

# Video

## Northside Fort Worth, TX: Advisory Services Panel Presentation

Date: September 20, 2024

00:00:00 --> 00:00:01: All right.

00:00:01 --> 00:00:04: Thank you all for being here this morning.

00:00:04 --> 00:00:09: This is the start of the ULI Advisory Services Panel

00:00:09 --> 00:00:11: for the North Side of Fort Worth.

00:00:11 --> 00:00:13: Final presentation.

00:00:14 --> 00:00:14: Tamela.

00:00:15 --> 00:00:16: Good morning, everyone.

00:00:16 --> 00:00:17: Good morning.

00:00:17 --> 00:00:21: I'm Tamela Thornton, the Executive Director of ULI Dallas  
Fort

00:00:22 --> 00:00:22: Worth.

00:00:23 --> 00:00:26: I'm pleased to welcome you all here today on behalf

00:00:26 --> 00:00:29: of the Urban Land Institute, which is an 86 year

00:00:29 --> 00:00:33: old nonprofit which was created to elevate thought leadership  
on

00:00:33 --> 00:00:38: real estate development practices, land use and issues  
defining communities

00:00:38 --> 00:00:39: around the world.

00:00:40 --> 00:00:43: ULI's mission is to shape the future of the built

00:00:43 --> 00:00:47: environment for community transformation, and it's led by our  
members,

00:00:47 --> 00:00:50: individuals working across all industry disciplines.

00:00:51 --> 00:00:56: The Advisory Services program places ULI at the forefront of

00:00:56 --> 00:00:59: solving complex development challenges.

00:00:59 --> 00:01:02: Drawing on ULI's global network of real estate and

00:01:02 --> 00:01:04: land use professionals.

00:01:04 --> 00:01:10: The program delivers creative, practical and objective  
solutions to complex

00:01:10 --> 00:01:15: land use challenges and empowers local communities.

00:01:15 --> 00:01:19: Our panel this week reflects the structure with professionals

coming  
00:01:19 --> 00:01:21: from across the country.  
00:01:22 --> 00:01:25: The Dallas Fort Worth region has a strong tradition of  
00:01:26 --> 00:01:31: utilizing the National Advisory Services Program and Local  
Technical Assistance  
00:01:31 --> 00:01:35: Panels, or Taps, which apply the same discipline utilizing our  
00:01:35 --> 00:01:36: local membership.  
00:01:36 --> 00:01:40: In fact, we've completed at least three Taps in partnership  
00:01:40 --> 00:01:43: with the City of Fort Worth, helping to envision new  
00:01:43 --> 00:01:47: development and redevelopment of existing neighborhoods  
like Stop 6 and  
00:01:47 --> 00:01:51: addressing zoning and land issues, land use issues in other  
00:01:51 --> 00:01:51: areas.  
00:01:53 --> 00:01:56: We initially envisioned this project as a local tap, but  
00:01:57 --> 00:02:00: it became clear to us and to our sponsors, the  
00:02:00 --> 00:02:04: Fort Worth Hispanic Chamber and the City of Dallas that  
00:02:04 --> 00:02:08: the Panther Island redevelopment, I'm sorry, the city of Fort  
00:02:08 --> 00:02:12: Worth, excuse me, that's what happens when you manage  
both  
00:02:12 --> 00:02:17: councils and but that the Panther Island redevelopment and  
the  
00:02:17 --> 00:02:22: potential impact on the Northside community made this  
neighborhood ideally  
00:02:22 --> 00:02:26: positioned to leverage the best of our global organization.  
00:02:27 --> 00:02:31: Our processes for this panel included a few different  
structural  
00:02:31 --> 00:02:34: components which I think have have really led to the  
00:02:34 --> 00:02:36: richness of the conversation.  
00:02:36 --> 00:02:38: First, we were fortunate to be able to add a  
00:02:38 --> 00:02:42: special advisory support resource from Henry Cisneros who  
was the  
00:02:42 --> 00:02:45: Co founder of American Triple I, the former Mayor of  
00:02:45 --> 00:02:49: San Antonio and the Secretary of Housing and Urban  
Development  
00:02:49 --> 00:02:51: in the administration of President Clinton.  
00:02:52 --> 00:02:56: And 2nd, our local DFW Dallas Fort Worth Council has  
00:02:56 --> 00:03:01: committed additional post panel funding to support  
implementation efforts as  
00:03:02 --> 00:03:05: a result of the recommendations from the panel.  
00:03:06 --> 00:03:09: We will leverage our local knowledge of the market and  
00:03:09 --> 00:03:12: relationships to support the sponsor as they activate the  
panel  
00:03:12 --> 00:03:14: recommendations over the next year.  
00:03:15 --> 00:03:19: I would also like to thank and acknowledge Annette Landeros

00:03:19 --> 00:03:23: and DLR O'Neill for their vision which helped shape and  
00:03:23 --> 00:03:25: helped us deliver this panel.  
00:03:26 --> 00:03:30: I also want to recognize my colleagues Lauren Callahan,  
Barbara  
00:03:30 --> 00:03:34: Gustus and Victoria Oestreich from the ULI staff in Dallas,  
00:03:34 --> 00:03:38: Fort Worth and Amber Crawford and Shane Burton from my  
00:03:38 --> 00:03:41: team here in DFW, as well as Fernando Costa, John  
00:03:41 --> 00:03:45: Walsh and Steve Munt for their enthusiasm and hard work  
00:03:45 --> 00:03:47: and delivering this panel.  
00:03:48 --> 00:03:51: The ULI leaders that you see here in front of  
00:03:51 --> 00:03:54: us have volunteered their time to be with us this  
00:03:54 --> 00:03:58: week because they care about the mission of ULI and  
00:03:58 --> 00:03:59: the needs of the sponsor.  
00:04:00 --> 00:04:04: I want to emphasize how important the insights these  
panelists  
00:04:04 --> 00:04:08: bring from their own professional experiences are and the  
markets  
00:04:08 --> 00:04:09: to this process.  
00:04:09 --> 00:04:12: And the presentation that you'll hear today didn't just start  
00:04:13 --> 00:04:15: when the leaders landed here on Sunday, but it's a  
00:04:15 --> 00:04:18: culmination of months of prep work that started with a  
00:04:18 --> 00:04:20: series of conversations earlier this year.  
00:04:21 --> 00:04:24: And also as part of the engagement, ULI DFW sponsored  
00:04:24 --> 00:04:28: an Urban Plan for Communities workshop to help the  
community  
00:04:28 --> 00:04:32: become more familiar with some of the planning concepts  
that  
00:04:32 --> 00:04:34: will influence our panels work.  
00:04:35 --> 00:04:38: Lastly, a critical part of this project over the last  
00:04:38 --> 00:04:41: few days were the stakeholder interviews, which included  
many of  
00:04:41 --> 00:04:42: you in the audience.  
00:04:43 --> 00:04:46: Those interviews are really crucial to the fact finding work  
00:04:46 --> 00:04:50: and foundational to the recommendations that you'll hear  
today.  
00:04:51 --> 00:04:53: The panel spoke to over 80 community stakeholders and I  
00:04:53 --> 00:04:55: want to take everyone for their effort.  
00:04:56 --> 00:05:00: And with that, I'd like to introduce Carlos Flores, City  
00:05:00 --> 00:05:03: Councilman District 2, to formally welcome you.  
00:05:14 --> 00:05:15: Good morning, everybody.  
00:05:15 --> 00:05:16: In Windows, the yes.  
00:05:17 --> 00:05:20: And if no one's offered this to you already, welcome  
00:05:20 --> 00:05:23: to the historic North Side in Fort Worth.  
00:05:26 --> 00:05:28: Yeah, we're very proud here of Fort Worth and what

00:05:28 --> 00:05:30: it's done, what it's grown up to be.

00:05:30 --> 00:05:32: You know, we're we're a very distinct city, and we're

00:05:32 --> 00:05:33: proud of that.

00:05:34 --> 00:05:36: A lot going on in our city.

00:05:37 --> 00:05:39: Many projects are well underway.

00:05:39 --> 00:05:44: The Stockyards is really coming, you know, into being certainly

00:05:44 --> 00:05:47: way beyond any expectations we've had.

00:05:47 --> 00:05:50: I see Paul Payne, who heads up Fort Worth Stockyards,

00:05:50 --> 00:05:50: Inc.

00:05:50 --> 00:05:54: That's a nonprofit we recently set up in order to

00:05:54 --> 00:05:56: help us manage that growth.

00:05:56 --> 00:05:57: It's coming at us that fast.

00:05:58 --> 00:06:00: While the north side is not far behind.

00:06:00 --> 00:06:03: We're the second, you know, I think most point of

00:06:03 --> 00:06:06: interest in the city now because of the Panther Island

00:06:06 --> 00:06:07: project.

00:06:08 --> 00:06:11: We have various partners helping us out with the

00:06:11 --> 00:06:13: development

00:06:11 --> 00:06:13: aspect of Panther Island.

00:06:13 --> 00:06:16: And I want to distinguish between that and the flood

00:06:16 --> 00:06:17: control project.

00:06:17 --> 00:06:20: Guess he met Oliver, you know, over in the audience

00:06:20 --> 00:06:23: and he can tell you, too, that these are two,

00:06:23 --> 00:06:26: you know, sides of the same coin, both important.

00:06:26 --> 00:06:29: But what we're here to talk about is what the

00:06:29 --> 00:06:33: Panther Island redevelopment project mean to the north side

00:06:33 --> 00:06:34: and

00:06:33 --> 00:06:34: the surrounding cities.

00:06:34 --> 00:06:37: Andy Taft, you know, with downtown Fort Worth think is

00:06:37 --> 00:06:38: a neighbor of ours.

00:06:38 --> 00:06:41: And certainly they are very keen as to how this

00:06:41 --> 00:06:45: is going to come together because it will benefit the

00:06:45 --> 00:06:46: city and also the north side.

00:06:47 --> 00:06:48: There are opportunities there.

00:06:49 --> 00:06:53: But with so much unknown at this time, naturally there's

00:06:53 --> 00:06:56: uncertainty and sometimes there's fear of change.

00:06:57 --> 00:06:58: We're humans.

00:06:58 --> 00:06:59: It's a natural reaction.

00:07:00 --> 00:07:04: But with sessions like this, with collaborations with a Hispanic

00:07:04 --> 00:07:07: chamber headed by Annette Landeros, with a ULI, and, you

00:07:08 --> 00:07:11: know, the city staff helping us out, Rondo Costa and

00:07:11 --> 00:07:12: our city manager is here.

00:07:12 --> 00:07:14: Thank you, Fernando, for all your hard work.

00:07:15 --> 00:07:20: We're able to make it accessible to folks.

00:07:20 --> 00:07:24: And by then, I mean, what an opportunity not just

00:07:24 --> 00:07:28: to fill out a survey, but an opportunity to give

00:07:28 --> 00:07:32: meaningful feedback into what you want to see out of

00:07:32 --> 00:07:34: this project, right?

00:07:35 --> 00:07:38: Again, lots of unknowns, but with that comes a lot

00:07:38 --> 00:07:42: of opportunity and we need to harness it because this

00:07:42 --> 00:07:44: is a once in a lifetime opportunity.

00:07:45 --> 00:07:48: So we're doing the right things, we're taking the right

00:07:48 --> 00:07:50: steps, and with your cooperation, we can make this happen

00:07:50 --> 00:07:52: to the benefit of all.

00:07:52 --> 00:07:56: So I've talked about the project overview, talked about, you

00:07:56 --> 00:07:59: know, these opportunities for growth.

00:07:59 --> 00:08:01: I don't know how many of you, I know the

00:08:01 --> 00:08:04: ULI folks have been sort of immersed very quickly.

00:08:04 --> 00:08:06: And some of the history around the north side, well,

00:08:06 --> 00:08:07: the north side is very special, right?

00:08:07 --> 00:08:11: It came into being back in 1888 where a group

00:08:11 --> 00:08:16: of businessmen came together and they bought 2500 acres

00:08:16 --> 00:08:20: here

00:08:16 --> 00:08:20: at the confluences of the river forks and that led

00:08:20 --> 00:08:25: to the establishment of the greater North Side area,

00:08:25 --> 00:08:27: eventually

00:08:25 --> 00:08:27: Circle Park right here.

00:08:27 --> 00:08:31: This is a view from the library looking down towards

00:08:31 --> 00:08:35: downtown over these parks that was designed by Nathan

00:08:35 --> 00:08:37: Barrett,

00:08:35 --> 00:08:37: a New York landscape architect.

00:08:38 --> 00:08:40: This is a view that I enjoy still as an

00:08:40 --> 00:08:42: adult, but as a child when I would read in

00:08:43 --> 00:08:46: the North Branch Library, it was within walking distance of

00:08:46 --> 00:08:47: my house.

00:08:47 --> 00:08:51: And it's wonderful view, even the library itself is the

00:08:51 --> 00:08:54: only library in the entire city that sits on Parkland.

00:08:55 --> 00:08:57: OK, that's, that's a nice fact to know.

00:08:57 --> 00:09:00: But these little special things that really do help us

00:09:00 --> 00:09:03: understand, you know, the character of the neighborhood.

00:09:03 --> 00:09:06: And it's important to do that before you do any

00:09:06 --> 00:09:06: outreach.

00:09:06 --> 00:09:09: I have a lot of family, extended family that still

00:09:09 --> 00:09:11: live in the North Side and greater parts Fort Worth.

00:09:11 --> 00:09:14: And we've seen the changes as they come at us,

00:09:14 --> 00:09:16: some good, some not so good.

00:09:17 --> 00:09:20: But again, if we're in a place where we can

00:09:21 --> 00:09:25: give meaningful input to what these things mean to us,

00:09:25 --> 00:09:29: we're more than likely to have success for all and

00:09:29 --> 00:09:31: be able to enjoy it, right?

00:09:31 --> 00:09:35: Certainly as a council member representing District 2, and I've

00:09:35 --> 00:09:39: said this many times, I am not going to let

00:09:39 --> 00:09:42: development tear up the good fabric of the area.

00:09:43 --> 00:09:46: These are not mutually exclusive concepts.

00:09:47 --> 00:09:51: The area needs opportunity in order to grow and in

00:09:51 --> 00:09:54: order to remain an area to be proud of and

00:09:54 --> 00:09:55: livable.

00:09:55 --> 00:09:58: So we have to embrace some of those changes, but

00:09:58 --> 00:10:00: it will be for the betterment of all.

00:10:01 --> 00:10:02: We just have to do it the right way.

00:10:02 --> 00:10:05: We have to do it in collaboration with these important

00:10:05 --> 00:10:07: stakeholders, and that can be done.

00:10:08 --> 00:10:11: So what do we expect ULI to provide for us,

00:10:11 --> 00:10:14: you know, when this exercise is completed?

00:10:15 --> 00:10:20: Well, neighborhood conservation and minimizing those, you know, deleterious impacts

00:10:20 --> 00:10:22: to the neighborhood is one thing.

00:10:23 --> 00:10:26: And again, let me stress, there will be changes and

00:10:26 --> 00:10:27: these are good changes.

00:10:28 --> 00:10:31: For example, the very first Starbucks in the Northside came

00:10:32 --> 00:10:34: into being right north of the Stockyards.

00:10:34 --> 00:10:35: Why there?

00:10:35 --> 00:10:39: Because of the Stockyards redevelopment, 2 years, I had people

00:10:39 --> 00:10:44: approach me and say you're a criminal gentrifier, Criminal gentrifier.

00:10:44 --> 00:10:45: That was news to me.

00:10:46 --> 00:10:47: And I said, why is that?

00:10:47 --> 00:10:50: Because you allowed a Starbucks into the North Side.

00:10:51 --> 00:10:54: And I said that's the free market.

00:10:54 --> 00:10:57: There could have been a host of other things, but

00:10:57 --> 00:11:00: I have to commend the property owner for being selective

00:11:00 --> 00:11:01: in what he ended up choosing.

00:11:02 --> 00:11:04: But that development did happen and now, now the North

00:11:04 --> 00:11:06: Siders go there, right?

00:11:06 --> 00:11:11: And my preference is got Sasu personally, no offense against

00:11:11 --> 00:11:15: the Starbucks, but the point is you're given choices, right?  
00:11:15 --> 00:11:17: Opportunities for choice.  
00:11:17 --> 00:11:21: But one person even pointed out that the mere size  
00:11:21 --> 00:11:24: of the Starbucks sign was intimidating and gentrifying.  
00:11:24 --> 00:11:25: And I said, how is that?  
00:11:26 --> 00:11:28: And he said that it just looms over the area.  
00:11:28 --> 00:11:29: And I said, I'll tell you.  
00:11:29 --> 00:11:31: I'll tell you a little dose of reality.  
00:11:31 --> 00:11:34: Reality is that the developer didn't want to expend more  
00:11:34 --> 00:11:35: money to replace that sign.  
00:11:36 --> 00:11:39: And that's the same sign that the now, you know,  
00:11:39 --> 00:11:43: gone Carnival food store had, which this person shopped at.  
00:11:43 --> 00:11:45: So how is that different?  
00:11:46 --> 00:11:48: All it takes is some honest conversations.  
00:11:48 --> 00:11:51: And This is why I bring that story up because  
00:11:51 --> 00:11:54: many times if you do engage in those, you can  
00:11:54 --> 00:11:55: clear the air very quickly.  
00:11:56 --> 00:11:58: And once you clear the air and you let folks  
00:11:58 --> 00:12:02: know that you're here to have these honest conversations for  
00:12:02 --> 00:12:05: the right reasons, things can start happening and they can  
00:12:05 --> 00:12:08: start trending in a good direction.  
00:12:08 --> 00:12:12: So we want to ensure also with these opportunities that  
00:12:12 --> 00:12:16: there is business equity both small and large.  
00:12:17 --> 00:12:19: The north side needs some both and there have been  
00:12:19 --> 00:12:23: investments coming and that's a good thing with the  
stockyard  
00:12:23 --> 00:12:27: redevelopment, we're getting US energy coming over from  
Arlington.  
00:12:27 --> 00:12:30: That's a family owned business they're about to finish and  
00:12:30 --> 00:12:31: set up shop next year.  
00:12:31 --> 00:12:32: Great news.  
00:12:32 --> 00:12:35: Local jobs, at least 60 right there, corporate level jobs.  
00:12:37 --> 00:12:40: So implementing EU and I recommendations will be very key  
00:12:40 --> 00:12:41: for us as we go forward.  
00:12:42 --> 00:12:44: But I want you to understand we go forward together,  
00:12:44 --> 00:12:45: right?  
00:12:46 --> 00:12:48: I'm a resident of the north side and I happen  
00:12:48 --> 00:12:49: to be a council member.  
00:12:50 --> 00:12:53: But at the core, it's important to me what happens  
00:12:53 --> 00:12:56: because if I certainly don't get it right, I'm going  
00:12:56 --> 00:12:58: to have my ideas after me.  
00:12:58 --> 00:13:01: And many of them live here and they want what's  
00:13:01 --> 00:13:04: best for all of us here because residents should come

00:13:05 --> 00:13:05: first.

00:13:05 --> 00:13:09: But again, we can embrace this change together and make

00:13:09 --> 00:13:11: it work for all of us.

00:13:11 --> 00:13:14: So again, my thanks to you, Ally, and the Hispanic

00:13:14 --> 00:13:16: Chamber of Commerce and the City of Fort Worth for

00:13:16 --> 00:13:18: coming together to make this a reality.

00:13:18 --> 00:13:20: These are more than listening sessions.

00:13:20 --> 00:13:23: These are participatory sessions.

00:13:23 --> 00:13:25: Take the time to give your input.

00:13:25 --> 00:13:28: Now, I don't want to hear it said that someone

00:13:28 --> 00:13:29: will say, well, I missed it.

00:13:29 --> 00:13:31: Now this has happened and I don't like it.

00:13:32 --> 00:13:33: Take the time.

