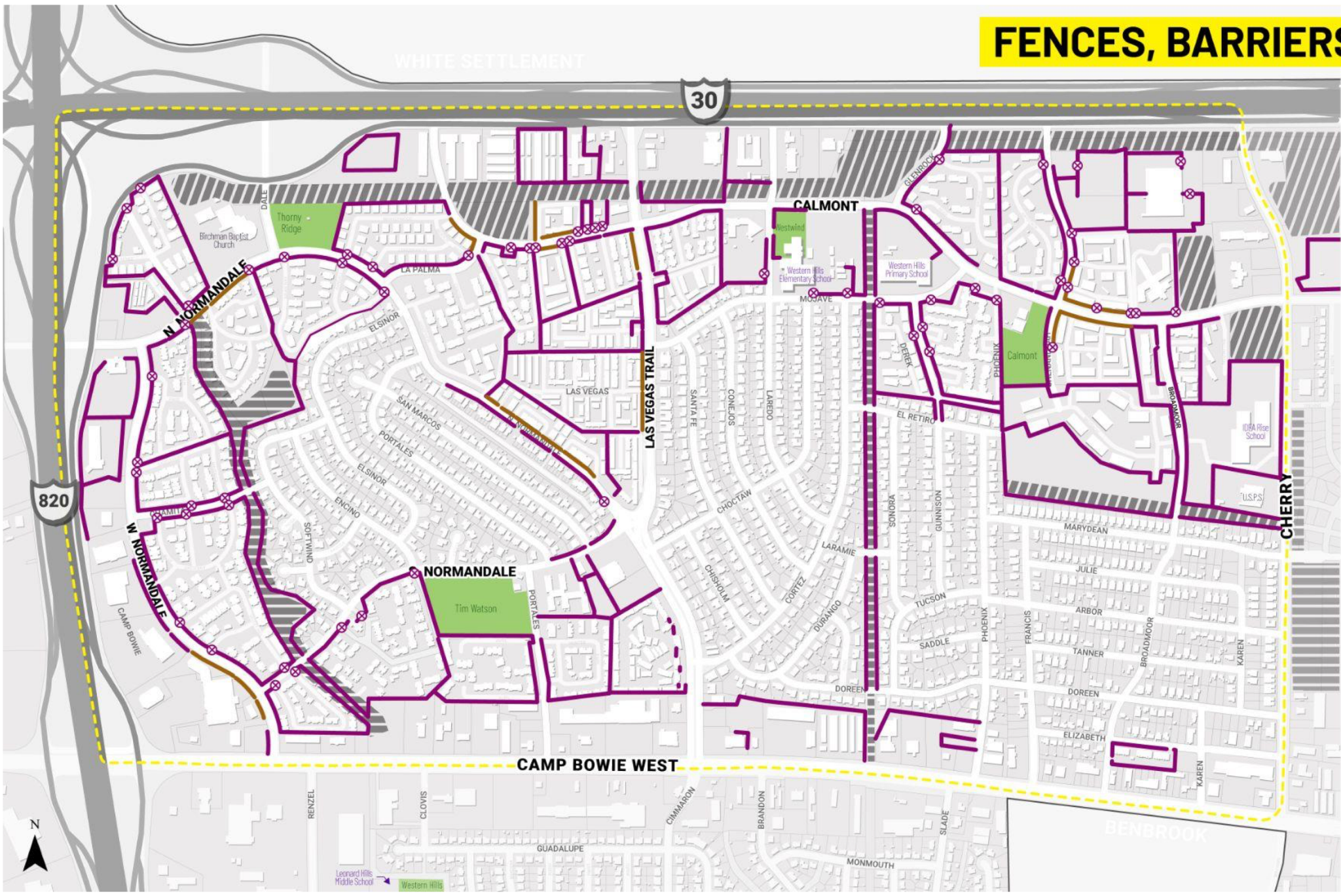


HOUSING BREAKDOWN AVAILABLE IN LAS VEGAS TRAIL



FENCES, BARRIERS, & EDGES

FORT WORTH



- FENCES
- INACTIVE BUILDING WALL
- UTILITY & OPEN LAND BARRIERS
- CONTROLLED ENTRY



COLLABORATIVE MAP

Public Input during Love LVT Block Party



WHITE SETTLEMENT

30

PROPOSED
Utility ROW Bike / Walk Trail

Community Farm
PROPOSED

Kaboom Playground
COMING SOON!

