

City of Fort Worth, Texas Neighborhood
Services - Tobias Place
Recovery Plan

State and Local Fiscal Recovery Funds
2025 Report

City of Fort Worth, Texas
Tobias Place
2025 Recovery Plan

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GENERAL OVERVIEW

Executive Summary

The City of Fort Worth's Neighborhood Services Department strategically deployed American Rescue Plan Act (ARPA) SLFRF funds to address the pandemic's economic impacts on our most vulnerable residents. After vetting over \$31.4 million in proposals, staff recommended seven projects—including Tobias Place, which received \$8 million in ARPA funding. By underwriting critical stormwater, utility, and road infrastructure at 505 W. Biddison St. & 3500 S. Jennings Ave., this investment unlocks a 288-unit mixed-income community (53 units ≤30% AMI, 235 units ≤60% AMI). With all ARPA-funded site work complete, vertical construction is on track to wrap up in early November 2025, positioning Tobias Place to open its doors on schedule and begin delivering affordable housing and supportive services.

Uses of Funds

Expenditure Category: 2.15-Long-Term Housing Security: Affordable Housing

The City of Fort Worth Council authorized an \$8,000,000 forgivable subordinate loan from ARPA SLFRF to Tobias Place, LP, to underwrite critical site infrastructure—specifically stormwater drainage and related utility improvements—at 505 West Biddison Street and 3500 South Jennings Avenue. This investment removes key development barriers, making a 288-unit affordable housing project financially viable.

This ARPA loan supports the City's strategic goals of providing quality, accessible, and affordable housing for low- and moderate-income residents and stimulating local economic revitalization. Robust contract and loan documents ensure these public-purpose objectives are enforced and that funds are disbursed only for eligible infrastructure costs.

Complementary Financing Sources:

- Fort Worth Housing Finance Corporation (FWHFC):
 - November 30, 2021: Approved a \$1,750,000 forgivable subordinate loan for land acquisition and pre-development costs (Resolution FWHFC-2021-20).
 - February 28, 2023: Became fiduciary agent for Tobias Place, LP, and facilitated the application for \$2,000,000 in Tarrant County ARPA gap financing.

Together, these layered funding sources—\$8,000,000 City ARPA, \$1,750,000 FWHFC loan, and \$2,000,000 County ARPA—ensure that site infrastructure is fully funded, catalyzing private investment (LIHTC equity and permanent loans) to complete vertical construction and deliver long-term affordable housing.

Promoting Equitable Outcomes

The Tobias Place project is expressly designed to advance equity by expanding affordable housing opportunities for Fort Worth's most vulnerable residents—particularly those disproportionately impacted by the COVID-19 pandemic.

Targeted Affordability

- Deeply Affordable Units: 53 apartments reserved for households earning $\leq 30\%$ of Area Median Income (AMI), including permanent supportive housing for individuals experiencing or at risk of homelessness.
- Workforce Housing: 235 units reserved for households earning $\leq 60\%$ AMI, enabling local essential workers—teachers, nurses, first responders—to live affordably near their jobs.

Long-Term Stability

- 30-Year Affordability Covenant: A Land Use Restriction Agreement (LURA) ensures that all ARPA-supported units remain affordable for at least three decades, safeguarding against future displacement.

Community Impact

- Neighborhood Revitalization: By providing mixed-income housing in Council District 5, the project promotes economic diversity and helps stabilize a historically underinvested area.
- Supportive Services Linkages: Project-based vouchers and partnerships with Fort Worth Housing Solutions ensure residents have access to case management, job training, and health resources.

Through these measures, Tobias Place directly addresses urgent housing needs, reduces cost burdens for low-income families, and lays the foundation for healthier, more resilient communities.

Community Engagement

Engaging District 5 residents and stakeholders has been central to the Tobias Place Apartments development process, ensuring that ARPA-funded decisions reflect community priorities and promote equitable outcomes. The City of Fort Worth employed a multi-channel strategy to gather feedback at every stage—from early planning through contract execution and construction oversight.