00:13:33 --> 00:13:34: This is for you.

00:13:34 --> 00:13:35: Thank you.

00:13:40 --> 00:13:43: Nearly walked off without taking the time to introduce Annette

00:13:43 --> 00:13:46: Lindaros of the Hispanic Chamber of Commerce.

00:13:51 --> 00:13:52: Good morning.

00:13:52 --> 00:13:53: Buenos Dias.

00:13:53 --> 00:13:53: How's everyone doing?

00:13:55 --> 00:13:55: I'm so excited.

00:13:55 --> 00:13:58: So many friendly faces here, but also new ones.

00:13:58 --> 00:14:01: I would love to take a moment to just give

00:14:01 --> 00:14:03: you guys a little bit of background.

00:14:03 --> 00:14:06: Some of you know exactly how we got here today,

00:14:06 --> 00:14:07: but others may not.

00:14:07 --> 00:14:11: And what we've learned throughout this process is that

00:14:11 --> 00:14:13: knowledge

00:14:13 --> 00:14:14: is power, and the more that we can share with

00:14:15 --> 00:14:19: our community, the better.

00:14:19 --> 00:14:22: So if you're curious, how did a Hispanic chamber end

00:14:22 --> 00:14:24: up with a national ULI study?

00:14:25 --> 00:14:28: I'll take you back about 2 1/2 years ago.

00:14:28 --> 00:14:31: I'll first, I'll take you back 51 years ago.

00:14:31 --> 00:14:35: Our organization was founded 51 years ago by a group

00:14:35 --> 00:14:35: of business leaders who want an organization to better

00:14:36 --> 00:14:38: advocate

00:14:38 --> 00:14:39: for them.

00:14:39 --> 00:14:43: The majority of that time has been right here in

00:14:43 --> 00:14:45: the North Side.

00:14:43 --> 00:14:45: We have been in our building for 25 years, right

00:14:43 --> 00:14:45: over here on North Main Street.



00:14:46 --> 00:14:49: So we have been a vested partner in this community  
00:14:49 --> 00:14:53: in this commercial corridor for the majority of our existence.  
00:14:54 --> 00:14:57: About 3 years ago, the City of Fort Worth initiated  
00:14:57 --> 00:15:01: a pilot program that allowed targeted reinvestment areas to  
00:15:01 --> 00:15:05: apply  
00:15:05 --> 00:15:09: and be considered for a Main Street America program.  
00:15:10 --> 00:15:13: Organizations from within those targeted reinvestment areas  
00:15:13 --> 00:15:17: were allowed to  
00:15:17 --> 00:15:21: apply for an opportunity for this three-year pilot program that  
00:15:21 --> 00:15:23: provided some funding, but primarily an opportunity to work  
00:15:23 --> 00:15:26: with  
00:15:26 --> 00:15:26: Main Street America to galvanized their community for a  
00:15:26 --> 00:15:29: commercial  
00:15:29 --> 00:15:32: revitalization project.  
00:15:32 --> 00:15:34: We applied for Northside because we were scared that  
00:15:34 --> 00:15:37: nobody  
00:15:37 --> 00:15:40: else would.  
00:15:40 --> 00:15:40: We wanted to make sure that Northside's hat was in  
00:15:40 --> 00:15:43: the ring and that we would had a opportunity to  
00:15:43 --> 00:15:46: to have this resource brought to the community.  
00:15:46 --> 00:15:48: We're really excited when we were one of two corridors  
00:15:48 --> 00:15:51: that were selected and then we were off on this  
00:15:51 --> 00:15:54: journey.  
00:15:54 --> 00:15:57: A organization that has primarily focused on  
00:15:57 --> 00:16:04: entrepreneurship programs, businesses  
00:16:04 --> 00:16:09: still very much the beginning.  
00:16:09 --> 00:16:13: There's a lot to do and it can't just be  
00:16:13 --> 00:16:13: us.  
00:16:13 --> 00:16:17: So we are thrilled to learn.  
00:16:17 --> 00:16:20: We're excited that y'all are here to learn alongside us.  
00:16:20 --> 00:16:23: And there's a tremendous opportunity to create another  
00:16:23 --> 00:16:25: corridor of  
00:16:25 --> 00:16:29: importance, of cultural richness, of success and beauty.  
00:16:29 --> 00:16:33: And so Northside, I always tell people, and Northside doesn't  
00:16:33 --> 00:16:34: need culture.  
00:16:34 --> 00:16:37: The culture is at the highest level possible.  
00:16:37 --> 00:16:38: What we need to do is empower that culture.  
00:16:38 --> 00:16:41: We need to make sure we preserve that culture and  
00:16:41 --> 00:16:44: that we create something for everyone to enjoy.  
00:16:44 --> 00:16:47: So without further ado, I have to say an extra  
00:16:47 --> 00:16:50: special thank you to our panel chair because he helped  
00:16:50 --> 00:16:53: bring this together.  
00:16:53 --> 00:16:56: And we're so thrilled for your leadership, Mr.  
00:16:56 --> 00:16:59: Omar Gonzalez.

00:16:54 --> 00:17:00: Buenos Dias Y all that's my my Tex Mex honored  
00:17:00 --> 00:17:01: to be here.  
00:17:02 --> 00:17:06: Want to say real quickly, just to clarify for everyone  
00:17:06 --> 00:17:11: there, the advisory service panel is comprised of a panel  
00:17:11 --> 00:17:12: of volunteers.  
00:17:13 --> 00:17:17: And what that allows us to do is to be  
00:17:17 --> 00:17:22: completely unbiased and to give you direct, honest feedback  
on  
00:17:22 --> 00:17:26: your city and on this particular part of town.  
00:17:26 --> 00:17:29: And then it allows us to bring in the case  
00:17:29 --> 00:17:32: studies and the work that we do into your community  
00:17:32 --> 00:17:33: to learn from.  
00:17:34 --> 00:17:38: So I have the privilege of chairing this wonderful group  
00:17:38 --> 00:17:44: of dedicated, brilliant professionals, and I would love for them  
00:17:44 --> 00:17:47: to all stand up and kind of give you a  
00:17:47 --> 00:17:47: wave.  
00:17:48 --> 00:17:50: They'll get a chance to introduce themselves at the beginning  
00:17:50 --> 00:17:51: of their section.  
00:17:56 --> 00:17:58: If you couldn't tell from my accent, I'm from San  
00:17:58 --> 00:17:59: Antonio.  
00:18:01 --> 00:18:01: Thank you.  
00:18:03 --> 00:18:07: My projects in San Antonio, I worked at Hemisphere, which  
00:18:07 --> 00:18:09: is a park in downtown San Antonio near the Convention  
00:18:09 --> 00:18:10: Center.  
00:18:10 --> 00:18:12: I did that for 10 1/2 years and about 3  
00:18:12 --> 00:18:16: years ago, I now work for Oxbow Development Group, which  
00:18:16 --> 00:18:19: is the group responsible for the redevelopment of the Pearl  
00:18:19 --> 00:18:20: Brewery in that area.  
00:18:20 --> 00:18:22: So if you haven't been to San Antonio in a  
00:18:22 --> 00:18:25: while, please go to Hemisphere and to Pearl.  
00:18:25 --> 00:18:26: But that's my only plug.  
00:18:27 --> 00:18:30: So we got here on Sunday and we got to  
00:18:31 --> 00:18:35: spend the last five days really getting to know the  
00:18:35 --> 00:18:37: city community members and the area.  
00:18:38 --> 00:18:42: And so we start off with a briefing from our  
00:18:42 --> 00:18:46: sponsors and then we just start touring the town.  
00:18:47 --> 00:18:49: I actually think we did one of the best food  
00:18:49 --> 00:18:50: tours that I've ever had.  
00:18:50 --> 00:18:51: So thank you all for that.  
00:18:51 --> 00:18:52: Y'all have amazing food here.  
00:18:53 --> 00:18:56: And then we go back and we take all the  
00:18:56 --> 00:18:57: data.

00:18:57 --> 00:18:59: So it's data that we've that that we that was  
00:18:59 --> 00:19:02: sent to us before the panel and then data that  
00:19:02 --> 00:19:03: we've gathered in the panel.  
00:19:03 --> 00:19:06: And then we deliberate and, and we have discussions.  
00:19:07 --> 00:19:10: It's very, very rich conversation.  
00:19:10 --> 00:19:12: And then we come up with these recommendations.  
00:19:12 --> 00:19:15: So please know these are really thought out  
recommendations, but  
00:19:15 --> 00:19:17: also please know that this is a whirlwind like we  
00:19:18 --> 00:19:18: were.  
00:19:18 --> 00:19:19: We're here for a week.  
00:19:19 --> 00:19:23: The other thing I want to leave you with is  
00:19:23 --> 00:19:25: that our gift to you is this road map.  
00:19:26 --> 00:19:30: But you all are responsible for putting this into action  
00:19:30 --> 00:19:31: and into place.  
00:19:31 --> 00:19:32: That's really important.  
00:19:32 --> 00:19:33: We come and we leave.  
00:19:33 --> 00:19:34: This is your community.  
00:19:35 --> 00:19:37: And so please take to heart these recommendations.  
00:19:39 --> 00:19:40: Annette said it well.  
00:19:40 --> 00:19:43: There's a lot of work that has to be done.  
00:19:43 --> 00:19:45: And I think the most good news you have is  
00:19:46 --> 00:19:48: there's still time in which to do it.  
00:19:48 --> 00:19:49: But it's got to start now.  
00:19:49 --> 00:19:51: And we'll tell you a little bit more about that  
00:19:51 --> 00:19:51: later.  
00:19:53 --> 00:19:57: I wanted to lead with, I think you've all heard  
00:19:57 --> 00:19:58: this many times.  
00:19:58 --> 00:20:03: Fort Worth is rapidly growing #12 city right now in  
00:20:03 --> 00:20:04: the nation.  
00:20:04 --> 00:20:08: Soon enough you'll be top 10/5.  
00:20:09 --> 00:20:12: Top ten cities of the US will be in Texas  
00:20:12 --> 00:20:16: and I will say there are two great ones, San  
00:20:16 --> 00:20:17: Antonio and Fort Worth.  
00:20:17 --> 00:20:21: I'm a little bit biased on one of them, but  
00:20:21 --> 00:20:24: I will say y'all have an amazing, Y'all have done  
00:20:24 --> 00:20:28: an amazing job of collecting the heritage, the history and  
00:20:28 --> 00:20:32: the culture and that has not been lost, which I  
00:20:32 --> 00:20:35: cannot say for some of the other cities that are  
00:20:35 --> 00:20:37: on that top ten list.  
00:20:37 --> 00:20:39: So kudos to you all.  
00:20:39 --> 00:20:41: You're in a really good place and shape to do

00:20:41 --> 00:20:41: it.

00:20:42 --> 00:20:44: I think you can learn a lot from San Antonio.

00:20:44 --> 00:20:46: I also think San Antonio can learn a lot from

00:20:46 --> 00:20:49: you, but I want to impart some of that knowledge

00:20:49 --> 00:20:50: on y'all today.

00:20:51 --> 00:20:53: Big shout out Annette and her team.

00:20:53 --> 00:20:55: Y'all are fantastic sponsors.

00:20:55 --> 00:20:58: And then of course, Fernando and his team from the

00:20:58 --> 00:20:58: city.

00:20:59 --> 00:21:03: They gave us this briefing book with so many materials.

00:21:03 --> 00:21:06: It was really rich in information in I think it's

00:21:06 --> 00:21:09: the most professional briefing book that I've ever seen.

00:21:09 --> 00:21:11: And I have a panelist who's done this 15 times

00:21:12 --> 00:21:14: and she says it's the best she's ever seen.

00:21:14 --> 00:21:20: So yeah, kudos, awesome staff and thank you to all

00:21:20 --> 00:21:21: of you.

00:21:21 --> 00:21:23: Some of y'all are friendly faces that we got to

00:21:23 --> 00:21:24: interview with.

00:21:25 --> 00:21:26: Some of you had a phone call with.

00:21:27 --> 00:21:31: I will say your leadership is active and your leadership

00:21:31 --> 00:21:32: is available.

00:21:33 --> 00:21:35: And so shout out to the mayor, shout out to

00:21:35 --> 00:21:38: Council member Flores and the other council members who

00:21:38 --> 00:21:41: made

00:21:38 --> 00:21:41: themselves available, sometimes for an hour or even longer

00:21:41 --> 00:21:43: to

00:21:41 --> 00:21:43: sit down and discuss with us.

00:21:43 --> 00:21:44: And kudos to you all.

00:21:44 --> 00:21:47: I, I feel like we heard from the community, from

00:21:47 --> 00:21:50: the ground level grassroots all the way to the mayor's

00:21:50 --> 00:21:51: office.

00:21:51 --> 00:21:52: So thank you all.

00:21:53 --> 00:21:57: In that series, we did have phone calls, meetings, meets

00:21:58 --> 00:22:02: and greets, all kinds of opportunities for people to say

00:22:02 --> 00:22:05: what they're feeling in what they're thinking.

00:22:05 --> 00:22:07: And for us, just a moment in time that I

00:22:07 --> 00:22:09: want to say thank you all.

00:22:09 --> 00:22:12: We truly appreciated your voice in it.

00:22:15 --> 00:22:17: Carlos did a good job of setting it up.

00:22:17 --> 00:22:20: These are the five questions that were asked to us.

00:22:20 --> 00:22:23: I'm not going to review them, but the categories are

00:22:23 --> 00:22:30: neighborhood conservation, housing affordability, business

00:22:23 --> 00:22:30: diversity, historic and cultural preservation,

00:22:30 --> 00:22:32: and then finally implementation.

00:22:33 --> 00:22:35: I will say the way that the questions were asked

00:22:36 --> 00:22:38: LED us to believe that a lot of this would

00:22:38 --> 00:22:40: be about Panther Island.

00:22:40 --> 00:22:44: And when we studied the neighborhood, we really focus more

00:22:44 --> 00:22:47: on Northside and we're going to say Northside.

00:22:47 --> 00:22:49: Northside also includes historic marine.

00:22:49 --> 00:22:55: Oftentimes we'll just refer to that general neighborhood as Northside,

00:22:55 --> 00:22:59: but but pride and please like no, we see it.

00:22:59 --> 00:23:02: It's very reflected in all of you, but the pride

00:23:02 --> 00:23:05: that you have in Fort Worth, the pride that you

00:23:05 --> 00:23:08: have in the city, a lot of really positive comments

00:23:08 --> 00:23:09: came out of the meetings.

00:23:10 --> 00:23:14: And of course, as always, there are opportunities for improvement.

00:23:15 --> 00:23:18: So one of the cool things is that the community

00:23:18 --> 00:23:22: is very multi generational and there's a lot of culture,

00:23:22 --> 00:23:25: like Annette said, already built into this area.

00:23:27 --> 00:23:29: If you think of the history of this area, you

00:23:29 --> 00:23:32: know that there was racial and ethnic discrimination.

00:23:33 --> 00:23:37: There's still distrust built in the community in that government

00:23:37 --> 00:23:40: process as and that's just something that we need to

00:23:40 --> 00:23:41: be aware of.

00:23:43 --> 00:23:46: And sometimes when information is sent out, it's not always

00:23:47 --> 00:23:49: communicated to everyone in the community.

00:23:49 --> 00:23:52: Sometimes that can be as simple as not everyone has

00:23:52 --> 00:23:55: e-mail and not everyone speaks or reads English.

00:23:55 --> 00:23:58: So being cognizant of how to reach out to community

00:23:58 --> 00:24:02: members that that that may not have information come in

00:24:02 --> 00:24:02: that format.

00:24:03 --> 00:24:05: There are voices that feel unheard.

00:24:06 --> 00:24:07: There are registered groups.

00:24:07 --> 00:24:09: Typically the registered groups have an Ave.

00:24:09 --> 00:24:12: for voicing it, but do recognize in the community.

00:24:12 --> 00:24:15: There are some groups that are felt unheard and we

00:24:15 --> 00:24:17: actually have a recommendation for that.

00:24:18 --> 00:24:21: Sometimes technical jargon, especially something that

00:24:21 --> 00:24:22: comes from the city,

00:24:21 --> 00:24:22: can be lost.

00:24:23 --> 00:24:26: And so finding ways to simplify it so that laypeople

00:24:26 --> 00:24:27: can understand it is important.

00:24:28 --> 00:24:30: And then this need for unity.

00:24:30 --> 00:24:34: I know the majority of this neighborhood is Hispanic, but

00:24:34 --> 00:24:35: that's not everyone.

00:24:35 --> 00:24:38: And so how do we find unity despite maybe racial

00:24:38 --> 00:24:39: and ethnic differences?

00:24:42 --> 00:24:44: And then this is not unique to Fort Worth.

00:24:45 --> 00:24:48: Every major city has this challenge, safety and

homelessness.

00:24:48 --> 00:24:52: I will say without a doubt, the Fort Worth Police

00:24:52 --> 00:24:55: Department is working hard.

00:24:55 --> 00:24:57: They are honest, good people.

00:24:58 --> 00:25:02: We got the, we were fortunate to meet several of

00:25:02 --> 00:25:04: them and their efforts.

00:25:04 --> 00:25:07: Despite all their efforts, there will continue to be safety

00:25:07 --> 00:25:10: and homelessness concerns because that's what happens in

growing cities

00:25:10 --> 00:25:13: and especially cities that are growing this fast.

00:25:13 --> 00:25:15: So please just stay on top of that issue.

00:25:17 --> 00:25:20: So I kind of alluded to it, but the questions

00:25:20 --> 00:25:24: that were asked of us were what impact would Panther

00:25:24 --> 00:25:25: Island have on Northside?

00:25:26 --> 00:25:28: And we took a big paradigm shift.

00:25:29 --> 00:25:32: Instead of looking at the community from the lens of

00:25:32 --> 00:25:35: the north side, we looked at the community from the

00:25:35 --> 00:25:36: lens, sorry.

00:25:36 --> 00:25:40: Instead of looking at the community from the lens of

00:25:40 --> 00:25:44: how Panther Island could affect it, we shift the paradigm

00:25:44 --> 00:25:47: so that we could see how can the community best

00:25:47 --> 00:25:50: benefit from what's happening at Panther Island.

00:25:51 --> 00:25:53: So thank you, Vic.

00:25:58 --> 00:25:59: That's perfect.

00:26:00 --> 00:26:04: And so in that paradigm shift, we thought of several

00:26:04 --> 00:26:04: things.

00:26:04 --> 00:26:07: One is access to downtown and other cultural assets.

00:26:09 --> 00:26:12: The second is waterfront trails and recreational activities.

00:26:13 --> 00:26:17: Third is job and income earning opportunities, 4th is

improved

00:26:17 --> 00:26:21: transit and connectivity and you'll see the connectivity theme

will

00:26:21 --> 00:26:24: kind of weave throughout our talk.

00:26:24 --> 00:26:28: And then lastly is attainable housing and home ownership,

which

00:26:28 --> 00:26:32: continue to be challenges, again, not unique to Fort Worth

00:26:32 --> 00:26:36: in every major and growing city, there's going to continue  
00:26:36 --> 00:26:40: to be challenges of housing attainability in in home  
ownership.