Thorny Ridge

CALMONT

Westwind

Western Hills
Elementary

Western Hills
Primary

LVTRise

Child Development
Campus
COMING SOON!

Calmont Park

PARK ENHANCEMENTS
UNDER CONSTRUCTION!

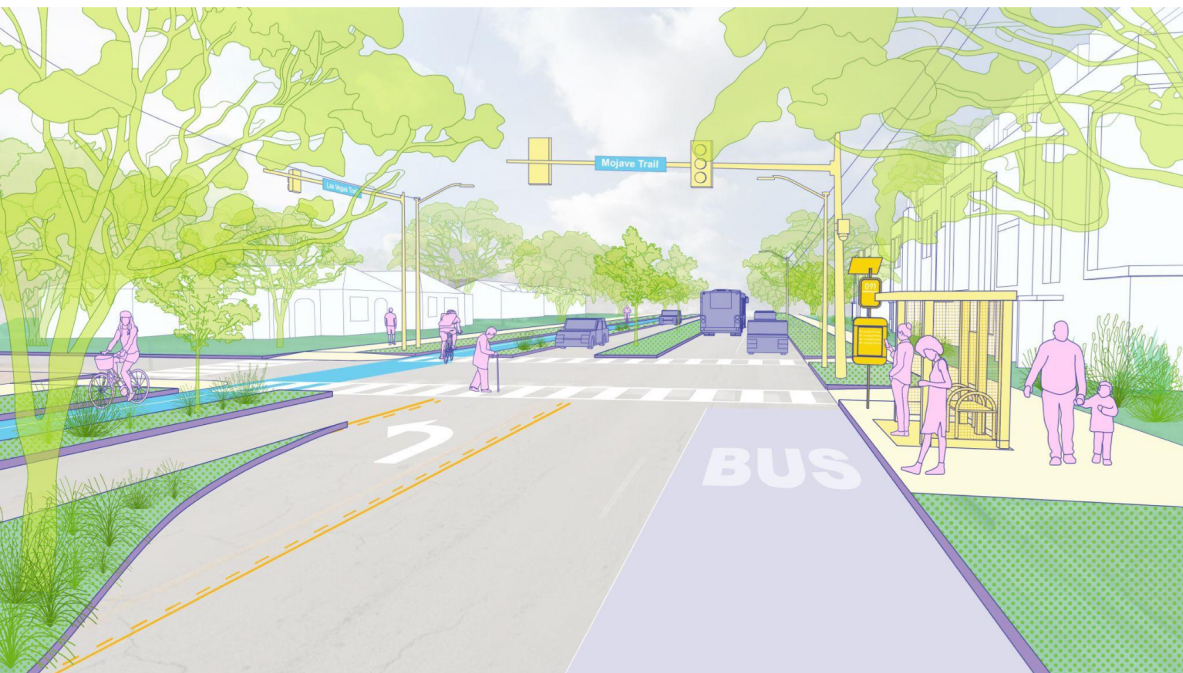
IDEA Rise

CALMONT STREETScape IMPROVEMENTS

Health in “THE HEART” of the Neighborhood

Tim
Watson

820



KROGER ACCESS IMPROVEMENT

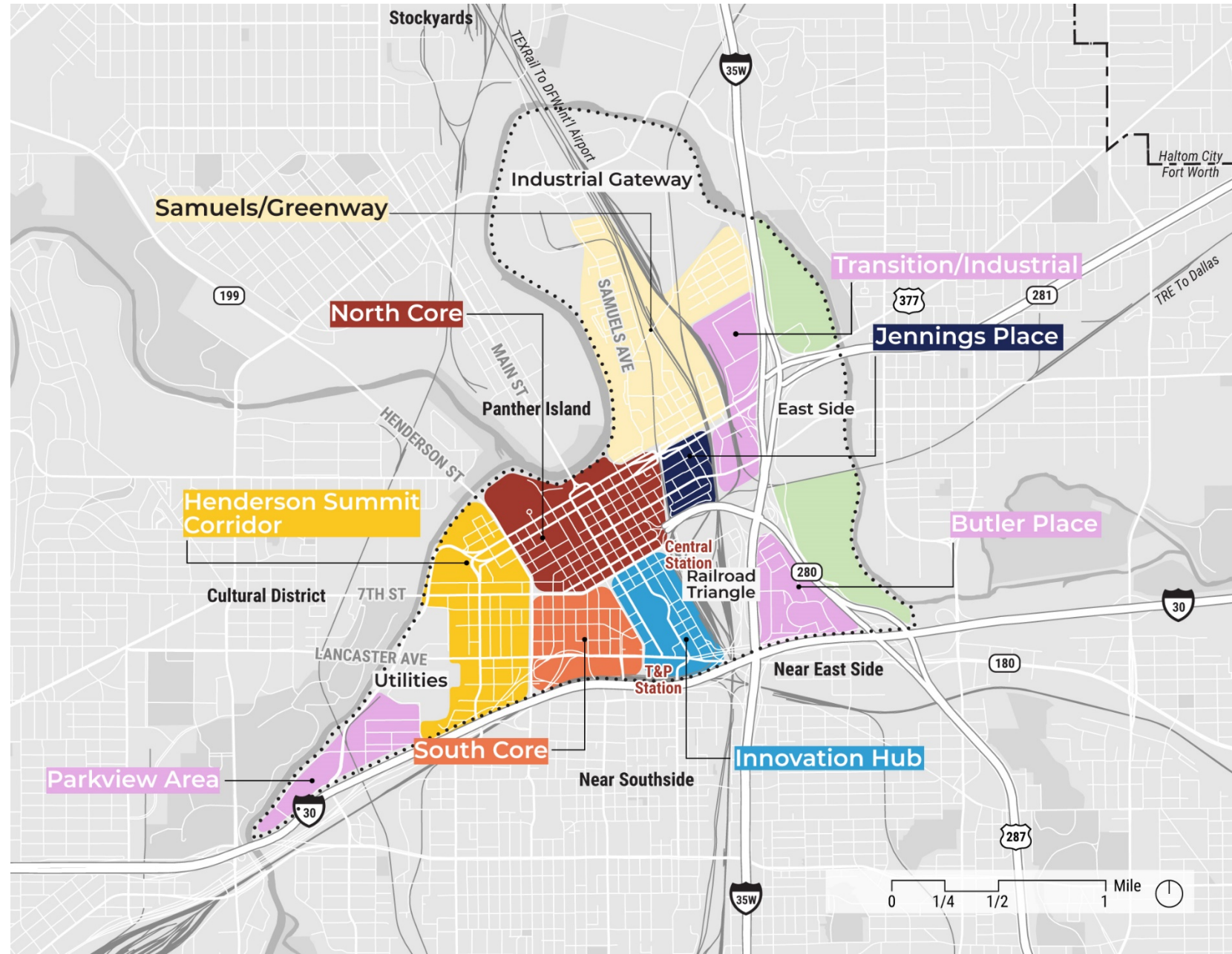


Downtown Fort Worth Plan 2033

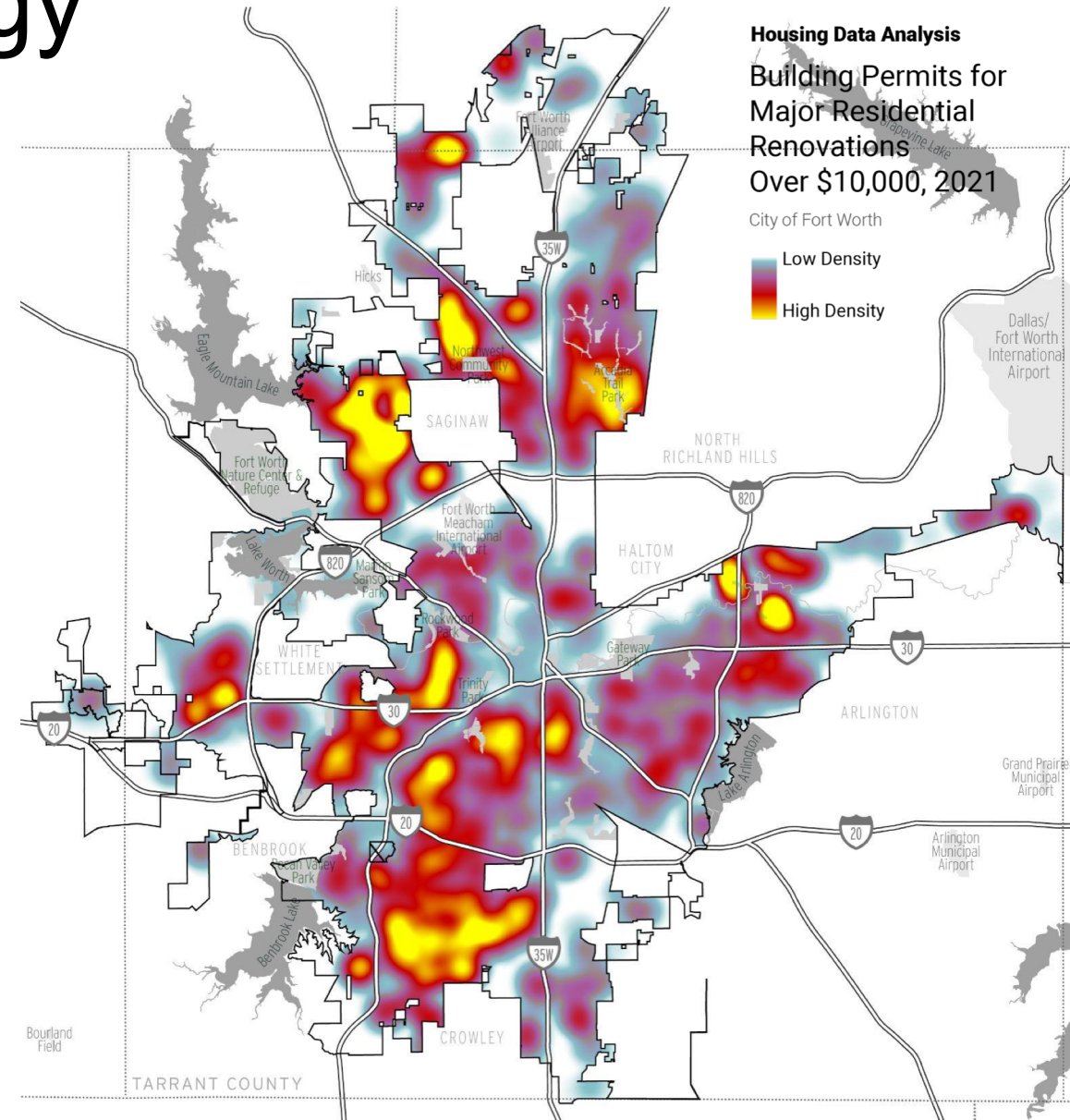


PLAN
2033

DOWNTOWN
FORT WORTH



Fort Worth Neighborhood Conservation Plan & Housing Affordability Strategy



Food Service Workers,
Cashiers, Nursing Aides,
Housekeepers

They make
Under \$2,000
per month
Under 30% AMI
Extremely Low Income

Can afford
Under \$600
per month
for housing



Administrative Assistants,
Child Care Workers,
Security Guards

They make
\$2,000-\$4,000
per month
30%-60% AMI
Very Low Income

Can afford
\$600-\$1,200
per month
for housing



Primary School Teachers,
Paramedics,
Construction Workers

They make
\$4,000-\$5,400
per month
60%-80% AMI
Low Income

Can afford
\$1,200-\$1,620
per month
for housing



Police Officers,
Nurses, Engineers,
Real Estate Agents

They make
\$5,400-\$8,200
