

# Woodhaven

## Neighborhood *Conservation* Plan

Briefing for TIF 13 Board  
September 4, 2024



*Supported by:*  
**MAYOR PRO TEM BIVENS**

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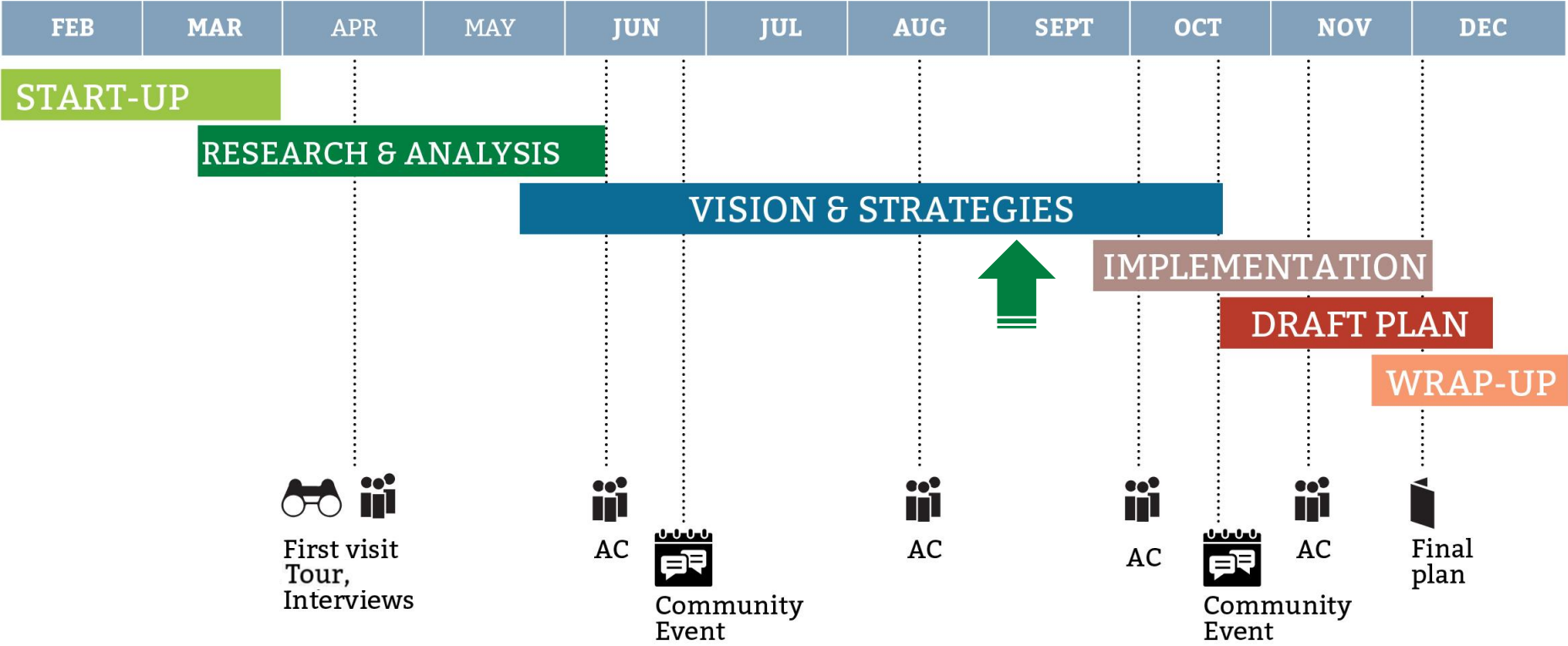

# Agenda for Today


- Brief you on where we are in the planning process and the research and analysis to date
- Provide a summary of initial community engagement and input
- Discuss next steps and coordination with other ongoing planning efforts