00:26:41 --> 00:26:44: So if you think of the houses that are here  
00:26:44 --> 00:26:46: and we spend a lot of time driving and walking  
00:26:46 --> 00:26:49: around the neighborhood, we think there are critical things  
that  
00:26:49 --> 00:26:52: we can do to give people the quality of life  
00:26:52 --> 00:26:54: so that they can stay in the houses that they've  
00:26:54 --> 00:26:56: been in for generations.  
00:26:57 --> 00:27:00: Some of those can be tax exemptions and protections.  
00:27:01 --> 00:27:05: Some of those are not necessarily thinking about this  
generation,  
00:27:05 --> 00:27:07: but including future generations.  
00:27:07 --> 00:27:09: How do you give them workforce skills?  
00:27:09 --> 00:27:11: How do you upskill them so that they have a  
00:27:11 --> 00:27:14: better chance to earn higher income and continue to stay  
00:27:14 --> 00:27:15: in this neighborhood?  
00:27:16 --> 00:27:18: Small business support is huge.  
00:27:18 --> 00:27:21: I think it's part of the culture, but a lot  
00:27:21 --> 00:27:24: of times people just need support or a push in  
00:27:24 --> 00:27:26: order to get a small business activated.  
00:27:27 --> 00:27:29: The celebration of culture and history.  
00:27:30 --> 00:27:31: You can see where we are today.  
00:27:32 --> 00:27:33: How do we continue to do that?  
00:27:33 --> 00:27:34: And how do we do that in a deeper and  
00:27:34 --> 00:27:35: more meaningful way?  
00:27:36 --> 00:27:38: And then parks and amenities.  
00:27:38 --> 00:27:41: You'll hear us talk a bit more about marine park,  
00:27:41 --> 00:27:44: but thinking of parks and amenities as an Ave.  
00:27:44 --> 00:27:48: for increased health and Wellness and for increased  
community gathering.

00:27:49 --> 00:27:52: And then how do we continue to accommodate multi  
generational  
00:27:52 --> 00:27:54: living, even if it's on one property?  
00:27:55 --> 00:27:57: And then how do we become active and engaged citizens?  
00:27:57 --> 00:28:00: So I'm going to turn it over to my colleague  
00:28:00 --> 00:28:03: Antonio, and he's going to give you all the call  
00:28:03 --> 00:28:03: to action.  
00:28:03 --> 00:28:04: Thank you.  
00:28:10 --> 00:28:10: Thank you.  
00:28:10 --> 00:28:14: Carlos drew the short stick by following you.  
00:28:17 --> 00:28:18: Good morning.

00:28:18 --> 00:28:20: My name is Antonio Field Silva.  
00:28:20 --> 00:28:24: I'm a architect and planner and I run my own  
00:28:24 --> 00:28:28: firm, CTO Architecture and Urbanism in Philadelphia.  
00:28:28 --> 00:28:33: And if you can't tell from my accent, I'm from  
00:28:33 --> 00:28:36: Puerto Rico, so I have to turn this.  
00:28:37 --> 00:28:40: So we thought it was important to to start by  
00:28:40 --> 00:28:46: recognizing the scale and impact of Panther Island that that  
00:28:46 --> 00:28:50: was an essential point to, to again, stress, you know,  
00:28:50 --> 00:28:54: once it's complete, this \$1.1 billion U.S.  
00:28:54 --> 00:28:58: Army Corps of Engineer project is going to make 383  
00:28:58 --> 00:29:02: acres of public land holdings available for redevelopment.  
00:29:03 --> 00:29:07: And that's in addition to another area that is privately  
00:29:07 --> 00:29:11: held and could be redeveloped just immediately right now.  
00:29:11 --> 00:29:14: And that's going to result in millions of square feet  
00:29:14 --> 00:29:17: of development and, and hundreds of buildings.  
00:29:17 --> 00:29:20: And the plan that you see here, it was great  
00:29:20 --> 00:29:25: that Councilman was noting that there's a distinction between the  
00:29:25 --> 00:29:29: blue areas of the Trinity and the flood control project  
00:29:29 --> 00:29:32: and then all of everything else that is in the  
00:29:32 --> 00:29:36: white blocks, that is those acres that we were talking  
00:29:36 --> 00:29:36: about.  
00:29:36 --> 00:29:39: And that's the redevelopment area.  
00:29:39 --> 00:29:42: And what you see here is the map that's over  
00:29:42 --> 00:29:47: at the Central City flood Control projects offices, the model  
00:29:48 --> 00:29:51: that I guess it's going to be updated because as  
00:29:52 --> 00:29:55: we know in March of, of this year, the HRA  
00:29:55 --> 00:30:00: plan and the Lake Flato plan showed an updated vision  
00:30:00 --> 00:30:01: of, of, of that plan.  
00:30:02 --> 00:30:06: And, and, and therefore, it's important to know that while  
00:30:06 --> 00:30:10: it looks very worked out and complete, this is essentially  
00:30:10 --> 00:30:14: a blank slate, a largely imagine this all as, as  
00:30:14 --> 00:30:17: mud or an open land and a largely open area  
00:30:17 --> 00:30:19: that the plan is evolving.  
00:30:19 --> 00:30:23: It's very much in flux and it needs everyone's input.  
00:30:25 --> 00:30:30: The HRRRA Panther Island Real estate and economic real  
00:30:30 --> 00:30:37: estate  
00:30:30 --> 00:30:37: economic Development and implementation strategy noted  
00:30:37 --> 00:30:42: as Carlo as Omar  
00:30:37 --> 00:30:42: Carlos is his second name as Omar mentioned, notes all  
00:30:42 --> 00:30:47: the important benefits that the community stands to gain from  
00:30:47 --> 00:30:49: this, but also it.  
00:30:49 --> 00:30:52: It's important to note that it points out that the



00:30:52 --> 00:30:56: scale of the project increases the potential of powerful unintended

00:30:56 --> 00:31:01: consequences on surrounding communities, making the early and proactive implementation

00:31:01 --> 00:31:05: of equitable development strategies truly essential and.

00:31:05 --> 00:31:08: And there I'm quoting directly and also quoting directly.

00:31:08 --> 00:31:11: The scale of the upcoming development is such that it

00:31:11 --> 00:31:16: could have significant impacts on property values, traffic and other

00:31:16 --> 00:31:19: dynamics in the surrounding neighborhoods.

00:31:22 --> 00:31:25: And so, you know, to look at, look at, keep

00:31:25 --> 00:31:27: looking at things in perspective.

00:31:28 --> 00:31:31: Let's consider a comparable scale and time.

00:31:31 --> 00:31:36: This is the Boston, the Boston Seaport area in, in,

00:31:36 --> 00:31:37: in Boston.

00:31:38 --> 00:31:40: It's a project that I worked on earlier in my

00:31:40 --> 00:31:43: career, but this is probably the started 30 years ago

00:31:43 --> 00:31:45: with the construction of the Central Artery.

00:31:45 --> 00:31:48: So like this project, think of 10 and 20, it

00:31:48 --> 00:31:52: took ten years for the infrastructure under all of this

00:31:52 --> 00:31:55: that is part of that project to happen.

00:31:55 --> 00:31:57: And then it took 20 years after that for that

00:31:57 --> 00:31:58: development to occur.

00:31:58 --> 00:32:01: But in those ten years when people were digging, the

00:32:02 --> 00:32:04: groundwork was laid for what that district is.

00:32:04 --> 00:32:07: Now, the interesting thing of this is my son lives

00:32:07 --> 00:32:09: in Boston and he says, oh, dad, you got to

00:32:09 --> 00:32:10: see the Seaport district.

00:32:11 --> 00:32:12: Everything is new.

00:32:12 --> 00:32:15: It's like they rolled out the the the sidewalks and

00:32:15 --> 00:32:16: I go like, I know all about it.

00:32:17 --> 00:32:20: And and it and it reminded me of this interview

00:32:20 --> 00:32:23: that I heard the other day on the radio.

00:32:23 --> 00:32:26: And they're talking to some ricing, some breakout country star.

00:32:27 --> 00:32:28: I says you're an instant sensation.

00:32:29 --> 00:32:32: And the guy goes, yeah, I've been playing the hunky

00:32:32 --> 00:32:33: Tonks for 10 years.

00:32:33 --> 00:32:34: Nobody's paying attention to me.

00:32:35 --> 00:32:37: But but he was doing that hard work in that

00:32:37 --> 00:32:39: time and that led this to the success.

00:32:40 --> 00:32:44: So consider then 20 years that Fort Worth in 20

00:32:44 --> 00:32:50: years, essentially a little more from 2024, doubled its

population.

**00:32:50 --> 00:32:54:** The population grew 50%, not doubled, grew 50% and the  
**00:32:54 --> 00:32:56:** business grew by 80%.  
**00:32:56 --> 00:32:58:** So that happens in 20 years.  
**00:32:59 --> 00:33:01:** So if you think then that the flood control project  
**00:33:01 --> 00:33:04:** is going to be 20 years, that people thought, oh,  
**00:33:04 --> 00:33:06:** they've been talking about this for a long time now.  
**00:33:06 --> 00:33:09:** People are saying, Oh my gosh, the money's here.  
**00:33:09 --> 00:33:10:** This is starting.  
**00:33:10 --> 00:33:14:** It's now people are beginning to realize that, that it  
**00:33:14 --> 00:33:16:** looks like a long time, but it goes in a  
**00:33:17 --> 00:33:17:** flash.  
**00:33:17 --> 00:33:20:** 20 years, then all of that hard work will have  
**00:33:20 --> 00:33:22:** to be done and and to then lay the groundwork  
**00:33:23 --> 00:33:26:** for the development that is going to take about another  
**00:33:26 --> 00:33:29:** 2010 years for for the construction of that.  
**00:33:29 --> 00:33:32:** And then the the development happened.  
**00:33:32 --> 00:33:36:** So truly the time for action, the trying for shaping  
**00:33:36 --> 00:33:38:** the future is is truly now.  
**00:33:40 --> 00:33:44:** And and some things to consider.  
**00:33:44 --> 00:33:48:** Omar calling the right his first name in at this  
**00:33:48 --> 00:33:51:** time, he he is stressing the idea of changing and  
**00:33:51 --> 00:33:54:** reframing the way that we look at it.  
**00:33:54 --> 00:33:56:** And that's why we're looking at the plan and and  
**00:33:57 --> 00:34:00:** always the nugget of the bank Panther Island scene by  
**00:34:00 --> 00:34:03:** itself, you know, in this kind of idealized plan that  
**00:34:03 --> 00:34:04:** looks very complete.  
**00:34:04 --> 00:34:06:** But it's important to start saying no.  
**00:34:06 --> 00:34:09:** Let's look at Panther Island from the north side, but  
**00:34:09 --> 00:34:14:** it's also consider how the whole city starts integrating  
Panther  
**00:34:14 --> 00:34:17:** Island and the threads that really begin to weave the  
**00:34:18 --> 00:34:22:** neighborhoods and, and, and that also begins to structure  
this,  
**00:34:22 --> 00:34:24:** you know, and Main St.  
**00:34:24 --> 00:34:27:** as it goes through and connects to Panther Island is,  
**00:34:27 --> 00:34:30:** is, is essential for how it will connect to downtown,  
**00:34:30 --> 00:34:35:** how it creates opportunities for transit, for mixed-use  
development, for  
**00:34:35 --> 00:34:38:** retail, for cultural identity and, and all these things.  
**00:34:39 --> 00:34:42:** And, and then we start thinking about how that planning  
**00:34:42 --> 00:34:45:** should improve those connectivities.  
**00:34:45 --> 00:34:47:** There's an, there's an\* in the middle.

00:34:47 --> 00:34:51: We heard a lot about the railroad crossing that, you  
00:34:51 --> 00:34:55: know, that is an issue in terms of connectivity and,  
00:34:55 --> 00:34:59: and, and we have to really again be looking at  
00:34:59 --> 00:35:03: the relationship of these connections and and then as as  
00:35:03 --> 00:35:07: that those levels of planning starting forming each other.  
00:35:07 --> 00:35:10: It's good to see that there's a framework for the  
00:35:10 --> 00:35:14: urban design framework for Panther Island, which is the  
diagram  
00:35:14 --> 00:35:17: in in the middle, the plan that has been now  
00:35:17 --> 00:35:21: put forth by Lake Flatow HRA team with with consortium  
00:35:21 --> 00:35:23: of people and and then the the way of also  
00:35:23 --> 00:35:27: start looking at the planning for the Northside district and  
00:35:27 --> 00:35:31: some key areas to start thinking on those overlays that's  
00:35:31 --> 00:35:34: bringing them as big ideas is the access to water.  
00:35:34 --> 00:35:39: So, for example, it's important that there is connectivity in  
00:35:39 --> 00:35:43: the entire shoreline and perimeter of the Trinity so that  
00:35:43 --> 00:35:46: the the points of entry into that are not just,  
00:35:46 --> 00:35:50: you know, too difficult to navigate and, and how those  
00:35:50 --> 00:35:55: points connect to where the neighborhood can actually enter  
and,  
00:35:55 --> 00:35:57: and enjoy the Trinity.  
00:35:57 --> 00:36:00: The big spine in the middle is the spine that  
00:36:00 --> 00:36:03: looks at A at a local scale and a regional  
00:36:03 --> 00:36:06: scale that has to do with opportunities to increase density,  
00:36:06 --> 00:36:10: to provide senior housing, to provide affordable housing and,  
and  
00:36:10 --> 00:36:12: other economic opportunities.  
00:36:13 --> 00:36:14: And then walkability.  
00:36:14 --> 00:36:17: Clearly the walkability in the north side couldn't be any  
00:36:17 --> 00:36:20: better, but there there the area on North Main Street  
00:36:20 --> 00:36:22: and the work that and that and the chamber is  
00:36:22 --> 00:36:26: doing is really recognizing that there's a lot of improvement  
00:36:26 --> 00:36:28: that can be done on that corridor.  
00:36:28 --> 00:36:32: So the idea again is to start really reframing the  
00:36:32 --> 00:36:35: issue to be looking at how N how the north  
00:36:35 --> 00:36:39: side is going to work on itself and then also  
00:36:39 --> 00:36:42: even affect the planning for Panther Island.  
00:36:43 --> 00:36:45: So now I'm going to turn over to Ashley, who's  
00:36:45 --> 00:36:48: going to be looking at some of the discussing some  
00:36:48 --> 00:36:51: of the issues relating to neighborhood conservation.  
00:37:00 --> 00:37:03: Thank you, Antonio, and welcome so much to everybody  
here  
00:37:03 --> 00:37:04: today.

00:37:04 --> 00:37:05: I'm so excited to be here with you.

00:37:06 --> 00:37:09: My name is Ashley Terry, and if you can't tell

00:37:09 --> 00:37:12: from my accent, I'm from Oklahoma, just up 35, very

00:37:12 --> 00:37:16: familiar with Fort Worth, but was so excited to immerse

00:37:16 --> 00:37:19: myself in the community today or this week.

00:37:19 --> 00:37:22: So I'm so excited to be here sharing with you

00:37:22 --> 00:37:22: guys.

00:37:22 --> 00:37:24: So let's talk about Northside just a little bit.

00:37:25 --> 00:37:26: We've all talked about it.

00:37:26 --> 00:37:29: You've heard from all of us, but Fort Worth has

00:37:29 --> 00:37:32: seen significant growth and transformation over the past few

00:37:32 --> 00:37:37: decades.

00:37:32 --> 00:37:37: The property values are reflecting a broader economic and

00:37:37 --> 00:37:40: demographic

00:37:37 --> 00:37:40: trends that you guys are seeing and all of that

00:37:40 --> 00:37:41: is going up here.

00:37:41 --> 00:37:45: So based on appraisal data from the Tarrant County

00:37:45 --> 00:37:49: Appraisal

00:37:45 --> 00:37:49: District, there's been a drastic change in what was our

00:37:49 --> 00:37:51: study area over the last few years.

00:37:51 --> 00:37:54: As you can see here, an over 90% change in

00:37:54 --> 00:37:56: appraised values.

00:37:57 --> 00:37:59: Rise in home values, as we all know, means a

00:37:59 --> 00:38:01: rise in property taxes.

00:38:01 --> 00:38:03: And so many of you expressed to us this week

00:38:03 --> 00:38:06: that that is something that you're already experiencing.

00:38:06 --> 00:38:09: As you can see here, we've chosen 3 houses that

00:38:09 --> 00:38:10: were within that study area.

00:38:10 --> 00:38:14: So that's Northside historic marine neighborhoods and you

00:38:14 --> 00:38:17: can see

00:38:14 --> 00:38:17: that they all show a continuous and upward increase over

00:38:17 --> 00:38:18: the last few years.

00:38:18 --> 00:38:22: So these trends are really putting pressure on these

00:38:22 --> 00:38:25: neighborhoods

00:38:22 --> 00:38:25: and on legacy residents in these neighborhoods and

00:38:26 --> 00:38:27: increasing the

00:38:26 --> 00:38:27: potential risk for displacement.

00:38:28 --> 00:38:31: So now that you've, so now that we've discussed the

00:38:31 --> 00:38:34: problem, let's talk about some solutions because that's what

00:38:34 --> 00:38:37: we're

00:38:34 --> 00:38:37: really here to talk about with you guys this week

00:38:37 --> 00:38:39: and how your community can really minimize some of these

00:38:39 --> 00:38:41: effects on your neighborhoods.

00:38:41 --> 00:38:45: So the first is a plan based strategy to create

00:38:45 --> 00:38:48: and codify a neighborhood master plan.

00:38:48 --> 00:38:50: So what does that mean?

00:38:50 --> 00:38:52: This plan is going to be used to guide the

00:38:52 --> 00:38:56: redevelopment of the neighborhoods and create a cohesive plan amongst

00:38:56 --> 00:38:59: all the diversity of land uses that you have here

00:38:59 --> 00:39:00: in the area.

00:39:00 --> 00:39:03: This is a strategy that was implemented in West Side

00:39:03 --> 00:39:04: Atlanta.

00:39:04 --> 00:39:07: It's a community that I really, really hope that you

00:39:07 --> 00:39:09: all can have a chance to dive into after you've

00:39:10 --> 00:39:12: looked at our study, because I think there's a lot

00:39:12 --> 00:39:16: of similarities that can be used right here, proven strategies

00:39:16 --> 00:39:19: that have worked in other communities across the nation.

00:39:19 --> 00:39:22: So this plan is something that would be joint, jointly

00:39:22 --> 00:39:26: commissioned by the planning department and by the Community Action

00:39:26 --> 00:39:29: committee, which is something that Laura is going to share

00:39:29 --> 00:39:32: with you guys a little bit more about later in

00:39:32 --> 00:39:32: the presentation.

00:39:33 --> 00:39:35: But here's the real key to all of this.

00:39:36 --> 00:39:38: This plan would provide an update to the city's comp

00:39:38 --> 00:39:40: plan, which I know is kind of one of those

00:39:40 --> 00:39:43: wonky words that you're going to hear a lot from

00:39:43 --> 00:39:43: me today.

00:39:43 --> 00:39:46: But this plan is would provide an update to the

00:39:47 --> 00:39:51: city's comp plan that reflects the desires of the community.

00:39:51 --> 00:39:53: This would be a deep process with a lot of

00:39:53 --> 00:39:57: community feedback to ensure that that comp plan would be

00:39:57 --> 00:40:01: able to guide the community's redevelopment and development within the

00:40:01 --> 00:40:03: community over the next few years.

00:40:04 --> 00:40:07: So I know, I know, one more plan.

00:40:07 --> 00:40:09: We're going to talk about plans a lot while I'm

00:40:09 --> 00:40:11: up here today, but hear me out.

00:40:11 --> 00:40:14: So next, I suggest creating a conservation overlay.

00:40:15 --> 00:40:18: This would aim to conserve the character, the culture, and

00:40:18 --> 00:40:22: the historical integrity of Northside, which are so rich and

00:40:22 --> 00:40:23: so vibrant already.

00:40:23 --> 00:40:26: And so we want to preserve those things, but we

00:40:26 --> 00:40:30: also want to promote things like attainable housing, economic development

00:40:30 --> 00:40:32: and expanded services within the community.

00:40:33 --> 00:40:36: So just like the master plan that was referenced on

00:40:36 --> 00:40:39: the previous slide, the real key here is that this

00:40:39 --> 00:40:42: overlay would be driven by the goals of the community.

00:40:42 --> 00:40:45: And I think that that's just really the important piece

00:40:45 --> 00:40:47: that I want to drive home on both of these.