per month
80%-120% AMI
Moderate Income

Can afford
\$1,620-\$2,460
per month
for housing

INTERFACIAL STUDIO										THE COLLABORATIVE		NIGHTING PARTNERS		
Lead Consultant Planning and Urban Design										Economic Development		Fee per Task		
TASK	Description	Project Manager	Designer	Architect	President	HOURLY RATE								
						\$75	\$50	\$105	\$300	\$250				
HOURLY RATE	\$75	\$50	\$105	\$300	\$250									
TASK 1: PROJECT MANAGEMENT														
1.1	Coordination & Communication	10	10	10	9	4,050	\$	-	-	10	9	2,550	\$	6,600
1.2	Data Request	5	-	-	2	600	\$	-	-	5	-	0	\$	600
1.3	Review Existing Plans	2	-	-	9	1,350	\$	-	-	2	-	500	\$	1,750
1.4	Public Participation Plan	5	-	-	9	1,350	\$	-	-	5	-	0	\$	1,350
1.5	Creation of the Steering Committee	10	24	12	9	4,050	\$2	-	3,600	12	9	3,000	\$	9,450
1.6	Related Community Connections	10	-	30	-	3,150	\$2	-	3,000	-	-	0	\$	6,150
1.7	One-on-One Stakeholder Meetings	20	20	-	9	6,300	\$	-	0	10	9	2,550	\$	8,400
1.8	Meeting Materials	2	30	30	9	7,650	\$	-	0	-	-	0	\$	7,650
1.9	Study Value Tree	10	-	-	9	2,550	\$	-	0	-	-	0	\$	2,550
1.10	Communications	-	-	-	-	0	\$	-	30,000	-	-	0	\$	30,000
Total Hours		80	124	118				24	34					