1. Written Feedback

- Public Notices & Online Surveys: After rezoning and site-plan submissions, notices were posted on the City Secretary's website and distributed via the ARPA portal. Residents were invited to complete an online survey in English and Spanish to share priorities around affordability, unit mix, and supportive services.
- Comment Forms: Paper comment cards were available at the District 5 Service Center and local libraries, allowing those without internet access to submit written input.

2. Oral Feedback

- Public Hearings: Formal presentations and comment periods were held at the Zoning Commission and City Council meetings, with mailers sent to property owners within 500 feet of the site.
- Community Meetings: Two open-house sessions, one at the Eastside Regional Library and another at the Stop Six Community Center, provided residents an opportunity to discuss the project in small-group settings.

3. Stakeholder Interviews & Focus Groups

- The City conducted targeted interviews with neighborhood association leaders, local nonprofit housing advocates, and Fort Worth Housing Solutions to refine design details and service linkages.
- A focus group of prospective renters and community service providers helped shape amenity priorities and accessibility features.

4. Digital Outreach & Accessibility

- Social Media & Email Blasts: Project updates and engagement opportunities were shared on the City's official Facebook page, Nextdoor, and via the Neighborhood Services Department newsletter.
- Equity Measures: All materials and meetings offered Spanish translation, interpretation services, and childcare stipends to remove participation barriers for low-income, limited-English-proficient, and working families.

By blending written, oral, and digital methods—and by prioritizing historically underserved populations—the City fostered a sense of collective ownership and ensured the Tobias Place Apartments project remains responsive, transparent, and aligned with Fort Worth's ARPA equity goals.

Labor Practices

In accordance with ARPA SLFRF requirements and applicable federal regulations, Tobias Place Apartments has adopted the following workforce standards to ensure quality project delivery and to support local economic recovery:

- **Project Notices & Job Postings**
 - All trade and labor openings are published on Workforce Solutions Tarrant County's job board and the City of Fort Worth Careers Portal.
 - Notices include clear descriptions of positions, required qualifications, and application instructions to maximize regional hiring opportunities.
- **Prevailing Wage & Contractor Requirements**
 - Contracts mandate compliance with Texas prevailing wage rates (and Davis-Bacon Act rates where applicable).
 - Prime contractors must submit certified payrolls for City review to verify wage and fringe benefit payments.
- **Local Hiring Preferences**
 - Contractors are encouraged to hire residents of Tarrant County, with a preference for economically disadvantaged ZIP codes.
 - Quarterly hiring reports track the percentage of local hires and identify any gaps.
- **Small & Disadvantaged Business Participation**
 - Subcontracting goals require at least 25% of contract value to be awarded to certified Small, Minority-, and Women-Owned Business Enterprises (SMWBEs).
 - The City's Supplier Diversity Office monitors SMWBE participation and publishes progress in quarterly compliance reports.
- **Ongoing Compliance Monitoring**
 - The City's Contract Compliance Unit conducts monthly site inspections and payroll audits.
 - Any identified non-compliance triggers a corrective action plan, ensuring that labor standards are upheld through project close-out.

By embedding these measures into contracts and project oversight, Tobias Place Apartments delivers high-quality infrastructure while creating equitable employment opportunities for local workers.

Use of Evidence

The Tobias Place Apartments project applies an evidence-driven approach to infrastructure deployment and lease-up planning:

- **Progress Monitoring:** Detailed tracking shows that 43% of site infrastructure—including stormwater, utilities, and road connections—is complete, based on weekly construction reports and field inspections.
- **Benchmark Scheduling:** Infrastructure work follows a validated project management timeline, with full completion targeted for April 2025. This schedule reflects best practices from comparable mixed-income developments, where on-time delivery of foundational systems is critical to overall success.
- **Early Lease-Up Activation:** Drawing on lessons learned from similar ARPA-funded housing projects, the City and developer have aligned marketing and tenant screening to begin lease-up in February 2025, two months before vertical construction wraps, to ensure immediate occupancy once units are ready.
- **Future Evaluation:** Post-occupancy data—such as lease-up rates, time-to-full-occupancy, and resident satisfaction—will be collected by Trinity Habitat and analyzed against these infrastructure benchmarks in the FY 2026 ARPA report, forming the basis of a formal program evaluation and learning agenda.