00:40:47 --> 00:40:49: I do want to, I do want to mention that

00:40:50 --> 00:40:53: we do specifically recommend while you all are working

00:40:53 --> 00:40:57: through this conservation overlay that you really consider how the

00:40:57 --> 00:41:00: industrial use fits in, especially the pieces that are closest to

00:41:00 --> 00:41:01: the commercial corridors.

00:41:02 --> 00:41:06: Consideration of these uses would tackle issues like air

00:41:06 --> 00:41:09: quality, noise pollution and a few things that might be really

00:41:09 --> 00:41:11: important to kind of dive into.

00:41:11 --> 00:41:13: But those are the types of things that this plan

00:41:13 --> 00:41:13: would cover.

00:41:14 --> 00:41:18: In addition to the policy aspects and the plan aspects,

00:41:18 --> 00:41:22: we're recommend that the we recommend that the overlay

00:41:22 --> 00:41:26: include a tax relief strategy where properties would be eligible for

00:41:26 --> 00:41:29: five years of tax relief when 30% or more of

00:41:29 --> 00:41:34: the assessed value is spent on improving those particular

00:41:34 --> 00:41:38: properties, plus a strategy that would waive city fees, lowering front

00:41:38 --> 00:41:40: end and ongoing expenses.

00:41:40 --> 00:41:43: So both of these strategies provide a return Hearn to

00:41:43 --> 00:41:47: the broader community by keeping legacy residents in their

00:41:47 --> 00:41:51: homes. That's such an important piece as communities have the

00:41:51 --> 00:41:54: opportunity that Northside has is how do you keep those legacy

00:41:54 --> 00:41:58: residents here and ensure that they're part of the broader

00:41:58 --> 00:42:00: benefit that's happening to the community.

00:42:01 --> 00:42:03: In addition, you can see a list of items that

00:42:03 --> 00:42:06: we've included off to the side here that should be

00:42:06 --> 00:42:09: considered as you go through this overlay process.

00:42:09 --> 00:42:12: So these measures are really something that would start to

00:42:12 --> 00:42:16: weave the fabric of the neighborhood and strengthen that

00:42:16 --> 00:42:18: fabric. We heard from so many of you this week that

00:42:18 --> 00:42:21: one of the most special things about Northside was the

00:42:21 --> 00:42:25: community fabric that's here today and making sure that that

00:42:25 --> 00:42:27: stays a forever part of Northside.

00:42:27 --> 00:42:30: So these types of things can help strengthen that community

00:42:30 --> 00:42:33: fabric and really leave those pieces together for the long

00:42:33 --> 00:42:34: term.

00:42:35 --> 00:42:38: All right, let's dive into some programmatic strategies that I'd

00:42:38 --> 00:42:40: love to talk with you guys about today.

00:42:40 --> 00:42:45: So we recommend the exploration of the establishment of a

00:42:45 --> 00:42:46: tax fund program.

00:42:46 --> 00:42:49: So this is a program that would provide assistance to

00:42:50 --> 00:42:53: help cover rising property taxes, and that is really something

00:42:53 --> 00:42:56: that has a great effect on a potential displacement in

00:42:56 --> 00:42:57: a community.

00:42:58 --> 00:43:01: Next, we talk about expanding the existing Lake Legal Aid

00:43:01 --> 00:43:06: resource to help residents resolve title issues and tax issues,

00:43:06 --> 00:43:09: something that we heard a lot about in the community

00:43:09 --> 00:43:10: this week.

00:43:10 --> 00:43:13: For this program, I'd recommend partnering with a local law

00:43:13 --> 00:43:15: school, and I believe in some of our interviews.

00:43:15 --> 00:43:18: In fact, the Texas A&M law school expressed that they

00:43:18 --> 00:43:22: had some interest in really coming alongside the Northside

00:43:22 --> 00:43:23: community

00:43:23 --> 00:43:26: and plugging in.

00:43:26 --> 00:43:26: So I think that's a partnership that could start very

00:43:27 --> 00:43:30: early on.

00:43:30 --> 00:43:33: Home repair assistance is an incredibly valuable tool when

00:43:33 --> 00:43:34: you're

00:43:34 --> 00:43:38: looking at how to stabilize and really weave fabric of

00:43:38 --> 00:43:42: a community together.

00:43:43 --> 00:43:47: So, you know, we recommend that the city consider

00:43:47 --> 00:43:50: expanding

00:43:51 --> 00:43:55: the priority repair program that already exists today to 100%

00:43:55 --> 00:43:58: of area median income, broadening the support for the

00:43:58 --> 00:44:02: Northside

00:44:02 --> 00:44:05: community and really enhancing those benefits.

00:44:05 --> 00:44:08: As an additional resource, creating partnerships with the

00:44:09 --> 00:44:12: local credit

00:44:12 --> 00:44:13: unions is a great option to offer low interest loans

0 interest loans and these steps really help empower

homeowners

to maintaining the value and the safety of their homes,

preserving the overall character of the community.

And lastly, I recommend the idea of looking into a

foreclosure prevention program.

00:44:14 --> 00:44:19: Here you can partner with housing counselors, local financial institutions

00:44:19 --> 00:44:24: to provide resources like loan modifications, financial financial literacy programs,

00:44:24 --> 00:44:29: assistance with financing, and resources that really would put together

00:44:29 --> 00:44:34: an effective the foreclosure prevention strategy, again with the goal

00:44:34 --> 00:44:37: of ensuring that those legacy residents are able to stay

00:44:37 --> 00:44:38: in their homes.

00:44:40 --> 00:44:42: One more slide of wonky stuff for you guys, and

00:44:42 --> 00:44:44: then there's some fun stuff coming up behind me.

00:44:45 --> 00:44:48: So Northside has a number of tenants in the community.

00:44:48 --> 00:44:50: So I really wanted to make sure that as we

00:44:50 --> 00:44:53: were looking at this problem, we were certainly wanting to

00:44:53 --> 00:44:55: make sure that homeowners were staying, but also that those

00:44:55 --> 00:44:58: tenants that have become a rich part of that fabric

00:44:58 --> 00:45:00: are able to stay in the community as well.

00:45:01 --> 00:45:04: So first, very similar concept, same as the last slide,

00:45:04 --> 00:45:08: an expansion of that legal aid group to provide tenants

00:45:08 --> 00:45:11: with low cost legal assistance to help with things like

00:45:11 --> 00:45:16: unfair evictions, negotiate with their landlords and really understand the

00:45:16 --> 00:45:18: rights that are available to them.

00:45:19 --> 00:45:22: A code enforcement strategy is certainly something that should be

00:45:22 --> 00:45:23: part of the conversation.

00:45:24 --> 00:45:28: This helps hold landlords accountable for safety, building standards, things

00:45:28 --> 00:45:31: like that to ensure that tenants live in safe and

00:45:31 --> 00:45:32: healthy homes.

00:45:32 --> 00:45:36: This can be enforced their regular inspections and a robust

00:45:36 --> 00:45:37: reporting system.

00:45:37 --> 00:45:40: And the important piece there is that it's set up

00:45:40 --> 00:45:43: in a way that tenants don't have to fear retaliation

00:45:43 --> 00:45:44: if they report any violations.

00:45:45 --> 00:45:48: And then finally, the establishment of a property management training

00:45:48 --> 00:45:51: program through the Hispanic Chamber of Commerce.

00:45:51 --> 00:45:53: I think this would be a great place for them

00:45:53 --> 00:45:53: to step in.

00:45:54 --> 00:45:58: You know, land landlords are are small business owners, they're



00:45:58 --> 00:45:59: entrepreneurs.

00:45:59 --> 00:46:01: And so I think that there's a lot of great

00:46:01 --> 00:46:05: resources available, but you know, sometimes they need some help

00:46:05 --> 00:46:08: and training to improve their operations, which then improves things

00:46:08 --> 00:46:09: for tenants.

00:46:09 --> 00:46:13: So regular training programs addressing these topics are a cost

00:46:13 --> 00:46:17: effective mechanism and also really establish kind of a contact

00:46:17 --> 00:46:21: and a support system for tenants and landlords and things

00:46:21 --> 00:46:22: like that.

00:46:22 --> 00:46:24: So now I'm going to turn it over to my

00:46:24 --> 00:46:26: colleague Lily, who's going to come up and share with

00:46:26 --> 00:46:28: you about some attainable housing strategies to consider.

00:46:41 --> 00:46:43: All right, Buenos Dias.

00:46:43 --> 00:46:44: Good morning.

00:46:45 --> 00:46:45: My name.

00:46:45 --> 00:46:46: I cannot see anybody.

00:46:46 --> 00:46:50: OK, this is going to go much better than I

00:46:50 --> 00:46:50: thought.

00:46:52 --> 00:46:53: All right.

00:46:53 --> 00:46:55: My name is Liliana Gonzalez Lily.

00:46:55 --> 00:46:59: I'm coming from Detroit, MI, but I actually have deep

00:46:59 --> 00:47:02: ties with Texas, so I'm thrilled to be here.

00:47:03 --> 00:47:05: Before we jump in.

00:47:06 --> 00:47:06: And.

00:47:07 --> 00:47:08: Yep.

00:47:08 --> 00:47:12: Before I jump in, I just want to uplift the

00:47:12 --> 00:47:18: neighborhood conservation plan and housing affordability strategy that came out

00:47:18 --> 00:47:18: in 2023.

00:47:19 --> 00:47:23: This document has been a wealth of information for our

00:47:23 --> 00:47:26: team, and if you haven't yet had an opportunity to

00:47:26 --> 00:47:30: check it out, we encourage a deep dive because it

00:47:30 --> 00:47:32: really has a lot of data and strategies.

00:47:33 --> 00:47:37: So you know, we all know safe, affordable housing is

00:47:37 --> 00:47:40: a cornerstone for a healthy, vibrant community.

00:47:41 --> 00:47:47: By safe and affordable, we mean attainable housing for everyone.

00:47:48 --> 00:47:50: And we've heard this throughout the week.

00:47:50 --> 00:47:53: On a macro level, we know that land values and

00:47:53 --> 00:47:59: property taxes are increasing, that there's a shortage of affordable

00:47:59 --> 00:48:03: housing and home prices and rental rates are not reflective

00:48:03 --> 00:48:05: of the average household.

00:48:05 --> 00:48:09: At a more micro level, we heard escalating rent and

00:48:09 --> 00:48:14: home prices are forcing families to make difficult decisions that

00:48:14 --> 00:48:19: impact not only the families, but the communities that they

00:48:19 --> 00:48:20: are leaving behind.

00:48:20 --> 00:48:24: And what this leads to is another thread that is

00:48:24 --> 00:48:28: ruptured and the social fabric that makes up that unique

00:48:28 --> 00:48:29: neighborhood.

00:48:32 --> 00:48:37: All right, so some data 2021 findings show that the

00:48:37 --> 00:48:41: median sale price for a single family residence was just

00:48:42 --> 00:48:46: shy of 300,000, while the most of family with the

00:48:46 --> 00:48:51: median household of six household income, excuse me of 65,000

00:48:51 --> 00:48:53: could afford was 246,000.

00:48:53 --> 00:48:58: This number drops in Northside where the median household

00:48:58 --> 00:48:59: income

00:49:00 --> 00:49:04: is around 50,000.

00:49:04 --> 00:49:08: Another thing to highlight about the primary study area is

00:49:08 --> 00:49:12: that around 55% of the homes are either owned by

00:49:12 --> 00:49:13: occupant or owned but not occupied with the rest being

00:49:13 --> 00:49:18: rentals.

00:49:18 --> 00:49:22: Lastly, the North Central Texas Council government projects that by

00:49:23 --> 00:49:28: 20-30, Fort Worth will be home to over 1,000,000 residents.

00:49:28 --> 00:49:29: So the city will add 43,000 new households between 2022

00:49:29 --> 00:49:33: and 2030.

00:49:33 --> 00:49:37: By 2045, the city will be home to 1.2 million

00:49:38 --> 00:49:41: residents, so that's around 418,000 households.

00:49:41 --> 00:49:44: So what these graphs tell us is that currently there

00:49:44 --> 00:49:45: is a gap between your average home prices and what

00:49:46 --> 00:49:50: a family could afford.

00:49:51 --> 00:49:55: It also tells us that the gap increases in Northside.

00:49:55 --> 00:50:00: However, the primary study area has an opportunity to maintain

00:50:00 --> 00:50:05: their ownership rate and anchor affordable housing to lessen the

00:50:08 --> 00:50:11: housing pressure over time given the expected increase in

00:50:11 --> 00:50:14: population.

00:50:11 --> 00:50:14: So this graph that you guys are looking at further

00:50:11 --> 00:50:14: drives the point that the time is now, although frankly

00:50:15 --> 00:50:18: yesterday, but will take now to double down on anchoring  
00:50:18 --> 00:50:22: affordable housing that serves a variety of housing needs.  
00:50:23 --> 00:50:27: This graph is showing that homes under 200,000 represent  
12%  
00:50:27 --> 00:50:31: of the market, where a decade ago they were 83%  
00:50:31 --> 00:50:32: of the market.  
00:50:33 --> 00:50:36: It also shows that around 80 to 85% of homes  
00:50:36 --> 00:50:40: are now beyond the reach of the median household.  
00:50:40 --> 00:50:43: A decade ago this was 40%.  
00:50:45 --> 00:50:48: And also the income required to buy a home has  
00:50:48 --> 00:50:52: approximately doubled in 10 years if we assume a down  
00:50:52 --> 00:50:53: payment of 5%.  
00:50:55 --> 00:50:57: So now for the recommendations.  
00:50:57 --> 00:51:01: We'll start with recommendations for Northside and Historic  
Marine.  
00:51:02 --> 00:51:05: So our advisory panel came up with a list of  
00:51:05 --> 00:51:09: recommendations, a few of which you guys are looking at.  
00:51:09 --> 00:51:13: For Northside and Historic Marine, we recommend the  
establishment of  
00:51:13 --> 00:51:15: an affordable neighborhood fund.  
00:51:16 --> 00:51:18: So the fund would be an effort with a specific  
00:51:19 --> 00:51:23: purpose to support affordable housing across various  
housing typologies.  
00:51:24 --> 00:51:25: So like I said, I'm from Detroit.  
00:51:25 --> 00:51:29: Detroit has the Strategic Neighborhood Fund, which is now in  
00:51:29 --> 00:51:30: its third phase.  
00:51:31 --> 00:51:35: It was established in 2016, and it provides funding for  
00:51:36 --> 00:51:42: streetscape improvements, for commercial corridors, and for  
affordable housing.  
00:51:43 --> 00:51:48: It's funded by public and private sources, including the city,  
00:51:48 --> 00:51:53: community development, financial institutions, foundations,  
and corporate funders.  
00:51:54 --> 00:51:57: It is not without areas of improvement, but it does  
00:51:57 --> 00:51:59: serve as a good case study.  
00:52:00 --> 00:52:03: So we do envision that the Affordable Neighborhood Fund  
would  
00:52:03 --> 00:52:04: be a phased approach.  
00:52:04 --> 00:52:07: It would start in Northside and then could expand to  
00:52:08 --> 00:52:10: other neighborhoods in time.  
00:52:11 --> 00:52:13: And let's see, where did I leave off?  
00:52:13 --> 00:52:13: OK.  
00:52:13 --> 00:52:17: The next we recommend the exploration of a housing tax  
00:52:17 --> 00:52:18: increment financing.

00:52:18 --> 00:52:22: The TIF would be applied to parcels that are zoned  
00:52:22 --> 00:52:28: commercial, institutional and medium density without  
impacting existing TIPS and  
00:52:28 --> 00:52:29: Northside and beyond.  
00:52:31 --> 00:52:35: We also recommend the support for a gentle density  
increase.  
00:52:35 --> 00:52:40: This would include exploring missing metal housing  
topologies that support  
00:52:40 --> 00:52:41: affordable housing demand.  
00:52:42 --> 00:52:46: Also infill rehab that fits within the residential fabric.  
00:52:46 --> 00:52:51: Accessory dwelling units that can support generational  
wealth, aging in  
00:52:51 --> 00:52:54: place and further investment in community.  
00:52:55 --> 00:53:00: Lastly, we recommend focusing the higher density residential  
development along  
00:53:00 --> 00:53:02: Main Street and commercial corridors.  
00:53:02 --> 00:53:07: So San Antonio recently developed what they're calling a pre  
approved AD us and those incentivize the homeowners by  
00:53:07 --> 00:53:12: cutting  
00:53:12 --> 00:53:14: down on the approval process.  
00:53:15 --> 00:53:18: They eliminate the need to hire a design firm and  
00:53:18 --> 00:53:21: thereby saving on upfront costs, which we all appreciate.  
00:53:25 --> 00:53:28: So now the recommendations for Panther Island.  
00:53:29 --> 00:53:33: Some recommendations that are specific to Panther Island is  
the  
00:53:33 --> 00:53:37: creation of community Land Trust to support affordable  
housing long  
00:53:37 --> 00:53:40: term while fostering a sense of community.  
00:53:40 --> 00:53:45: In addition, the Tarrant Regional Water District can landing  
parcels  
00:53:45 --> 00:53:50: now that will incorporate affordable housing requirements for  
future development.  
00:53:51 --> 00:53:54: The next recommendation is the creation of a land bank  
00:53:55 --> 00:53:58: entity, which we actually already heard is in the early  
00:53:58 --> 00:53:59: exploration phase.  
00:53:59 --> 00:54:00: So that's great.  
00:54:00 --> 00:54:04: We believe a community benefits agreement would be a  
great  
00:54:05 --> 00:54:06: tool for affordable housing.  
00:54:06 --> 00:54:09: We do want to know it can also be used  
00:54:09 --> 00:54:14: for other priorities, but affordable housing for sure being a  
00:54:14 --> 00:54:15: top priority.  
00:54:16 --> 00:54:19: Last but not least, given the 10 year timeline that  
00:54:19 --> 00:54:23: Antonio mentioned for the completion of all the infrastructure

work,  
00:54:23 --> 00:54:26: it is imperative that the focus now is on establishing  
00:54:26 --> 00:54:31: and strengthening new relationships with critical  
organizations and stakeholders.  
00:54:32 --> 00:54:34: Now is the time to set the building blocks in  
00:54:34 --> 00:54:38: motion, to grow the alliance for a healthy, diverse community,  
00:54:38 --> 00:54:41: and to gain runway on establishing the tools and resources  
00:54:41 --> 00:54:44: so that we really hit the ground running.  
00:54:45 --> 00:54:48: Panther Island is an opportunity to weave a stronger fabric  
00:54:48 --> 00:54:50: in this area of the city.  
00:54:51 --> 00:54:54: While we don't identify specific parcels to develop on Parcel  
00:54:54 --> 00:54:59: Island, the panelists strongly believe and emphasize that the  
waterfront  
00:54:59 --> 00:55:03: along Panther Island should be accessible and free to the  
00:55:03 --> 00:55:03: public.  
00:55:03 --> 00:55:06: It has amazing views to the neighborhoods and downtown.  
00:55:06 --> 00:55:10: It would provide different interesting access points to and  
from  
00:55:10 --> 00:55:14: Panther Island, and it would enhance not only the quality  
00:55:14 --> 00:55:17: of life for the residents, but also drive economic growth  
00:55:17 --> 00:55:20: through tourism and as a newly established recreation.  
00:55:21 --> 00:55:21: No landmark.  
00:55:22 --> 00:55:22: Thank you let.  
00:55:43 --> 00:55:43: Me.  
00:55:43 --> 00:55:44: Just switch to the cover slide.  
00:55:46 --> 00:55:46: OK.  
00:55:47 --> 00:55:48: Good morning.  
00:55:48 --> 00:55:49: My name is Anya Sartamel.  
00:55:49 --> 00:55:51: I'm from Alexandria, VA.  
00:55:51 --> 00:55:53: I'm an urban planner and a lot of my work  
00:55:53 --> 00:55:56: has focused on neighborhood based economic development.  
00:55:57 --> 00:55:59: I can't tell you how excited I am to be  
00:55:59 --> 00:55:59: here in Fort Worth.  
00:56:00 --> 00:56:02: I've never been here before and this was quite a  
00:56:02 --> 00:56:04: discovery and I love the city and I've loved finding  
00:56:04 --> 00:56:08: out about the Northside neighborhood and your wonderful  
restaurants and  
00:56:08 --> 00:56:09: urban fabrics.  
00:56:09 --> 00:56:11: So thank you for inviting me.  
00:56:11 --> 00:56:12: I appreciate it's very much.  
00:56:13 --> 00:56:16: We're going to talk a little bit about how you  
00:56:16 --> 00:56:17: can strengthen the business district.  
00:56:17 --> 00:56:21: And before everybody gets nervous, we're not talking about