Task 1 Cost Estimate						\$	40,820	\$	37,080	\$	9,340	\$		\$7,230
TASK 2: COMMUNITY & STAKEHOLDER INVOLVEMENT														
2.1	Roll-out and Present of the Community	2	-	-	9	2,250	\$	-	0	-	-	0	\$	2,250
2.2	Organize the Data	1	-	-	9	18,000	\$	-	0	-	-	0	\$	17,000
2.3	Partner Research and Rejuvenation Database	1	24	24	9	6,300	\$	-	0	-	-	0	\$	7,300
2.4	Prepare Plan Analysis and Community Survey	1	24	30	9	7,350	\$	-	0	-	-	0	\$	7,350
2.5	Economic Market Overview	1	-	-	9	2,550	\$	-	0	-	-	0	\$	2,550
2.6	Meeting Agenda	1	24	24	9	6,300	\$	-	0	-	-	0	\$	10,000
2.7	Mapping of Labor Assets	2	-	-	9	2,250	\$	-	0	-	-	0	\$	2,250
2.8	Transportation Overview	2	30	30	9	6,300	\$	-	0	-	-	0	\$	6,300
2.9	Public Events	10	-	-	9	25,000	\$	-	0	-	-	0	\$	25,000
2.10	Coordination Meetings	10	10	10	9	4,050	\$	-	0	10	9	2,550	\$	6,600
2.11	Summary of Opportunities and Challenges	1	30	30	9	6,300	\$	-	0	-	-	0	\$	6,300
Total Hours		40	108	108				-	-	40				
Task 2 Cost Estimate						\$	73,230	\$	-	\$	19,540	\$		\$4,730
TASK 3: EXISTING CONDITIONS & NEEDS ASSESSMENT														
3.1	Vision and Goals	2	-	-	9	2,250	\$	-	0	-	-	0	\$	1,450
3.2	Public Survey Meeting	10	-	-	9	2,700	\$	-	0	-	-	0	\$	2,700
