

AREAS FOR REVITALIZATION

The following areas are specific locations where the City of Fort Worth has tools and incentives available to partner with developers, businesses, and investors to encourage revitalization. If you're interested in investing in a project located in one of these areas, reach out to the city's Economic Development Department to learn more about partnership opportunities and see whether your project is eligible.

Designated Investment Zones

Designated Investment Zones include certain CDBG-eligible census tracts that have been targeted for revitalization by the City of Fort Worth. The zones receive enhanced consideration under various City incentive programs and help focus Fort Worth's revitalization efforts.

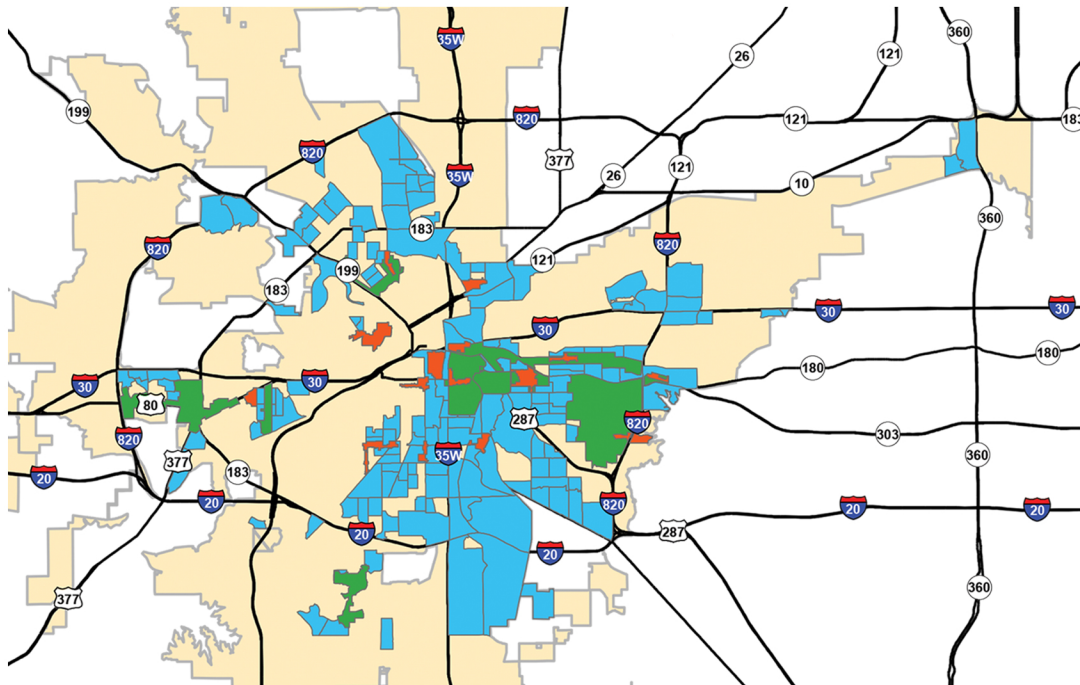
Revitalization Target Areas

Revitalization Target Areas are geographic areas built around strategically valuable neighborhood commercial corridors. The City leverages concentrated programmatic and incentive support in these areas to create a strong environment for small businesses, entrepreneurship and commercial development, and to establish the conditions for sustainable long-term neighborhood vitality. There are currently 10 Revitalization Zones in Fort Worth: Altamesa and McCart, Como/Horne Street, West Camp Bowie, Near Northside, Evans and Rosedale, East Lancaster, Wesleyan/Poly, Rosedale and Riverside, Stop Six, and Historic Handley.

Urban Villages

Urban Villages are small geographic areas (usually around one square mile in size) that are zoned for dense, multiple-use development that is mass-transit and pedestrian-friendly. Parks, business, entertainment, homes and stores are all within walking distance of each other in an area with a consistent look and feel that emphasizes the culture and heritage of those who call it home. The City of Fort Worth is working with developers, business groups and neighborhood associations to revitalize older commercial districts using capital improvements, mixed-use zoning and economic incentives. There are currently 16 Urban Villages in Fort Worth.