really

**00:56:21 --> 00:56:24:** tall buildings or large scale business.

**00:56:24 --> 00:56:27:** We're talking about kind of preserving a Main Street character

**00:56:27 --> 00:56:28:** that people know and love.

**00:56:29 --> 00:56:31:** So let me check.

**00:56:32 --> 00:56:36:** Let's take a look at the Main Street business district.

**00:56:36 --> 00:56:40:** We got some data in our briefing book and it

**00:56:40 --> 00:56:46:** identifies 37 retail built, 87 retail buildings, over 165 businesses

**00:56:46 --> 00:56:48:** and a low vacancy rate.

**00:56:48 --> 00:56:51:** 3.7% is low in commercial space.

**00:56:52 --> 00:56:54:** What strike me is that there's very little turnover.

**00:56:54 --> 00:56:59:** Many businesses have been here for 7:10, 20-30 years.

**00:57:00 --> 00:57:02:** There's a lot of stability in the neighborhood.

**00:57:03 --> 00:57:05:** There are also some spaces that need to be filled

**00:57:05 --> 00:57:05:** in.

**00:57:06 --> 00:57:11:** Surprisingly also there's been no new commercial construction since 2014

**00:57:11 --> 00:57:13:** and there's very little office space.

**00:57:15 --> 00:57:18:** However, some other documents we looked at said that there

**00:57:18 --> 00:57:22:** are significant number of visitors to the business district, 300,000

**00:57:22 --> 00:57:25:** per year that are in the Main St.

**00:57:25 --> 00:57:27:** corridor but not going to the stockyard.

**00:57:27 --> 00:57:31:** So they actually are going to restaurants or shops on

**00:57:31 --> 00:57:32:** North Main.

**00:57:32 --> 00:57:36:** They're here for dining, events, entertainment and socializing.

**00:57:36 --> 00:57:39:** And as you'd expect, Jyoti Garcia's kind of tops the

**00:57:39 --> 00:57:41:** list of the most visited businesses.

**00:57:41 --> 00:57:43:** Esperanza is La Plaza Maya.

**00:57:44 --> 00:57:48:** You could probably have all guessed that what's missing in

**00:57:48 --> 00:57:52:** the neighborhood, according again to the official statistics, is clothing

**00:57:52 --> 00:57:56:** and kind of boutique shops, health and personal care, furniture,

**00:57:56 --> 00:57:59:** home furnishings, sporting goods and hobbies.

**00:58:00 --> 00:58:03:** And then another survey done by your Main Street pilot

**00:58:03 --> 00:58:07:** program also quoted people would like more arts and cultural

**00:58:07 --> 00:58:12:** venues, more family based entertainment, and some spaces for food

**00:58:12 --> 00:58:12:** vendors.

**00:58:17 --> 00:58:21:** You do have a varied retail community.

00:58:21 --> 00:58:24: Some of them are on North Main, there are some  
00:58:24 --> 00:58:25: we saw on Azle Ave.  
00:58:25 --> 00:58:27: some on Northwest 25th St.  
00:58:27 --> 00:58:30: We were really pleased to take an afternoon drive and  
00:58:30 --> 00:58:34: end up at this wonderful restaurant that provides fresh juices.  
00:58:34 --> 00:58:37: And we all had something different and compared fruit bowls  
00:58:37 --> 00:58:38: and that was really great.  
00:58:40 --> 00:58:42: So there's a lot to build on and I also  
00:58:42 --> 00:58:43: love the brilliant colors.  
00:58:44 --> 00:58:46: I think this is very attractive to people who are  
00:58:46 --> 00:58:48: not necessarily from this neighborhood, but would like to  
00:58:48 --> 00:58:49: come  
00:58:48 --> 00:58:49: here and discover things.  
00:58:51 --> 00:58:54: So after all of our interviews, we tried to develop  
00:58:54 --> 00:58:57: some objectives for the business district.  
00:58:59 --> 00:59:02: Business is not only a company or an enterprise, but  
00:59:02 --> 00:59:05: it's also the workforce and it's also the buildings and  
00:59:05 --> 00:59:07: the space that it's in.  
00:59:08 --> 00:59:10: And we started out, all of us on the panel  
00:59:10 --> 00:59:14: with how can Panther Island benefit the business district  
00:59:14 --> 00:59:16: rather  
00:59:14 --> 00:59:16: than being afraid that it was going to take away  
00:59:16 --> 00:59:18: business or cause some damage.  
00:59:19 --> 00:59:22: We're all of our recommendations are based on leveraging  
00:59:22 --> 00:59:24: future  
00:59:22 --> 00:59:24: growth and development.  
00:59:24 --> 00:59:27: And one thing we heard loud and clear in many  
00:59:27 --> 00:59:30: of our interviews was that people want to restore Main  
00:59:30 --> 00:59:31: Street the way it used to be.  
00:59:32 --> 00:59:34: And I'm not from here, so I didn't really know  
00:59:34 --> 00:59:37: what that meant, but I could relate to it because  
00:59:37 --> 00:59:39: where I live, we had a Main St.  
00:59:40 --> 00:59:44: that in the 70s looked pretty abandoned.  
00:59:44 --> 00:59:45: And, you know, you're nowhere near that.  
00:59:45 --> 00:59:48: But this was something everybody said, we've got to fix  
00:59:48 --> 00:59:49: this.  
00:59:49 --> 00:59:50: This, these buildings have great bones.  
00:59:50 --> 00:59:51: What can we do with them?  
00:59:53 --> 00:59:57: And now, 30 or 40 years later, they've been painted.  
00:59:57 --> 01:00:00: They have shops, they have residential above, they have  
01:00:00 --> 01:00:01: people  
01:00:00 --> 01:00:01: in the streets.  
01:00:02 --> 01:00:03: It's a great place to be.

01:00:03 --> 01:00:06: So that's the type of Main Street I'm talking about.

01:00:08 --> 01:00:10: The idea is to attract shoppers and diners because those

01:00:10 --> 01:00:13: will spend money in the community, which helps support local

01:00:13 --> 01:00:14: businesses.

01:00:14 --> 01:00:17: Obviously, improving the physical environment and making sure all the

01:00:17 --> 01:00:19: buildings are in good shape is quite important.

01:00:21 --> 01:00:25: We're also going to be looking at creating opportunities for

01:00:25 --> 01:00:30: small women owned and minority business enterprises, particularly in association

01:00:30 --> 01:00:33: with new development projects like Panther Island.

01:00:34 --> 01:00:38: We'd like to provide opportunities for small scale business ownership

01:00:38 --> 01:00:41: and for individual entrepreneurs who maybe have a good idea

01:00:41 --> 01:00:43: but don't know how to go about forming a business.

01:00:44 --> 01:00:46: Jobs for local residents are very important.

01:00:47 --> 01:00:51: And finally, we were told also people are concerned that

01:00:51 --> 01:00:54: rents may rise and property taxes and licenses.

01:00:54 --> 01:00:57: And so how do you reduce all of those or

01:00:57 --> 01:01:00: else increase your sales so that you can pay for

01:01:00 --> 01:01:00: those things?

01:01:05 --> 01:01:08: The idea of residential above retail is important in a

01:01:08 --> 01:01:10: lot of discussions of commercial districts.

01:01:11 --> 01:01:16: There's a phrase in our wonky urban planning practice that

01:01:16 --> 01:01:21: rooftops support retail, rooftops being residents.

01:01:21 --> 01:01:25: So the more people you bring in, the more they

01:01:25 --> 01:01:28: can spend and your businesses thrive.

01:01:28 --> 01:01:31: So what we have the top two pictures.

01:01:31 --> 01:01:36: Well the pictures on the left are small scale residential

01:01:36 --> 01:01:38: above retail.

01:01:38 --> 01:01:42: The first building has a clothing store with an apartment

01:01:42 --> 01:01:42: above.

01:01:43 --> 01:01:46: The second building has a coffee shop and a small

01:01:46 --> 01:01:47: business with apartments above.

01:01:48 --> 01:01:51: And then on the bottom you have a slightly more

01:01:51 --> 01:01:54: modern looking but still small scale building.

01:01:55 --> 01:01:57: The other two pictures I just threw in there because

01:01:57 --> 01:01:57: I like them.

01:01:57 --> 01:01:59: This is on your Main Street.

01:01:59 --> 01:02:01: The arcades are fabulous.

01:02:01 --> 01:02:04: If you build new buildings, please build arcades because



those  
01:02:04 --> 01:02:05: provide shade.  
01:02:06 --> 01:02:09: And then this is an old warehouse that was turned  
01:02:09 --> 01:02:13: into a musical entertainment venue that also provides food  
and  
01:02:13 --> 01:02:14: it's very popular.  
01:02:19 --> 01:02:21: So now we now we get to the wonky part.  
01:02:21 --> 01:02:23: What are the parts of the strategy?  
01:02:24 --> 01:02:26: I'll go kind of across and down.  
01:02:27 --> 01:02:30: So first, obviously we want to retain existing businesses.  
01:02:30 --> 01:02:31: They've been here a long time.  
01:02:31 --> 01:02:34: They're providing services to the community.  
01:02:34 --> 01:02:38: They may need a little help, whether it's training, maybe  
01:02:38 --> 01:02:41: a small loan, maybe help marketing what they do.  
01:02:41 --> 01:02:43: So that's that's an important component.  
01:02:43 --> 01:02:47: We also want to track new businesses, particularly ones that  
01:02:47 --> 01:02:50: could be of interest to visitors, but not in an  
01:02:50 --> 01:02:53: overwhelming way to fill in some of the gaps and  
01:02:53 --> 01:02:56: provide a variety of goods and services that are not  
01:02:56 --> 01:02:58: currently in the neighborhood.  
01:02:59 --> 01:03:01: I mentioned already the residential above.  
01:03:01 --> 01:03:03: Retail is an important component.  
01:03:03 --> 01:03:09: Moving down some of the basics, appearance, safety, good  
maintenance.  
01:03:09 --> 01:03:14: There should be more funding available for facade  
improvements, maybe  
01:03:14 --> 01:03:18: better lighting in certain areas, providing shade like those  
arcades,  
01:03:18 --> 01:03:21: or just visual interest like some nice murals that are  
01:03:21 --> 01:03:23: already on some buildings.  
01:03:24 --> 01:03:29: Next is creating an identity for the district.  
01:03:30 --> 01:03:32: That's up to the people who live here and the  
01:03:32 --> 01:03:33: people who run businesses.  
01:03:33 --> 01:03:36: We can't tell you what that identity should be, but  
01:03:36 --> 01:03:40: some ideas that have been floated previously are a culinary  
01:03:40 --> 01:03:45: arts area because clearly you have great restaurants or  
something  
01:03:45 --> 01:03:47: based on Latino culture, music and arts.  
01:03:49 --> 01:03:54: Another important component is empowering local  
entrepreneurs, providing them with  
01:03:54 --> 01:03:57: knowledge and financial financial support.  
01:03:57 --> 01:04:00: And this is where I have the Small Business Development  
01:04:00 --> 01:04:04: Center logo at the bottom because the Tarrant County  
College

01:04:04 --> 01:04:08: provides courses and has an SBDC, which can help people  
01:04:08 --> 01:04:10: manage and grow their businesses.  
01:04:11 --> 01:04:13: Training the workforce is important.  
01:04:13 --> 01:04:16: People can learn new skills and don't have to feel  
01:04:16 --> 01:04:20: like they're stuck in doing the same job their parents  
01:04:20 --> 01:04:22: and grandparents did.  
01:04:22 --> 01:04:25: But in our modern society, that takes a little training.  
01:04:26 --> 01:04:29: And then finally and most importantly to me, because through  
01:04:29 --> 01:04:33: my experience working with neighborhoods, the successful  
neighborhoods are the  
01:04:33 --> 01:04:35: ones that have leadership and then know how to advocate  
01:04:35 --> 01:04:36: for what they want.  
01:04:37 --> 01:04:40: So if I'm going to leave you with three words  
01:04:40 --> 01:04:45: that summarize everything I have to say is leadership,  
advocacy  
01:04:45 --> 01:04:48: and locally based neighborhood driven.  
01:04:52 --> 01:04:55: So our immediate next steps since we're all ending up  
01:04:55 --> 01:04:56: with what do you guys do on Monday?  
01:04:58 --> 01:05:01: I would say I found to my surprise a really,  
01:05:01 --> 01:05:06: really good Northside economic development strategy that  
was done in  
01:05:06 --> 01:05:06: 2011.  
01:05:06 --> 01:05:10: It has some fantastic ideas, some have been implemented,  
many  
01:05:10 --> 01:05:11: have not.  
01:05:11 --> 01:05:14: So I'd recommend an immediate review based on current  
circumstances  
01:05:14 --> 01:05:18: and forthcoming opportunities, like what can we get out of  
01:05:18 --> 01:05:20: this document so we don't have to reinvent the wheel  
01:05:21 --> 01:05:23: cause a lot has already been thought through.  
01:05:25 --> 01:05:29: I was very impressed with your pilot Main Street program.  
01:05:29 --> 01:05:31: I think that's key to getting some of these small  
01:05:31 --> 01:05:33: scale business district ideas going.  
01:05:33 --> 01:05:37: So I would recommend looking ahead and ensuring the  
program  
01:05:37 --> 01:05:41: continues to be funded beyond the pilot stage and that  
01:05:41 --> 01:05:46: it also has more financial resources than it currently does  
01:05:46 --> 01:05:49: so that it can really dig in and do everything  
01:05:49 --> 01:05:50: step by step.  
01:05:50 --> 01:05:52: All of those activities we mentioned.  
01:05:52 --> 01:05:56: And finally, this gets back to this crazy poster establishing  
01:05:56 --> 01:05:59: a brand for marketing that will attract people to come  
01:05:59 --> 01:06:01: to the neighborhood.

01:06:01 --> 01:06:04: So this is a neighborhood I work with in Virginia.  
01:06:05 --> 01:06:07: There are three examples of branding on this poster for  
01:06:07 --> 01:06:09: an event that's coming up soon for an arts and  
01:06:10 --> 01:06:10: cultural district.  
01:06:11 --> 01:06:14: We created something called a chock a block, which means  
01:06:14 --> 01:06:18: people, artists come and draw beautiful pictures on the  
pavement  
01:06:18 --> 01:06:20: and then people walk around and visit them.  
01:06:22 --> 01:06:24: So the first is this Oval logo that says OTN.  
01:06:24 --> 01:06:27: We had that made as a magnet and people started  
01:06:27 --> 01:06:29: saying, wow, this is a really cool magnet.  
01:06:29 --> 01:06:30: I'm going to put it on my car.  
01:06:30 --> 01:06:33: So now half the people in the neighborhood are riding  
01:06:33 --> 01:06:35: around with cars with OTN logos on them.  
01:06:35 --> 01:06:37: So that puts them on the map.  
01:06:37 --> 01:06:40: 2nd, we have this weird looking little bird at the  
01:06:40 --> 01:06:40: bottom.  
01:06:41 --> 01:06:43: He makes footsteps to show people where to go.  
01:06:44 --> 01:06:47: So it's a look in the key, but it's fun  
01:06:47 --> 01:06:48: and it works.  
01:06:48 --> 01:06:51: And then third, at the bottom, there's a thing that  
01:06:51 --> 01:06:54: you can barely see that says N, it's Old Town  
01:06:54 --> 01:06:55: N Alliance.  
01:06:55 --> 01:06:57: That's the official logo of the organization.  
01:06:57 --> 01:07:00: So those are three separate things, but together they all  
01:07:00 --> 01:07:02: build up to give a neighborhood identity.  
01:07:02 --> 01:07:04: So it's just one way of doing it, but I  
01:07:04 --> 01:07:06: think it's helpful to find an example.  
01:07:07 --> 01:07:13: So again, there's opportunity bring out your leadership  
advocate and  
01:07:13 --> 01:07:17: be neighborhood based in what you're asking for.  
01:07:17 --> 01:07:18: Thank you very much.  
01:07:23 --> 01:07:26: And I'd like now to introduce my colleague DG Arla.  
01:07:34 --> 01:07:34: Good morning.  
01:07:34 --> 01:07:35: When I see us everyone.  
01:07:36 --> 01:07:38: My name is DG Arla.  
01:07:38 --> 01:07:39: I am from Kansas City.  
01:07:39 --> 01:07:41: I work for Vantrust Real Estate.  
01:07:41 --> 01:07:45: We're a full service real estate development company with a  
01:07:45 --> 01:07:47: regional emphasis and a national reach.  
01:07:48 --> 01:07:51: My Hispanic family grew up in a neighborhood very similar  
01:07:51 --> 01:07:53: to the North Side in Kansas City.

**01:07:56 --> 01:08:00:** The rich, the rich, immigrant history and multicultures that spread  
**01:08:00 --> 01:08:03:** generations is a vital piece of the Northside.  
**01:08:04 --> 01:08:08:** If unprotected in a deliberate way through policy, programs and  
**01:08:08 --> 01:08:12:** regulations, the cultural assets of Northside could be lost forever  
**01:08:12 --> 01:08:14:** in the fabric, frayed beyond repair.  
**01:08:17 --> 01:08:20:** One immediate recommendation that can be started as early as  
**01:08:20 --> 01:08:24:** Monday is to move forward with the planned cultural mapping  
**01:08:24 --> 01:08:27:** in Northside that was put to get put on pause  
**01:08:27 --> 01:08:28:** prior to our ULI involvement.  
**01:08:29 --> 01:08:33:** Community Design Fort Worth requested a pro bono cultural mapping  
**01:08:34 --> 01:08:38:** project, which was accepted by the consultant to capture Northside's  
**01:08:38 --> 01:08:44:** culture before development pressures increase from Stockyards to Panther Island.  
**01:08:45 --> 01:08:48:** Cultural mapping is a tool for understanding and enhancing the  
**01:08:48 --> 01:08:50:** cultural landscape for communities.  
**01:08:51 --> 01:08:55:** It identifies and analyzes both the tangible and intangible cultural  
**01:08:55 --> 01:08:56:** assets.  
**01:08:56 --> 01:09:01:** This will foster community engagement and form strategic investments and  
**01:09:01 --> 01:09:03:** promote cultural vibrancy.  
**01:09:04 --> 01:09:08:** Assets can include physical resources such as public art, grocery  
**01:09:08 --> 01:09:13:** stores, urban design, and intangible assets such as the stories  
**01:09:13 --> 01:09:16:** and traditions in this community's unique neighborhood.  
**01:09:18 --> 01:09:22:** Once the consultant completes that cultural assess asset mapping, it  
**01:09:22 --> 01:09:26:** will be vital to share that information within the community.  
**01:09:26 --> 01:09:29:** This can be done through community forums or events to  
**01:09:29 --> 01:09:31:** share the findings.  
**01:09:31 --> 01:09:35:** One suggestion is to hold storytelling event programming right here  
**01:09:35 --> 01:09:36:** in Arta de La Rosa.  
**01:09:37 --> 01:09:40:** It will be a wonderful way to capture the oral  
**01:09:40 --> 01:09:41:** history of the community.  
**01:09:45 --> 01:09:49:** Another recommendation is to develop a Northside Community Heritage Walk.