3.3	Data Rejuvenations	10	100	100	9	31,500	\$	-	0	24	9	6,000	\$	37,500
3.4	Public Events	10	40	40	9	16,400	\$	-	0	-	-	0	\$	16,400
3.5	Coordination Meetings	10	30	30	9	4,050	\$	-	0	-	-	0	\$	5,100
3.6	Preliminary Draft Plan	1	-	-	105	10,500	\$	-	0	-	-	0	\$	10,500
Total Hours		100	174	170				-	40					
Task 3 Cost Estimate						\$	66,330	\$	-	\$	10,000	\$		\$4,330
TASK 4: PROGRAM RECOMMENDATIONS / IMPLEMENTATION														
4.1	Public Financing Plan	10	10	10	9	5,400	\$	-	0	2	9	500	\$	5,900
4.2	Implementation Timeline	24	24	-	9	4,320	\$	-	0	18	9	4,000	\$	12,640
4.3	Plan Phase	10	40	24	9	13,520	\$	-	0	-	-	0	\$	13,520
4.4	Wrap up and Monitoring Plan	10	10	-	9	4,050	\$	-	0	-	-	0	\$	4,050
Total Hours		64	114	44				-	-	24				
Task 4 Cost Estimate						\$	29,250	\$	37,200	\$	4,500	\$	35,750	
TOTAL EXPENSES: TRAVEL						\$	19,500	\$	-	\$	-	\$	19,500	
TOTAL EXPENSES: COMMUNITY CONNECTIONS						\$	4,000	\$	-	\$	-	\$	4,000	
TOTAL ESTIMATED FEES						\$	249,500	\$	37,200	\$	43,500	\$	334,200	

Recommendation:

Staff recommends the approval of a resolution to enter into a contract with Interface Studios, LLC to conduct a Woodhaven neighborhood transformation plan in an amount not to exceed \$350,000.



Questions?