MAP KEY: ● Designated Investment Zones ● Revitalization Target Areas ● Urban Villages



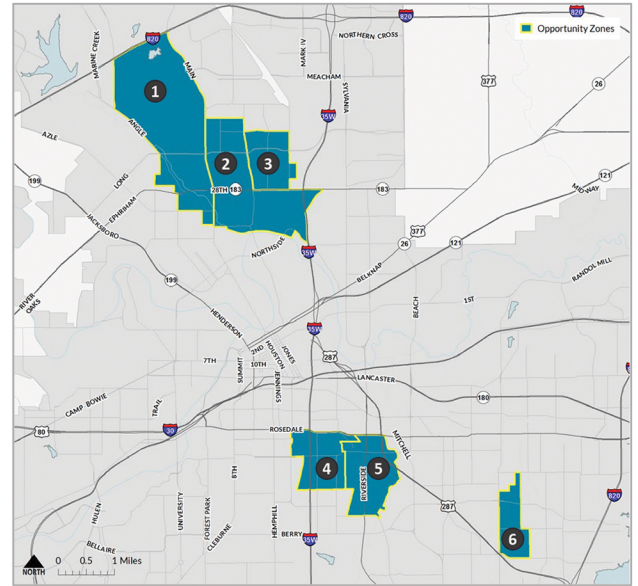
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OPPORTUNITY ZONES

Opportunity Zones are part of an economic development program established by Congress in the Tax Cuts and Jobs Act of 2017. The program encourages long-term investments in low-income urban and rural communities nationwide.

The Opportunity Zones program provides a tax incentive for investors to re-invest their unrealized capital gains into Opportunity Funds, which are dedicated to investing in state-designated Opportunity Zones. In 2018, the State of Texas designated 628 eligible low-income census tracts in 145 counties as Opportunity Zones, six of which are located in Fort Worth:

- OZ FW-1: Meacham Airport / Stockyards West
- OZ FW-2: Fort Worth Stockyards / Northside
- OZ FW-3: Stockyards TOD / Diamond Hill
- OZ FW-4: Medical Innovation District / Hillside-Morningside
- OZ FW-5: Cobb Park
- OZ FW-6: East Berry / Edgewood



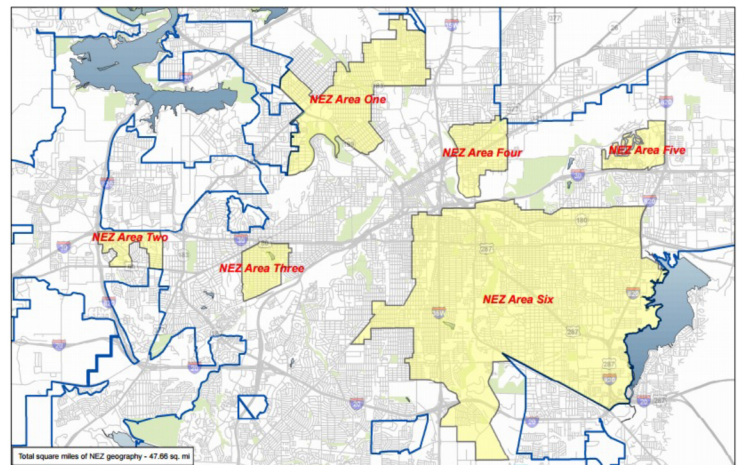
Contact Martha Collins, Revitalization Coordinator:
817-392-2610 | martha.collins@fortworthtexas.gov

NEIGHBORHOOD EMPOWERMENT ZONES (NEZs)

Projects located in a **Neighborhood Empowerment Zone (NEZ)** may be eligible for municipal property tax abatements, fee waivers and release of city liens for property owners who build or rehabilitate property within an NEZ. These incentives are designed to promote affordable housing, economic development and expanded services.

The program is available to all city council-designated NEZ areas. To be established as an NEZ, an area must be 100% Community Development Block Grant (CDBG) eligible, have a concentration of population at or below poverty level, have a low median household income and per capita income, contain a predominance of substandard homes/aged housing stock, have a higher than average vacancy rate, have a higher than average rate of personal or property crime, have low commercial permit values, and contain areas targeted for revitalization.

Certain fees can be waived for qualified projects within an NEZ, including all building permit fees, plat application fees, board of adjustment application fee, demolition fee,



demolition fee, structural moving fee, zoning application fee, street and utility easement vacation application fee, ordinance inspection fee, transportation impact fee, sign permit fees, and more. Certain City of Fort Worth liens may also be released for qualified projects.

Contact Sarah Odle, Neighborhood Development Coordinator:
817-392-7316 | sara.odle@fortworthtexas.gov

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