01:09:49 --> 01:09:53: An example of this is the Soul Walk in Tampa.

01:09:53 --> 01:09:56: It recognizes Black history and heritage.

01:09:57 --> 01:10:00: This kind of walk and have many components at each

01:10:00 --> 01:10:04: site that identifies through consistent wayfinding, signage or tie into

01:10:05 --> 01:10:08: AQR code that can provide history and additional information.

01:10:09 --> 01:10:13: By featuring these historic and cultural nodes such as the

01:10:13 --> 01:10:19: Stockyards Marine Park, La Rosa Theatre, Vaquero, Fort Worth Transform

01:10:19 --> 01:10:24: 10/12, which is also an amazing opportunity for performing arts,

01:10:24 --> 01:10:28: social justice training and programming for all ages in the

01:10:29 --> 01:10:30: Heritage Park.

01:10:30 --> 01:10:35: The Cultural Asset Survey will identify others throughout the throughout

01:10:35 --> 01:10:38: the community and then the Heritage Walk can then create

01:10:38 --> 01:10:42: a corridor going from the stockyards to Heritage Park that

01:10:42 --> 01:10:46: will aid in the preservation of the history, leveraging your

01:10:46 --> 01:10:51: existing initiatives, increasing economic development in the north side and

01:10:51 --> 01:10:54: improving connectivity from the north side to Fort Worth.

01:10:55 --> 01:10:59: The contribution of arts and culture to the economy is

01:10:59 --> 01:11:04: well documented but imagine the vitality and energy along Main

01:11:04 --> 01:11:04: St.

01:11:05 --> 01:11:07: in North Side with that Main St.

01:11:07 --> 01:11:10: initiative that and as spoke about is paired with the

01:11:11 --> 01:11:12: Heritage corridor.

01:11:13 --> 01:11:16: People making a day out on Main Street, stopping into

01:11:16 --> 01:11:20: restaurants, learning of the culture and history.

01:11:20 --> 01:11:24: Imagine a bus or train going down Main Street taking

01:11:24 --> 01:11:28: residents and visitors from 1 cultural stop to another.

01:11:30 --> 01:11:30: The.

01:11:30 --> 01:11:34: We believe that the recommendations we are sharing with you

01:11:34 --> 01:11:37: today are complementary to what has already been done, but

01:11:37 --> 01:11:39: now actionable to move forward.

01:11:40 --> 01:11:44: The historic and cultural nodes along the corridor are investments

01:11:44 --> 01:11:46: that need to be maintained.

01:11:46 --> 01:11:50: Transform 10/12 is undertaking a heavy lift to transform its

01:11:50 --> 01:11:52: building into a Hallmark Arts Center.

01:11:53 --> 01:11:56: I invite my partner Lucia to speak about the other

01:11:56 --> 01:12:00: key investments and how to create a stewardship program for  
01:12:00 --> 01:12:01: these cultural assets.  
01:12:15 --> 01:12:16: Good morning, Lily.  
01:12:16 --> 01:12:17: You're right.  
01:12:17 --> 01:12:18: Can't see a thing.  
01:12:19 --> 01:12:23: I'm Lucia Garces and I'm here today from Tampa, FL.  
01:12:24 --> 01:12:29: I'm an urban planner who lives where infrastructure, soft and  
01:12:29 --> 01:12:35: hard, intersect with building great communities and so de  
introduce  
01:12:35 --> 01:12:39: the notion of investing in our cultural assets.  
01:12:39 --> 01:12:45: In our interviews, we heard so much about this building  
01:12:45 --> 01:12:47: we're in today.  
01:12:47 --> 01:12:52: We heard stories how so many people came to see  
01:12:52 --> 01:12:57: Spanish speaking performers here and how this was really a  
01:12:57 --> 01:13:03: place for the community to gather and celebrate its traditions.  
01:13:03 --> 01:13:08: So imagine if you will, bringing this theater back to  
01:13:08 --> 01:13:09: its glory days.  
01:13:10 --> 01:13:12: Imagine those stories being told.  
01:13:12 --> 01:13:17: Imagine the oral histories, imagine the continued art exhibits that  
01:13:18 --> 01:13:22: this organization is doing that are so amazing, celebrating your  
01:13:22 --> 01:13:25: heritage and Northside's heritage.  
01:13:26 --> 01:13:30: But what we've also found is that some of the  
01:13:30 --> 01:13:34: restrictions that come from expanded opportunities.  
01:13:34 --> 01:13:40: There was an amazing child youth program here, but it's  
01:13:40 --> 01:13:40: limited.  
01:13:41 --> 01:13:45: And So what we've heard is the funding that was  
01:13:45 --> 01:13:50: initially used to purchase this building in the early 2000s  
01:13:50 --> 01:13:52: is HUD funding.  
01:13:52 --> 01:13:54: That means it comes with restrictions.  
01:13:55 --> 01:13:59: And so our recommendation is let's start looking at how  
01:13:59 --> 01:14:02: to separate ourselves from the HUD funding.  
01:14:02 --> 01:14:08: Let's look at those exit strategies that would enable this  
01:14:08 --> 01:14:13: then to grow into an incredible facility that it was  
01:14:13 --> 01:14:15: in its glory days.  
01:14:15 --> 01:14:20: We think that in addition to just purchasing this building  
01:14:20 --> 01:14:25: and separating from the HUD funding that was originally used  
01:14:25 --> 01:14:29: to purchase this building, there needs to be a maintenance  
01:14:29 --> 01:14:35: and rehabilitation fund that's established for ongoing,  
ongoing maintenance.

01:14:35 --> 01:14:39: We heard stories about people here that were staff members  
01:14:40 --> 01:14:44: who were dealing with flooding, performers that help them deal  
01:14:44 --> 01:14:47: with flooding prior to a performance.  
01:14:48 --> 01:14:52: And so I think those kinds of deteriorations that happen  
01:14:52 --> 01:14:56: continue and if they are not stopped and reversed, the  
01:14:56 --> 01:14:59: this incredible facility will be lost.  
01:14:59 --> 01:15:01: There are opportunities.  
01:15:01 --> 01:15:05: Explore the North North Texas Community Foundation.  
01:15:05 --> 01:15:10: We heard that they offer funds for social justice and  
01:15:10 --> 01:15:12: cultural amenities.  
01:15:13 --> 01:15:18: Start looking at the 2026 bonding opportunities and this is  
01:15:18 --> 01:15:22: also the kind of facility that is really attractive for  
01:15:23 --> 01:15:25: corporate and philanthropic giving.  
01:15:30 --> 01:15:36: The other investment along the Heritage Trail that we think  
01:15:36 --> 01:15:39: is critical is the Marine Park.  
01:15:40 --> 01:15:42: We already know of its history.  
01:15:42 --> 01:15:46: We know Selena performed there and it's been mentioned to  
01:15:46 --> 01:15:47: us multiple times.  
01:15:48 --> 01:15:53: But Marine Park can become that public realm where a  
01:15:53 --> 01:15:57: civic facility really fosters civic engagement.  
01:15:58 --> 01:16:03: We heard today from the Councilman about Central Park and  
01:16:03 --> 01:16:07: that it was designed by a famous landscape architect.  
01:16:08 --> 01:16:12: Your community values this kind of investment.  
01:16:12 --> 01:16:15: Your community values and appreciates the best.  
01:16:16 --> 01:16:19: So we're saying continue down that path.  
01:16:20 --> 01:16:24: Let's find a a landscape plan that could start to  
01:16:24 --> 01:16:26: convert this community.  
01:16:26 --> 01:16:31: And down the road, you heard Omar make reference to  
01:16:31 --> 01:16:35: some to Hemisphere in San Antonio.  
01:16:35 --> 01:16:38: And so I would recommend that you look at it  
01:16:38 --> 01:16:42: as a world class facility that begins to transform a  
01:16:42 --> 01:16:43: community.  
01:16:43 --> 01:16:49: But truly new pavilions, restrooms, a world class playground,  
01:16:49 --> 01:16:54: water  
01:16:49 --> 01:16:54: features, splash pads, enhance landscaping, and then you  
01:16:54 --> 01:16:54: can see  
01:16:54 --> 01:16:54: the rest.  
01:16:54 --> 01:16:58: But let's stop at art and sculpture by local artists.  
01:16:58 --> 01:17:03: There's an opportunity to bring local art into the park.  
01:17:03 --> 01:17:07: It happens in many facilities, but local artists can then  
01:17:07 --> 01:17:12: carry forward the message of arts and culture into the  
01:17:12 --> 01:17:12: future.

01:17:13 --> 01:17:17: Let's take a look at an enhanced memorial for Father  
01:17:17 --> 01:17:20: House to who we heard so much about as a  
01:17:20 --> 01:17:22: leader in this community.  
01:17:22 --> 01:17:24: And we know there's a memorial there.  
01:17:25 --> 01:17:28: Perhaps it's time to bring more life and enhancement to  
01:17:28 --> 01:17:29: that.  
01:17:29 --> 01:17:31: Let's recognize Selena.  
01:17:31 --> 01:17:34: We heard so much about her concert here, and then  
01:17:34 --> 01:17:38: we need to continue investing in the structures that are  
01:17:38 --> 01:17:39: already there.  
01:17:42 --> 01:17:47: But the other thing we heard about is the amazing  
01:17:47 --> 01:17:48: food.  
01:17:48 --> 01:17:52: And in retrospect, I wish that the slides here could  
01:17:52 --> 01:17:55: have been the tour that we went on because we  
01:17:55 --> 01:17:57: experienced so much of that.  
01:17:57 --> 01:18:01: The slide in the middle is from Hemisphere, and so  
01:18:01 --> 01:18:05: it gives you an idea of the kind of activities  
01:18:05 --> 01:18:08: that could take place in your marine park.  
01:18:09 --> 01:18:12: But the celebration of food comes through food markets.  
01:18:12 --> 01:18:16: It comes through different cooking classes and restaurants.  
01:18:16 --> 01:18:20: It comes from a possible cookbook that you can organize  
01:18:20 --> 01:18:24: that would take your family recipes and replicate them and  
01:18:24 --> 01:18:26: bring them to the community.  
01:18:26 --> 01:18:31: It can serve as a culinary, culinary incubator and truly,  
01:18:31 --> 01:18:35: truly be a place where a place where food becomes  
01:18:35 --> 01:18:37: the centerpiece of festivals.  
01:18:39 --> 01:18:45: We talked about funding some of these investments and  
really  
01:18:45 --> 01:18:50: what we're recommending is an alliance, a group of artists,  
01:18:50 --> 01:18:55: a group of creatives, a group of musicians, theatre owners  
01:18:55 --> 01:19:00: and business people who will become the stewards of the  
01:19:00 --> 01:19:05: arts and culture and take that past and carry it  
01:19:05 --> 01:19:06: forward.  
01:19:06 --> 01:19:08: They become the voice.  
01:19:08 --> 01:19:12: They become the ones who stand in front of City  
01:19:12 --> 01:19:16: Council and advocate for the construction funds that are  
needed  
01:19:16 --> 01:19:19: to fix the artist De La Rosa or Marine Park.  
01:19:20 --> 01:19:23: They become the ones who use that study that was  
01:19:23 --> 01:19:26: done to take it to the next step and inform  
01:19:26 --> 01:19:28: the community.  
01:19:28 --> 01:19:33: They become the ones who become bring awareness,  
education and



01:19:33 --> 01:19:35: local and support to local artists.

01:19:36 --> 01:19:39: But they also become the ones who start to look

01:19:39 --> 01:19:41: for those new opportunities.

01:19:42 --> 01:19:44: And one of the things we heard here is that

01:19:44 --> 01:19:48: there's an incredible music scene, as you know, But there

01:19:48 --> 01:19:51: are people who are coming here to fix instruments.

01:19:51 --> 01:19:54: There are people who are coming here who give lessons

01:19:54 --> 01:19:57: to children who can then get scholarships.

01:19:57 --> 01:20:02: And there's an emerging kind of group that is.

01:20:03 --> 01:20:07: Dealing with podcasts, and we understand that there's an

01:20:07 --> 01:20:10: incredible

01:20:11 --> 01:20:14: podcast facility that's underutilized at the Hispanic Chamber.

01:20:14 --> 01:20:19: Podcasts are great ways to tell the story of what's

01:20:19 --> 01:20:22: happening in Northside and the culture and the arts, as

01:20:23 --> 01:20:26: well, as well as expanding it to other venues.

01:20:27 --> 01:20:31: So we are recommending that there be an Arts Cult,

01:20:31 --> 01:20:36: Arts and Culture Alliance established, but it it work in

01:20:36 --> 01:20:38: tandem with this civic action committee that my colleague

01:20:38 --> 01:20:42: Laura

01:20:43 --> 01:20:47: will tell you about.

01:20:47 --> 01:20:47: And they will have the ability to collaborate with other

01:20:48 --> 01:20:50: groups, but they become the stewards that carry this culture

01:21:04 --> 01:21:05: forward.

01:21:06 --> 01:21:07: And so with that, I say thank you.

01:21:07 --> 01:21:10: Thank you.

01:21:10 --> 01:21:13: Lucia.

01:21:13 --> 01:21:14: Are you all still with me?

01:21:15 --> 01:21:18: We're at the last part here, and we are now

01:21:18 --> 01:21:21: going to talk about the role that you have in

01:21:21 --> 01:21:22: this entire process.

01:21:22 --> 01:21:25: My name is Laura Cortez, and I'm actually based in

01:21:25 --> 01:21:27: Austin, but I'm a very proud native of the Rio

01:21:27 --> 01:21:30: Grande Valley.

01:21:30 --> 01:21:30: And so you're going to hear in this presentation a

01:21:31 --> 01:21:34: little bit of my accent, which is going to be

01:21:34 --> 01:21:39: a little bit of my Espanol, my Spanglish with my

01:21:39 --> 01:21:42: English.

01:21:42 --> 01:21:46: And before I begin, I just want to reiterate again

01:21:46 --> 01:21:47: that I, I definitely sympathize with what Annette mentioned is

01:21:47 --> 01:21:47: that often times when you do community engagement, you

01:21:47 --> 01:21:47: go

01:21:47 --> 01:21:47: into the community with a certain set of expectations or

01:21:47 --> 01:21:47: work.

01:21:47 --> 01:21:50: And then when you actually begin talking to people, it's  
01:21:50 --> 01:21:51: an entirely different thing.  
01:21:51 --> 01:21:54: And so I'm going to be sharing with you our  
01:21:54 --> 01:21:59: recommendations from my live perspective of doing  
community engagement for  
01:21:59 --> 01:22:00: 10 years.  
01:22:00 --> 01:22:02: And so I'm going to be sharing with you some  
01:22:02 --> 01:22:03: examples.  
01:22:03 --> 01:22:06: And I also want to thank and acknowledge the Fort  
01:22:06 --> 01:22:09: Worth Hispanic Chamber of Commerce for all their work  
they've  
01:22:09 --> 01:22:13: done along with the city to get the engagement started.  
01:22:13 --> 01:22:14: So we're going to talk about next steps.  
01:22:17 --> 01:22:20: So we believe the energy and the interest that has  
01:22:20 --> 01:22:24: been garnered through the previous engagement is a  
catalyst for  
01:22:24 --> 01:22:27: charting a new course to engage families.  
01:22:28 --> 01:22:32: And while the story of who is involved is important,  
01:22:32 --> 01:22:34: so is the how and the when.  
01:22:35 --> 01:22:38: So we are proposing the first steps to this process  
01:22:38 --> 01:22:41: is to prioritize a community engagement plan.  
01:22:42 --> 01:22:47: Through my experience, I have found community  
engagement plans build  
01:22:47 --> 01:22:51: trust, provide a road map to mobilize the community both  
01:22:51 --> 01:22:54: in the short term and the long term.  
01:22:55 --> 01:22:59: A community engagement plan is successful when it has  
financial  
01:22:59 --> 01:23:02: investments that allow for the ability to hire a or  
01:23:02 --> 01:23:06: contract a team that can work with a diverse group  
01:23:06 --> 01:23:07: of stakeholders.  
01:23:08 --> 01:23:12: This financial investment can come from a portion of the  
01:23:12 --> 01:23:15: funds provided from the Urban Land Institute and can be  
01:23:15 --> 01:23:20: conveners such as Fort Worth Hispanic Chamber of  
Commerce who  
01:23:20 --> 01:23:22: can play a significant role.  
01:23:22 --> 01:23:28: The community engagement plan should be inclusive of  
strategies that  
01:23:28 --> 01:23:32: engage members from a diverse background and involve  
families who  
01:23:33 --> 01:23:37: speak English E Espanol because as we know, Fort Worth  
01:23:37 --> 01:23:39: is built on the story of immigrants.  
01:23:40 --> 01:23:45: Therefore, convening a culturally sensitive and multi  
engagement is key.

01:23:46 --> 01:23:50: It is our hope that the Community Engagement Plan will  
01:23:50 --> 01:23:54: be designed by everyday citizens like you and will be  
01:23:54 --> 01:23:57: from the North side who we will be calling the  
01:23:57 --> 01:23:59: Community Action Committee.  
01:24:01 --> 01:24:05: The most exciting part of the Community Engagement  
01:24:05 --> 01:24:09: strategy is  
01:24:09 --> 01:24:11: mobilizing key individuals that will ignite the type of  
01:24:11 --> 01:24:16: engagement  
01:24:16 --> 01:24:20: you're looking for.  
01:24:20 --> 01:24:25: We recommend the CAC should consist of approximately 13  
01:24:25 --> 01:24:27: to  
01:24:27 --> 01:24:32: 15 individuals who are compensated for their time and can  
01:24:32 --> 01:24:37: consist of residents from a wide range of professional  
01:24:37 --> 01:24:42: backgrounds,  
01:24:42 --> 01:24:43: just to name a few.  
01:24:43 --> 01:24:44: You want to have representatives who are religious leaders,  
01:24:44 --> 01:24:48: local  
01:24:48 --> 01:24:52: business leaders, a parent, a student, maybe a  
01:24:52 --> 01:24:57: representative from  
01:24:57 --> 01:25:01: public safety, the cultural arts, music, and many other  
01:25:01 --> 01:25:04: industries,  
01:25:04 --> 01:25:05: just to name a few.  
01:25:05 --> 01:25:10: The goal of this action committee is to design the  
01:25:10 --> 01:25:16: community engagement plan and set up also a network of  
01:25:16 --> 01:25:17: other community members that can also provide long term  
01:25:17 --> 01:25:21: advocacy.  
01:25:21 --> 01:25:27: These are also known as community liaisons or as we  
01:25:27 --> 01:25:30: know them in the Rio Grande Valley, Promotores.  
01:25:30 --> 01:25:33: We believe the CAC will also be accessible if they're  
01:25:33 --> 01:25:36: acknowledged as a legitimate body and bring new  
01:25:36 --> 01:25:37: community initiatives.  
01:25:37 --> 01:25:40: We propose that the CAC be situated as a redevelopment  
01:25:40 --> 01:25:44: organization and can also consist of members from various  
01:25:44 --> 01:25:45: neighborhood  
01:25:45 --> 01:25:46: alliances.  
01:25:46 --> 01:25:47: Now that we have shared the purpose of the CAC,  
01:25:47 --> 01:25:50: I'd like to provide some advice on how it might  
01:25:50 --> 01:25:51: be formed.  
01:25:51 --> 01:25:55: We recommend an open call to be held for at  
least one month to recruit and inform community members.  
ACAC will be formed.  
This will be led by the Hispanic Chamber of Commerce  
of Fort Worth.  
Once the initial recruiting and convening process of the CAC

01:25:55 --> 01:25:59: is complete, the leadership should be relinquished to the members

01:25:59 --> 01:26:01: of this newly formed committee.