This structured, data-informed process ensures that Tobias Place Apartments not only stays on schedule but also generates actionable insights to guide future ARPA housing initiatives

Performance Report

Project Status & Timeline

- **Infrastructure Completion:** Targeted for April 2025
- **Lease-Up & Occupancy:** Begins February 2025, with full move-in expected shortly after infrastructure completion

Evaluation & Reporting Schedule

- A comprehensive performance evaluation will follow project close-out in April 2025.
- Findings and full project metrics will be incorporated into the FY 2025 Annual ARPA Report (due July 31, 2025).

Key Performance Metrics (as of July 2025)

- **Total Units Leased:** 233 of 288 (80.9%)
- **Units Occupied:** 158 of 288 (54.9%)
- **Units Under Construction:** 55 (Buildings 10–12)
- **Project Completion:** November 2025

Regulatory & Contractual Compliance

- All project agreements adhere to SLFRF requirements under the American Rescue Plan Act.
- Quarterly subrecipient draws and contract documentation are submitted via the Treasury portal, ensuring full transparency of obligations and expenditures.

Ongoing Commitment

- Even as construction concludes, the Neighborhood Services Department will continue data-driven monitoring to verify that Tobias Place achieves its affordability and equity objectives.
- Lessons learned and recommendations for future ARPA investments will be detailed in the FY 2025 report.

Project Inventory

Tobias Place

Project ID: 9919AH-3

Project Name: Tobias Place

ARPA Funding Amount: \$8,000,000

Expenditure Categories: 2.15-Long-Term Housing Security: Affordable Housing

Location:

505 West Biddison Street & 3500 South Jennings Avenue, Fort Worth, TX 76110

Project Overview:

Tobias Place is a new-construction, 288-unit affordable multifamily development. ARPA funds underwrite essential site work—stormwater drainage, utility connections, and roadway improvements—that enable vertical construction of the residential buildings.

Unit Mix & Affordability:

- Total Units: 288
 - One-Bedroom: 120
 - Two-Bedroom: 141
 - Three-Bedroom: 27
- Affordability Breakdown:
 - ≤ 30% AMI: 53 units (Permanent Supportive Housing)
 - ≤ 60% AMI: 235 units
 - Market-Rate: 0 units

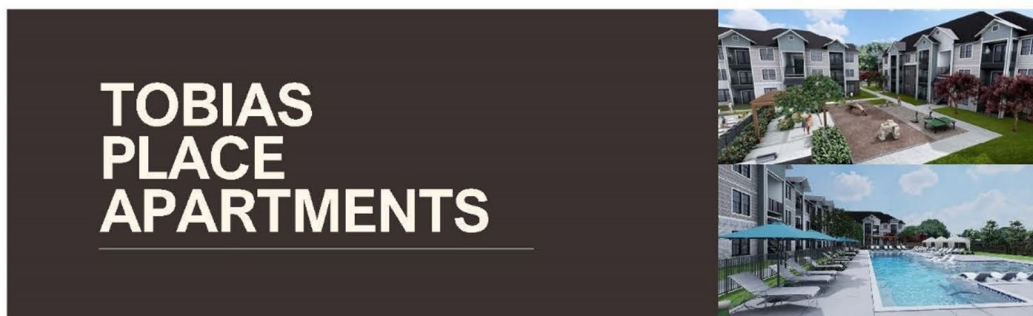
Key Amenities:

- Children's play area
- Dog run
- Swimming pool
- Co-working spaces
- Community meeting rooms

Use of Evidence & Performance Measures:

- ARPA-funded infrastructure is 43% complete (as of July 2025), on track for April 2025 finish.
- Lease-up begins February 2025.
- Full project completion (vertical construction) scheduled for early September 2025.
- Performance metrics—including occupancy rate, AML compliance, and resident satisfaction—will be reported in the FY 2026 ARPA Annual Report.

This inventory will be updated with final drawdown figures, completion dates, and post-occupancy outcomes when the project closes out under ARPA guidelines.



Tobias Place Apartments – Project Highlights

Tobias Place is a new-construction, 288-unit affordable multifamily development. ARPA funds underwrite essential site work—such as stormwater drainage, utility connections, and roadway improvements—that enable the vertical construction of the residential buildings.