01:26:02 --> 01:26:04: Once the CAC is formed, the beauty of it is

01:26:04 --> 01:26:07: they can name put a name that they feel most

01:26:08 --> 01:26:13: represents their identity, ensure they're registered as an organization with

01:26:13 --> 01:26:16: the City of Fort Worth and something special they can

01:26:16 --> 01:26:18: do is elect their leaders.

01:26:18 --> 01:26:21: We have seen that in the form of chairs, Co

01:26:21 --> 01:26:25: chairs, Tri chairs and this will truly help move the

01:26:25 --> 01:26:26: work forward.

01:26:26 --> 01:26:31: The CAC will also need to form a communication strategy

01:26:31 --> 01:26:32: to engage the public.

01:26:33 --> 01:26:37: We encourage you to identify skills and talents of the

01:26:37 --> 01:26:41: group so that when projects arise, the best individual can

01:26:41 --> 01:26:43: move forward the process.

01:26:44 --> 01:26:47: The CAC can also form subcommittees that consist of general

01:26:47 --> 01:26:51: members of the community that can help move work forward.

01:26:51 --> 01:26:56: These members can support the CAC temporarily, but also expand

01:26:56 --> 01:26:59: the capacity of the group so that you're not doing

01:26:59 --> 01:27:00: it alone.

01:27:01 --> 01:27:04: Finally, the work of the CAC is to empower the

01:27:04 --> 01:27:08: community and we recommend this can be done by bringing

01:27:08 --> 01:27:12: residents to the table and so they can also serve

01:27:12 --> 01:27:13: as promotoras.

01:27:15 --> 01:27:19: Now that I have shared the purpose of this CAC,

01:27:19 --> 01:27:21: I want to provide some tips on how the CAC

01:27:21 --> 01:27:23: communicates with the public.

01:27:24 --> 01:27:28: In order to engage a diverse group of residents, communication

01:27:28 --> 01:27:32: needs to be multilingual and take the place through a

01:27:32 --> 01:27:33: variety of ways.

01:27:34 --> 01:27:37: The public will most likely engage when they feel there

01:27:37 --> 01:27:39: is a mutual benefit or an interest.

01:27:40 --> 01:27:43: As some of you have shared, it also helps when

01:27:43 --> 01:27:47: there's delicious food and when there's local food and when

01:27:47 --> 01:27:50: it's also a family friendly parecito.

01:27:51 --> 01:27:55: So because after all, community engagement can be fun and

01:27:55 --> 01:27:57: can be a space for families.

01:27:58 --> 01:28:02: Communicating with the public through a variety of avenues

is  
01:28:02 --> 01:28:02: also key.  
01:28:03 --> 01:28:08: The CAC can consider promoting through local podcast, collaborate with  
01:28:08 --> 01:28:12: local TV and radio community stations, go door to door,  
01:28:12 --> 01:28:15: create mailers and do a wealth of things as well  
01:28:15 --> 01:28:19: as building their own database so they can share information  
01:28:19 --> 01:28:20: with residents.  
01:28:21 --> 01:28:24: As we also know, social media and all its forms  
01:28:24 --> 01:28:28: is also productive way to communicate as long as the  
01:28:28 --> 01:28:32: message is positive and on point with the work of  
01:28:32 --> 01:28:32: CAC.  
01:28:35 --> 01:28:38: Lastly, I want to talk about community engagement and how  
01:28:38 --> 01:28:40: it might be effective.  
01:28:40 --> 01:28:44: As you know, projects can be short term, but the  
01:28:44 --> 01:28:48: people living in Northside have been here for generations and  
01:28:48 --> 01:28:51: we want to ensure that they have the capacity to  
01:28:51 --> 01:28:54: advocate for their needs long term.  
01:28:55 --> 01:28:58: When I started my career, I worked with the most  
01:28:58 --> 01:29:03: economically disadvantaged community in Austin, and while Austin was rising  
01:29:03 --> 01:29:07: at the time, they were also known for being a  
01:29:07 --> 01:29:11: tale of two cities where some communities lacked for basic  
01:29:11 --> 01:29:15: resources like healthcare facilities and simple groceries.  
01:29:16 --> 01:29:20: When you approach community engagement from a capacity building approach,  
01:29:20 --> 01:29:23: you are setting up for long term success.  
01:29:23 --> 01:29:27: You are providing resources today to solve for some of  
01:29:27 --> 01:29:29: the most challenging problems.  
01:29:29 --> 01:29:33: Long term community capacity building is not new to the  
01:29:34 --> 01:29:34: north side.  
01:29:35 --> 01:29:39: In fact, the city's comprehensive plan identify some areas where  
01:29:39 --> 01:29:40: you can begin.  
01:29:41 --> 01:29:45: With that said, we recommend the CAC work with advocates  
01:29:45 --> 01:29:49: to collaborate with the city to begin to prioritize the  
01:29:49 --> 01:29:51: capacity building efforts.  
01:29:52 --> 01:29:55: These efforts do not need to be accomplished solely by  
01:29:55 --> 01:29:59: the CAC, but by collaborating with various community partners like  
01:29:59 --> 01:30:03: those already providing services the community is reaching.  
01:30:04 --> 01:30:07: For example, when I worked on a 208 acre development

01:30:07 --> 01:30:12: in Austin, we identified our capacity building priorities as the  
01:30:12 --> 01:30:18: following, providing training workshops for local nonprofit  
01:30:18 --> 01:30:20: leaders by assisting  
01:30:21 --> 01:30:24: them with leadership development.  
01:30:24 --> 01:30:28: We also learned parents who spoke Spanish had a hard  
01:30:28 --> 01:30:32: time understanding the local school district registration  
01:30:32 --> 01:30:36: system.  
01:30:36 --> 01:30:38: We worked with a local organization to provide community  
01:30:38 --> 01:30:42: workshops  
01:30:42 --> 01:30:46: for the Spanish speaking parents so they could best navigate  
01:30:46 --> 01:30:50: and support their child in school.  
01:30:50 --> 01:30:54: We also found out the area was a food desert  
01:30:54 --> 01:30:58: consisting of only local convenience stores with fast food.  
01:30:58 --> 01:30:58: We worked with the local Recreation Center to use their  
01:30:59 --> 01:31:03: kitchen and host our local non profit called the Sustainable  
01:31:03 --> 01:31:07: Food Center and we offered healthy cooking classes for  
01:31:08 --> 01:31:12: parents  
01:31:12 --> 01:31:16: and kids.  
01:31:17 --> 01:31:21: This program was called La Cocina Alegre and it helped  
01:31:21 --> 01:31:25: mitigate diabetes and ways that families could do healthy  
01:31:25 --> 01:31:28: cooking.  
01:31:31 --> 01:31:34: We encourage you to find some of the highest needs  
01:31:34 --> 01:31:38: in Northside and to begin working with your community  
01:31:38 --> 01:31:42: initiatives.  
01:31:42 --> 01:31:42: These projects can change over time, but ultimately they are  
01:31:42 --> 01:31:45: intended to lift your community and to bring the much  
01:31:45 --> 01:31:49: needed programs and services you deserve.  
01:31:49 --> 01:31:52: As I end here with this beautiful mural in your  
01:31:52 --> 01:31:55: neighborhood library, I want to point out one thing about  
01:31:56 --> 01:31:56: these beautiful community leaders and what they did for the  
01:32:04 --> 01:32:05: world.  
01:32:08 --> 01:32:11: They spread love and change.  
01:32:11 --> 01:32:15: They did good that was within their own personal talents  
01:32:15 --> 01:32:18: and I believe the North side has some of the  
01:32:18 --> 01:32:20: most amazing leaders that can do the same.  
01:32:20 --> 01:32:21: Thank you.  
01:32:23 --> 01:32:26: Was that a lot?  
01:32:26 --> 01:32:26: I think it was a lot and I want to  
01:32:26 --> 01:32:26: start it summarizing it with a couple of things.  
01:32:26 --> 01:32:26: One is Felicitades, Fort Worth.  
01:32:26 --> 01:32:26: You are doing an amazing job.  
01:32:26 --> 01:32:26: Keep it up.  
01:32:26 --> 01:32:26: One of the resounding themes that we have is that

01:32:26 --> 01:32:30: of connectivity, and you heard about it from a physical  
01:32:30 --> 01:32:33: realm, and then I think Laura explained it well from  
01:32:33 --> 01:32:34: a community realm.  
01:32:34 --> 01:32:37: So the first thing is really, how do you then  
01:32:37 --> 01:32:41: give that power to the Northside residents with all this  
01:32:41 --> 01:32:42: upcoming development?  
01:32:43 --> 01:32:48: The second one is think big, like really big.  
01:32:49 --> 01:32:53: I was talking to Annette earlier about taking the context  
01:32:54 --> 01:32:57: of coming from scarcity to changing it to a place  
01:32:57 --> 01:32:58: of abundance.  
01:32:59 --> 01:33:03: And if you look at what some of these examples  
01:33:03 --> 01:33:06: give you, there are sources of funds.  
01:33:06 --> 01:33:09: One of those big sources that the community can have  
01:33:09 --> 01:33:12: a lot of power and effort in is the general  
01:33:12 --> 01:33:15: obligation bonds, the the city bonds that go every four  
01:33:15 --> 01:33:16: years.  
01:33:16 --> 01:33:20: And so you can see some of our recommendations are  
01:33:20 --> 01:33:24: go tap into that and, and communicated in a way  
01:33:24 --> 01:33:27: that is a return on investment.  
01:33:27 --> 01:33:31: It's not a giveaway, it's creating value into the community  
01:33:31 --> 01:33:35: and that value is going to continue to make payouts  
01:33:35 --> 01:33:37: to the, to all of the the region.  
01:33:38 --> 01:33:41: And this is, this is a fun one because I  
01:33:41 --> 01:33:45: know there's a big gala with the Hispanic Chamber on  
01:33:45 --> 01:33:45: Saturday.  
01:33:46 --> 01:33:49: So you get Sunday to recover and then Monday morning  
01:33:49 --> 01:33:53: we said, OK, let's give you 6 things you can  
01:33:53 --> 01:33:55: do starting Monday morning.  
01:33:56 --> 01:33:58: You'll see on the left hand side is really around  
01:33:58 --> 01:33:59: the cultural asset mapping.  
01:34:00 --> 01:34:03: Get that done and get it done and have fun  
01:34:03 --> 01:34:04: with it.  
01:34:04 --> 01:34:07: So we, we, we mentioned this thing about kind of  
01:34:07 --> 01:34:10: having an open call, but reach out to the community,  
01:34:10 --> 01:34:13: see folks that do want to participate in the cultural  
01:34:13 --> 01:34:14: mapping.  
01:34:14 --> 01:34:16: And then when you're done with it, have a party  
01:34:17 --> 01:34:20: around it, do something that's family friendly, that's, that's  
01:34:20 --> 01:34:21: around  
01:34:20 --> 01:34:21: that event.  
01:34:21 --> 01:34:23: And then you'll see on the right side is a  
01:34:23 --> 01:34:27: lot of the things that Laura explained, which is really

01:34:27 --> 01:34:31: revolved around the Community Action, the Community Action committee.

01:34:32 --> 01:34:35: And so it's identifying the people, it's then taking those

01:34:35 --> 01:34:39: people and starting to influence things that's happening at the

01:34:39 --> 01:34:41: city level, like the comprehensive plan.

01:34:41 --> 01:34:43: And then it's doing your own plan.

01:34:44 --> 01:34:48: And within what we're calling kind of a, a neighborhood

01:34:48 --> 01:34:54: action plan can be neighborhood conservation activities, housing affordability, business

01:34:54 --> 01:34:59: support, cultural and historical representation and celebration.

01:34:59 --> 01:35:01: So all those things that we said can live under

01:35:01 --> 01:35:02: this structure.

01:35:02 --> 01:35:05: What we wanted to say is, look, the work starts

01:35:05 --> 01:35:07: now, well, Monday.

01:35:07 --> 01:35:10: So I'm going to give you the weekend and then

01:35:10 --> 01:35:14: well, with that, I wanted to invite the panelists up.

01:35:14 --> 01:35:17: We're going to take a like a real quick minute

01:35:17 --> 01:35:19: to set up so we they can have seats and

01:35:19 --> 01:35:21: then we're going to open it for Q&A.

01:35:21 --> 01:35:24: So in the meantime, while we set it up, think,

01:35:24 --> 01:35:28: think about the questions that you want would like answered.

01:35:29 --> 01:35:29: Thank you, Bear.

01:35:29 --> 01:35:40: With us, we'll start.

01:35:47 --> 01:35:48: Shortly.

01:35:56 --> 01:36:00: If you're joining us virtually, please take a moment to

01:36:00 --> 01:36:02: begin entering your questions.

01:36:02 --> 01:36:05: We will be compiling them and doing our best to

01:36:05 --> 01:36:07: present them to our panelists.

01:36:07 --> 01:36:10: They will then be passed along to the Fort Worth

01:36:10 --> 01:36:14: Hispanic Chamber of Commerce so that they're aware of your

01:36:14 --> 01:36:16: questions about this panel.

01:36:35 --> 01:36:35: The.

01:38:15 --> 01:38:15: The.

01:38:24 --> 01:38:25: OK, everybody.

01:38:25 --> 01:38:27: We're going to go ahead and get started with the

01:38:27 --> 01:38:27: Q&A.

01:38:28 --> 01:38:30: We have a few minutes and we want to make

01:38:30 --> 01:38:33: sure that we have an opportunity to hear from a

01:38:33 --> 01:38:36: few of you and give you some additional feedback on

01:38:36 --> 01:38:37: what you heard today.



01:38:37 --> 01:38:38: We know it's a lot.

01:38:39 --> 01:38:42: So what we're going to do, I have this handy

01:38:42 --> 01:38:43: dandy mic.

01:38:43 --> 01:38:46: If you have a question, please raise your hand and

01:38:46 --> 01:38:47: I'll bring it over.

01:38:47 --> 01:38:50: When you receive the mic, please take a moment to

01:38:50 --> 01:38:53: say your name as well as your affiliation or where

01:38:53 --> 01:38:56: you're from, things like that, so that we have a

01:38:56 --> 01:39:00: reference point and it does get recorded for our broader

01:39:00 --> 01:39:03: recording of this presentation and then we'll put it over

01:39:03 --> 01:39:04: to the panelists.

01:39:05 --> 01:39:05: Thank you.

01:39:21 --> 01:39:22: Hello, my name is Martina Trevino.

01:39:22 --> 01:39:24: I am chair here at Arta de La Rosa.

01:39:25 --> 01:39:25: Welcome.

01:39:26 --> 01:39:29: I wanted to say thank you for your amazing suggestions,

01:39:29 --> 01:39:31: just like you were inside my head.

01:39:32 --> 01:39:35: So thank you very much for letting the community know

01:39:35 --> 01:39:40: what I've been talking, thinking, and what I've been wanting

01:39:40 --> 01:39:41: for this place.

01:39:41 --> 01:39:46: Now I'm going to go totally off track and I

01:39:46 --> 01:39:52: did want to ask were any were there any conversations

01:39:52 --> 01:39:57: LED with K through 12 schools or school districts?

01:39:58 --> 01:40:01: I didn't hear anything about that.

01:40:01 --> 01:40:04: And I think it's important, especially if you do have

01:40:04 --> 01:40:05: influx of citizens or whatever.

01:40:06 --> 01:40:10: Was that taken into account in this?

01:40:10 --> 01:40:11: Study.

01:40:12 --> 01:40:13: Very good question.

01:40:13 --> 01:40:17: And and yes, there were interviews with the several

01:40:18 --> 01:40:21: representatives

01:40:21 --> 01:40:24: of the school district in schools in the neighborhood.

01:40:21 --> 01:40:24: And if someone from the panel who had those conversations

01:40:24 --> 01:40:25: would like to go?

01:40:27 --> 01:40:28: Thank you.

01:40:28 --> 01:40:32: I there there were conversations about schools.

01:40:32 --> 01:40:35: There was a specific conversation on the high school and

01:40:35 --> 01:40:38: the need to enable it to be funded fully for

01:40:38 --> 01:40:42: for programs that would create a robust workforce and allow

01:40:42 --> 01:40:44: people to develop their skills.

01:40:44 --> 01:40:45: So that piece was one of it.

01:40:46 --> 01:40:49: I think on the the KK through eight that you

01:40:49 --> 01:40:51: mentioned, it's K through eight.

01:40:51 --> 01:40:55: I think we had that discussion more about the school

01:40:55 --> 01:40:59: itself as a major civic space in the community, but

01:40:59 --> 01:41:03: the programmatic side was really a conversation at the high

01:41:03 --> 01:41:04: school level.

01:41:14 --> 01:41:15: Thank you.

01:41:15 --> 01:41:19: The one thing I didn't hear about is traffic and

01:41:19 --> 01:41:21: transportation on Main Street.

01:41:21 --> 01:41:23: It's a really strange mix.

01:41:23 --> 01:41:25: They got 18 Wheeler, some of them that come up

01:41:25 --> 01:41:28: there and they can't even turn on the street there,

01:41:28 --> 01:41:29: turn on the streets and whatever.

01:41:29 --> 01:41:34: You guys have any recommendations about what to do about

01:41:34 --> 01:41:37: vehicular traffic on Main Street?

01:41:39 --> 01:41:39: Yeah.

01:41:39 --> 01:41:42: So I think that we envisioned that really as being

01:41:42 --> 01:41:45: something that we wanted to hear feedback from the

01:41:45 --> 01:41:47: community

01:41:47 --> 01:41:51: on what they'd like to see.

01:41:47 --> 01:41:51: So as part of that, that conservation overlay, we recommend

01:41:51 --> 01:41:56: that looking at multi multimodal transportation is is a big

01:41:56 --> 01:41:56: piece.

01:41:56 --> 01:41:59: So that's kind of one of those five recommendations along

01:41:59 --> 01:42:02: with design guidelines and other things that we recommend

01:42:02 --> 01:42:06: that

01:42:02 --> 01:42:06: the community really come together and say is it walkability?

01:42:06 --> 01:42:07: Is it bike ability?

01:42:07 --> 01:42:08: Is it both?

01:42:08 --> 01:42:09: Is it car traffic?

01:42:09 --> 01:42:09: Like what?

01:42:09 --> 01:42:12: What would you all like to prioritize on that stretch

01:42:12 --> 01:42:14: because there's certainly so many options.

01:42:14 --> 01:42:14: Anybody.

01:42:16 --> 01:42:16: Else.

01:42:17 --> 01:42:19: But I think the important piece that you raise is

01:42:20 --> 01:42:21: in our recommendations.

01:42:21 --> 01:42:26: We're creating a vibrant corridor, businesses, retail, cafes, art

01:42:26 --> 01:42:29: notes.

01:42:26 --> 01:42:29: And so it will be important to ensure that as

01:42:29 --> 01:42:33: those progress that the safety of people walking down Main

01:42:33 --> 01:42:36: Street and the kind of traffic that is there needs

01:42:36 --> 01:42:37: to be considered.

01:42:37 --> 01:42:40: It will be as those those initiatives evolve.

01:42:40 --> 01:42:42: So it will show up in the Main Street, it  
01:42:42 --> 01:42:45: will show up in the corridor conversation and it will  
01:42:45 --> 01:42:46: show up in the neighborhood planning.  
01:42:47 --> 01:42:49: I I will say we had some really great ideas  
01:42:49 --> 01:42:51: and then we all did a big sigh when we  
01:42:51 --> 01:42:54: learned that it was a text dot right away and  
01:42:54 --> 01:42:56: not a city of Fort Worth right away.  
01:42:56 --> 01:42:57: So.  
01:42:57 --> 01:43:00: Yeah, that's the other issue there is parking.  
01:43:01 --> 01:43:04: Got a lot of street parking on the north side  
01:43:04 --> 01:43:07: and no place to conveniently go to get out and  
01:43:07 --> 01:43:08: walk and and do things.  
01:43:08 --> 01:43:12: Have you looked at any have any recommendations for for  
01:43:12 --> 01:43:12: that?  
01:43:13 --> 01:43:17: Yeah, again, tied to what Lucia and and Ashley were  
01:43:17 --> 01:43:22: saying, but walkability in in making safe and shaded and  
01:43:22 --> 01:43:27: easy to use corridors is going to really help with  
01:43:27 --> 01:43:28: walkability.  
01:43:28 --> 01:43:30: It's, it's funny how you know, we kind of got  
01:43:30 --> 01:43:32: trained somewhere in the last 20 years that you could  
01:43:32 --> 01:43:35: park right in front of the business that you're going.  
01:43:36 --> 01:43:38: But I think when things are are walkable and safe,  
01:43:38 --> 01:43:41: then it's OK to park a little bit of ways  
01:43:41 --> 01:43:43: away if you know you have a comfortable walk to  
01:43:43 --> 01:43:44: get there.  
01:43:44 --> 01:43:47: Did anyone else want to add on walkability?  
01:43:48 --> 01:43:48: OK.  
01:43:48 --> 01:43:49: Next question?  
01:43:50 --> 01:43:53: I love the paradigm shift that you talked about to  
01:43:53 --> 01:43:56: start thinking about how the community can benefit from this  
01:43:56 --> 01:43:58: development of Panther Island.  
01:43:58 --> 01:44:03: Are there examples of other cities where developers were  
01:44:03 --> 01:44:07: encouraged,  
01:44:07 --> 01:44:12: incentivized to use local vendors or locate locally or prioritize  
01:44:12 --> 01:44:16: small businesses that are here, whether that be construction  
01:44:19 --> 01:44:20: companies  
01:44:12 --> 01:44:16: or others that can be benefit from this local development?  
01:44:19 --> 01:44:20: The answer is yes.  
01:44:21 --> 01:44:24: So I think from our time with Secretary Cisneros, like  
01:44:24 --> 01:44:27: he actually talked about how in San Antonio, so right  
01:44:27 --> 01:44:30: here in Texas, you have a great example of that.  
01:44:30 --> 01:44:34: He was talking about the idea of kind of debundling  
01:44:34 --> 01:44:38: contracts so that they're more easily accessible to

contractors versus

01:44:38 --> 01:44:41: someone needing to be able to do like framing and

01:44:41 --> 01:44:44: drywall and roofs and things like that.

01:44:44 --> 01:44:48: Like actually D bundling those buildings and then looking at

01:44:48 --> 01:44:51: the online mechanism for how you even sign up to

01:44:51 --> 01:44:52: get those things.

01:44:52 --> 01:44:55: So I would recommend really spending some time looking at

01:44:55 --> 01:44:58: what they're doing in San Antonio on that specific initiative

01:44:58 --> 01:45:01: because it looks like they're making really good progress on

01:45:01 --> 01:45:01: it.

01:45:01 --> 01:45:01: Yeah.

01:45:01 --> 01:45:06: There's also the Maestro Center in San Antonio, Which is

01:45:06 --> 01:45:10: kind of a training and mentorship program for contractors and

01:45:10 --> 01:45:14: subcontractors so that folks can start on a team and

01:45:14 --> 01:45:18: then eventually kind of develop their own business.

01:45:18 --> 01:45:20: They can then go after some of these contracting.

01:45:20 --> 01:45:24: So a lot of times it's it's the skills and

01:45:24 --> 01:45:29: the experience, and then other times it's the processes.

01:45:29 --> 01:45:32: And so how do you take those processes and make

01:45:32 --> 01:45:36: them easier for small and local minority owned businesses to

01:45:36 --> 01:45:37: navigate through?

01:45:37 --> 01:45:39: And so it's kind of the combination of those 2

01:45:39 --> 01:45:41: is where you find the most wins.

01:45:49 --> 01:45:49: Yeah, Lucia.

01:45:50 --> 01:45:53: I'd like to add to the the question about the

01:45:53 --> 01:45:56: small businesses and minority businesses women owned.

01:45:57 --> 01:46:01: We had a contractor in Tampa, major national company that

01:46:01 --> 01:46:05: wanted to embark on a minority business program and found

01:46:05 --> 01:46:09: that there were lacking skills and kind of expertise in

01:46:10 --> 01:46:11: some of the areas.

01:46:11 --> 01:46:15: So in tandem with what Ashley was saying, that and

01:46:15 --> 01:46:20: not only debundling, but this private contractor took it upon

01:46:20 --> 01:46:25: themselves to provide training programs and actually had

01:46:25 --> 01:46:30: minority, a

01:46:25 --> 01:46:30: minority business within their own office so they could train

01:46:30 --> 01:46:34: them and help them understand what they needed.

01:46:34 --> 01:46:36: And I think that really, I mean, it came from

01:46:36 --> 01:46:39: the heart of the contract, the construction company.

01:46:39 --> 01:46:42: It wasn't mandated, but those are the kinds of initiatives

01:46:43 --> 01:46:45: you really want to go to where companies are doing

01:46:45 --> 01:46:48: it themselves because they understand the value of it.

01:46:54 --> 01:46:56: This is this is also an area where the Small

01:46:56 --> 01:47:00: Business Development Center can help to teach businesses how to

01:47:00 --> 01:47:00: register.

01:47:00 --> 01:47:04: I think most states have offices that deal with small

01:47:04 --> 01:47:09: and minority business enterprises and you register for those databases

01:47:09 --> 01:47:13: and then you start getting invitations to bid on things.

01:47:14 --> 01:47:16: My business is registered in Virginia.

01:47:16 --> 01:47:19: And as there's a federal database also called sam.gov.

01:47:19 --> 01:47:22: So realize that a lot of people don't necessarily know

01:47:22 --> 01:47:25: how these things work, but maybe working through, you know,

01:47:25 --> 01:47:27: once an outreach program has been set up to work

01:47:27 --> 01:47:31: with the College in terms of training entrepreneurs and businesses

01:47:31 --> 01:47:33: to do some of these kind of bureaucratic things that

01:47:33 --> 01:47:34: that might help.

01:47:36 --> 01:47:40: Often large projects have minority enterprise targets as well.

01:47:40 --> 01:47:43: So they're actively looking for minority businesses to bring in

01:47:44 --> 01:47:46: onto their projects so that they can look good.

01:47:47 --> 01:47:49: So I, I think there are a lot of opportunities.

01:47:49 --> 01:47:52: It's just a matter of helping people understand how to

01:47:52 --> 01:47:53: navigate the system.

01:47:55 --> 01:47:56: Next question.

01:47:57 --> 01:48:00: Hello, my name is Sam Iscaville and I'm the host

01:48:00 --> 01:48:01: of the Failed Podcast.

01:48:02 --> 01:48:05: Podcast came up, I heard y'all speak about it once,

01:48:05 --> 01:48:08: but we talked in our meeting the other day and

01:48:08 --> 01:48:10: I just wanted to kind of be a resource in

01:48:10 --> 01:48:12: case there was a question about it.

01:48:12 --> 01:48:15: Because it's kind of a new way to communicate.

01:48:16 --> 01:48:19: And I'm a member of the Hispanic Chamber of Commerce

01:48:19 --> 01:48:23: and I'm working alongside them to, to to vitalize and

01:48:23 --> 01:48:26: bring their podcast studio to the forefront for all the

01:48:26 --> 01:48:30: members, but also just as a means of communicating to

01:48:30 --> 01:48:32: the city and in specific topics.

01:48:33 --> 01:48:36: And I don't know what that looks like for Fort

01:48:36 --> 01:48:40: Worth, but there's one aspect of podcasting that's community based,

01:48:40 --> 01:48:44: and that is public speaking forums that podcasters host, just

01:48:44 --> 01:48:46: like music and art festivals.

01:48:46 --> 01:48:48: I think that that's going to find a place there.

01:48:48 --> 01:48:51: And so thank you for bringing it up.

01:48:51 --> 01:48:56: But I also feel that Fort Worth is strategically placed  
01:48:56 --> 01:48:58: right now to be a podcast hub.  
01:48:59 --> 01:49:04: We're currently talking to five studios that are here that  
01:49:04 --> 01:49:08: could help businesses that come in town do interviews or  
01:49:08 --> 01:49:11: sit downs and have proper recordings, video and audio.  
01:49:12 --> 01:49:15: And so do y'all have any case studies of a  
01:49:15 --> 01:49:21: podcast possibly being crucial in you communicating into a  
specific  
01:49:21 --> 01:49:21: area?  
01:49:22 --> 01:49:24: It's just curiosity.  
01:49:26 --> 01:49:28: I think it's a great idea.  
01:49:29 --> 01:49:33: I love, you know, but I start to think about  
01:49:33 --> 01:49:39: these places where they've built these specialized studios  
that can  
01:49:39 --> 01:49:43: be used by individuals and then people don't have to  
01:49:43 --> 01:49:43: go.  
01:49:44 --> 01:49:46: You know, a lot of times people will do a  
01:49:46 --> 01:49:48: podcast and they'll do it in their closet or they'll  
01:49:48 --> 01:49:50: do it, you know, somewhere where it doesn't have all  
01:49:50 --> 01:49:51: the right equipment.  
01:49:51 --> 01:49:55: And so just, it's, it's almost like a restaurant incubator  
01:49:55 --> 01:49:58: could be like a podcast incubator where you give people  
01:49:58 --> 01:50:01: the infrastructure in which to do it and either rent  
01:50:01 --> 01:50:04: it out for, for low cost or for free.  
01:50:04 --> 01:50:06: But I, I, I think you're on to something Dee.  
01:50:06 --> 01:50:09: God knows if I may understand Dee Dee and then  
01:50:09 --> 01:50:10: Lily.  
01:50:11 --> 01:50:14: I'd also suggest then to partner with the high school  
01:50:14 --> 01:50:18: and the educational piece because that's an incredible way  
to  
01:50:18 --> 01:50:19: get your youth involved.  
01:50:19 --> 01:50:23: And the future jobs are unknown, right?  
01:50:23 --> 01:50:26: Like technology is changing rapidly.  
01:50:26 --> 01:50:29: So getting them in now and getting them involved in  
01:50:29 --> 01:50:33: this because you had a newspaper previously that was  
bilingual,  
01:50:33 --> 01:50:36: and having them to be able to kind of transform  
01:50:37 --> 01:50:40: that into a podcast, I think would be an incredible  
01:50:40 --> 01:50:41: benefit.  
01:50:42 --> 01:50:46: I just want to add, Detroit has a podcast that  
01:50:46 --> 01:50:49: talks about the history of the city.  
01:50:50 --> 01:50:55: So thinking about the cultural asset mapping that we  
referenced

01:50:55 --> 01:50:59: earlier, it would be a great way to also capture  
01:50:59 --> 01:51:02: the history of the neighborhood.  
01:51:02 --> 01:51:06: And I also think it would be a great way  
01:51:06 --> 01:51:10: to bring in younger folks into the conversation.  
01:51:11 --> 01:51:13: So I think that that's a good way to leverage  
01:51:13 --> 01:51:14: podcasts.  
01:51:16 --> 01:51:18: And then I just wanted to add one more thing,  
01:51:18 --> 01:51:21: Sam, and we're just honored that Lucy and I got  
01:51:21 --> 01:51:23: to interview with you and hear what you're doing.  
01:51:24 --> 01:51:28: Communication is at the core of everything we do.  
01:51:28 --> 01:51:31: And so I think what you're offering, particularly with  
01:51:31 --> 01:51:34: technology  
01:51:34 --> 01:51:37: is really key because at the end of the day,  
01:51:37 --> 01:51:38: we all have to learn to communicate our message and  
01:51:38 --> 01:51:41: advocate for ourselves.  
01:51:38 --> 01:51:41: So I think there's going to be a whole world  
01:51:41 --> 01:51:44: of individuals, both the youth and adults that you're going  
01:51:44 --> 01:51:46: to be able to offer.  
01:51:46 --> 01:51:48: And I know we talked about this in our interview,  
01:51:48 --> 01:51:52: but considering also offering it in all different languages,  
01:51:52 --> 01:51:53: particularly  
01:51:52 --> 01:51:53: in Spanish.  
01:51:53 --> 01:51:53: Oh.  
01:51:54 --> 01:51:55: Thank you so much.  
01:51:56 --> 01:52:00: I'm afraid we only have time for one more question.  
01:52:06 --> 01:52:08: Hello, my name is Rebecca Flores Castro.  
01:52:08 --> 01:52:10: I'm with my Home Ownership Academy.  
01:52:11 --> 01:52:15: We're a national program that provides financial literacy and  
01:52:16 --> 01:52:18: also  
01:52:16 --> 01:52:18: opportunities for home ownership.  
01:52:18 --> 01:52:22: So recently we started doing different workshops in the  
01:52:22 --> 01:52:24: community  
01:52:22 --> 01:52:24: and one of the key things that people are always  
01:52:24 --> 01:52:27: talking about, especially here in Northside is the property tax  
01:52:27 --> 01:52:28: values.  
01:52:28 --> 01:52:31: So myself and our and our team are approved through  
01:52:32 --> 01:52:34: the county to be able to do these workshops.  
01:52:34 --> 01:52:38: And we've had even recently people that are asking about  
01:52:38 --> 01:52:38: this.  
01:52:38 --> 01:52:42: So my question is how, how can we be that  
01:52:42 --> 01:52:44: resource for the community?  
01:52:44 --> 01:52:47: How can we advocate for the property's values?  
01:52:47 --> 01:52:51: Because I'm sure that you've seen in the places that

01:52:51 --> 01:52:53: you've been where this is a disconnect.

01:52:54 --> 01:52:56: So if you can help us with that, thank you.

01:52:56 --> 01:53:00: Yeah, I, I, I would start with awareness being key.

01:53:01 --> 01:53:03: In fact, it was an educated young professional that we

01:53:03 --> 01:53:07: interviewed who said that he didn't realize until the third

01:53:07 --> 01:53:09: year of living in his house that he could apply

01:53:09 --> 01:53:11: for a homestead exemption.

01:53:12 --> 01:53:14: And a lot of some of this goes back to

01:53:14 --> 01:53:15: distrust in government.

01:53:16 --> 01:53:20: And so having voices like yours go to to homeowners

01:53:20 --> 01:53:23: and say, Hey, there are programs in place.

01:53:23 --> 01:53:25: Let's see if if if you can get them.

01:53:26 --> 01:53:29: I think starting with that is, is one big Ave.

01:53:29 --> 01:53:30: in which you can do it.

01:53:30 --> 01:53:32: And then again, like, you know, do that in a

01:53:32 --> 01:53:33: podcast, right?

01:53:33 --> 01:53:36: Like talk about talk about, you know, how to how

01:53:36 --> 01:53:41: to prevent taxes from displacing people using programs that

01:53:41 --> 01:53:41: are

01:53:41 --> 01:53:41: in place.

01:53:41 --> 01:53:44: And then hopefully we gave you some innovative ways to

01:53:44 --> 01:53:46: think about things you can do in the future that

01:53:46 --> 01:53:47: go beyond that.

01:53:47 --> 01:53:49: But I know some of my team's going to have

01:53:49 --> 01:53:50: comments too.

01:53:52 --> 01:53:55: And then I would add one thing that we all

01:53:55 --> 01:53:58: need to think about regardless of our workspace and like

01:53:58 --> 01:54:01: our identity that we have from our eight to five,

01:54:01 --> 01:54:04: there is an opportunity always to be sharing information.

01:54:05 --> 01:54:08: My particular organization, we do three things.

01:54:08 --> 01:54:11: It's about informing, educating and empowering community

01:54:11 --> 01:54:16: members.

01:54:11 --> 01:54:16: And you'll be surprised particularly that you're already doing

01:54:16 --> 01:54:19: workshops,

01:54:16 --> 01:54:19: the fact that you may have a community member that

01:54:19 --> 01:54:22: comes to you for a different resource, making sure we're

01:54:22 --> 01:54:23: always connecting them.

01:54:24 --> 01:54:26: And that is again, going back to building the fabric

01:54:26 --> 01:54:29: that we talked about strengthening it.

01:54:29 --> 01:54:31: You are part of this and you are part of

01:54:31 --> 01:54:34: making what the future could be really beautiful and that

01:54:34 --> 01:54:36: they can go to you for one thing, but then

01:54:36 --> 01:54:38: you can pass them along.



01:54:38 --> 01:54:40: We talked about this as a group, the baton, like  
01:54:40 --> 01:54:43: really being able to guide the families to say, you  
01:54:43 --> 01:54:46: may be having this issue now, but guess what, you  
01:54:46 --> 01:54:49: can get services and programs with this other person.  
01:54:49 --> 01:54:52: So I really do think there's a really unique opportunity,  
01:54:52 --> 01:54:54: I think of you guys as an entire collective of  
01:54:54 --> 01:54:55: serving the North Side.  
01:55:00 --> 01:55:01: Awesome.  
01:55:01 --> 01:55:04: Well, we just wanted to end with thank you so  
01:55:04 --> 01:55:05: much.  
01:55:06 --> 01:55:10: It is our honor to give you this report.  
01:55:10 --> 01:55:14: It will be available online probably in the next few  
01:55:14 --> 01:55:14: days.  
01:55:14 --> 01:55:18: And again, huge thanks to our sponsors, the the Fort  
01:55:18 --> 01:55:22: Worth Hispanic Chamber of Commerce, who is always  
available for  
01:55:22 --> 01:55:25: you, And then, of course, the help that we got  
01:55:25 --> 01:55:27: from the city of Fort Worth.  
01:55:27 --> 01:55:29: So thank you again so much.  
01:55:29 --> 01:55:30: We appreciate it.  
01:55:38 --> 01:55:40: Oh yeah, Annette's going to say some closing remarks.  
01:55:40 --> 01:55:41: I forgot about that part, sorry.  
01:55:43 --> 01:55:44: I'll keep it brief.  
01:55:44 --> 01:55:45: Work starts on Monday.  
01:55:45 --> 01:55:48: I expect all of you to sign up now.  
01:55:49 --> 01:55:53: Truthfully, there is, as you noted, a lot of opportunity  
01:55:53 --> 01:55:57: and engagement and big ideas that I think I, you  
01:55:57 --> 01:56:01: know, some kind of conversations had started.  
01:56:01 --> 01:56:03: But I appreciate you all for drawing the map for  
01:56:03 --> 01:56:04: us.  
01:56:04 --> 01:56:04: You know what I mean?  
01:56:04 --> 01:56:07: Because sometimes it can be overwhelming when a  
community just  
01:56:07 --> 01:56:10: feels like they're just trying to stop the, the, the,  
01:56:10 --> 01:56:12: the, you know, different leaks.  
01:56:13 --> 01:56:16: And so it's wonderful to now have a road map  
01:56:16 --> 01:56:18: for all of us to, to work together and move  
01:56:18 --> 01:56:19: forward.  
01:56:19 --> 01:56:22: The Community Action committee, we look forward to being  
a  
01:56:22 --> 01:56:25: part of that and welcoming all of our other neighborhood  
01:56:25 --> 01:56:29: organizations to really finally work together as a  
neighborhood.

**01:56:29 --> 01:56:32:** Cuz even though we work alongside each other, let's be  
**01:56:32 --> 01:56:34:** honest, we're not working together enough.  
**01:56:34 --> 01:56:36:** And so how do we do that better?  
**01:56:36 --> 01:56:39:** So look forward to continuing this work.  
**01:56:39 --> 01:56:41:** Please feel free to reach out to us if you  
**01:56:41 --> 01:56:44:** have additional questions and, and or interested on how to  
**01:56:44 --> 01:56:45:** get involved.  
**01:56:45 --> 01:56:47:** And thank you guys so much again for setting us  
**01:56:47 --> 01:56:48:** up for success.  
**01:56:48 --> 01:56:51:** Hopefully in 20 years they come back and they're so  
**01:56:51 --> 01:56:52:** proud of what we've built.

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