# Schedule for the Planning Process

2024



 AC - Advisory Committee

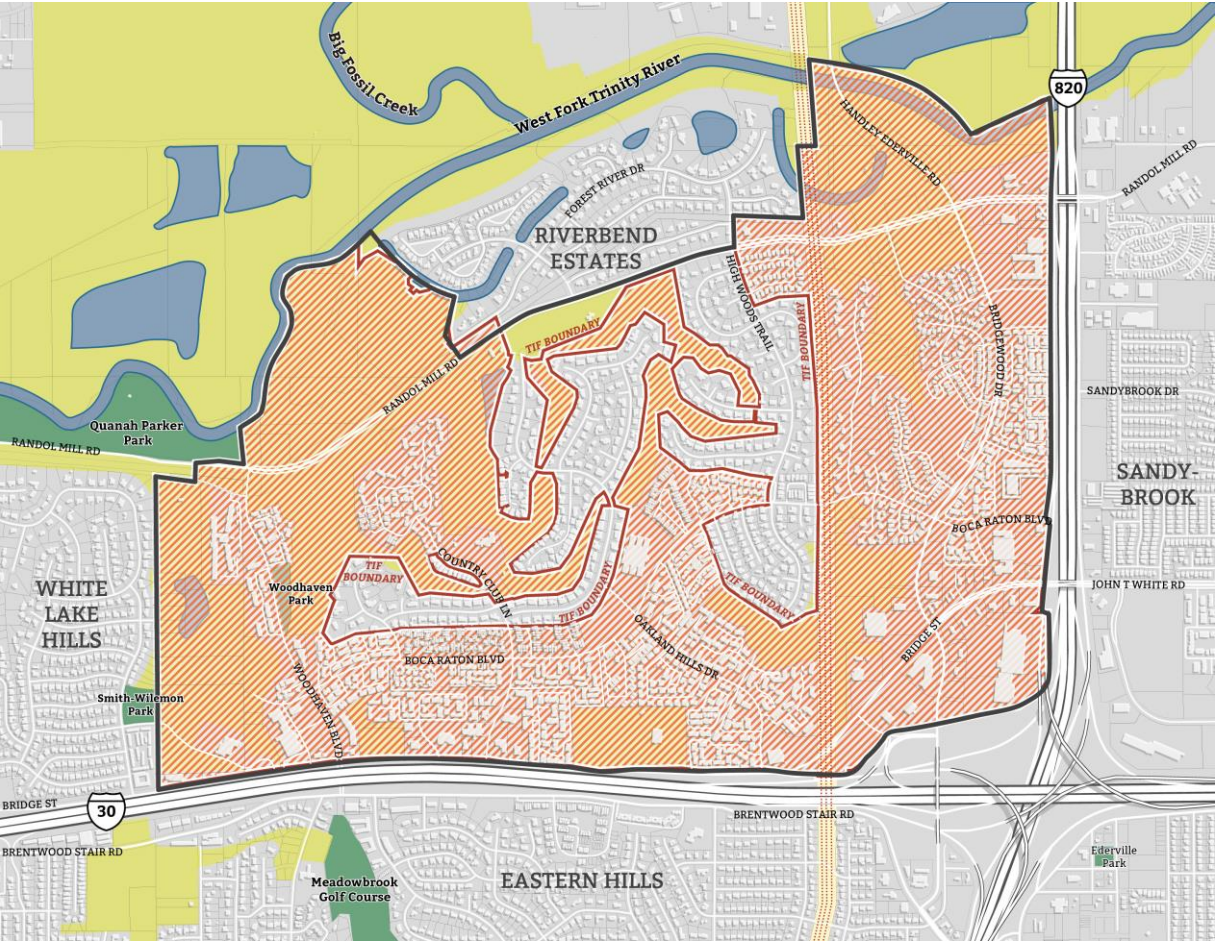


# Study Area for the Neighborhood Conservation Plan

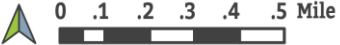
## STUDY AREA

includes Woodhaven Neighborhood plus TIF District 13\*

\* Generally bounded by the Trinity River to the north, Interstate 820 to the east, Interstate 30 to the south, and Willow Ridge Road to the west, this Tax-Increment Financing (TIF) District was created to help fund public infrastructure improvements that will provide a "foundation for development" to encourage and support the long-term public needs of the neighborhood, and secure mixed-use economic growth opportunities in the Woodhaven area.



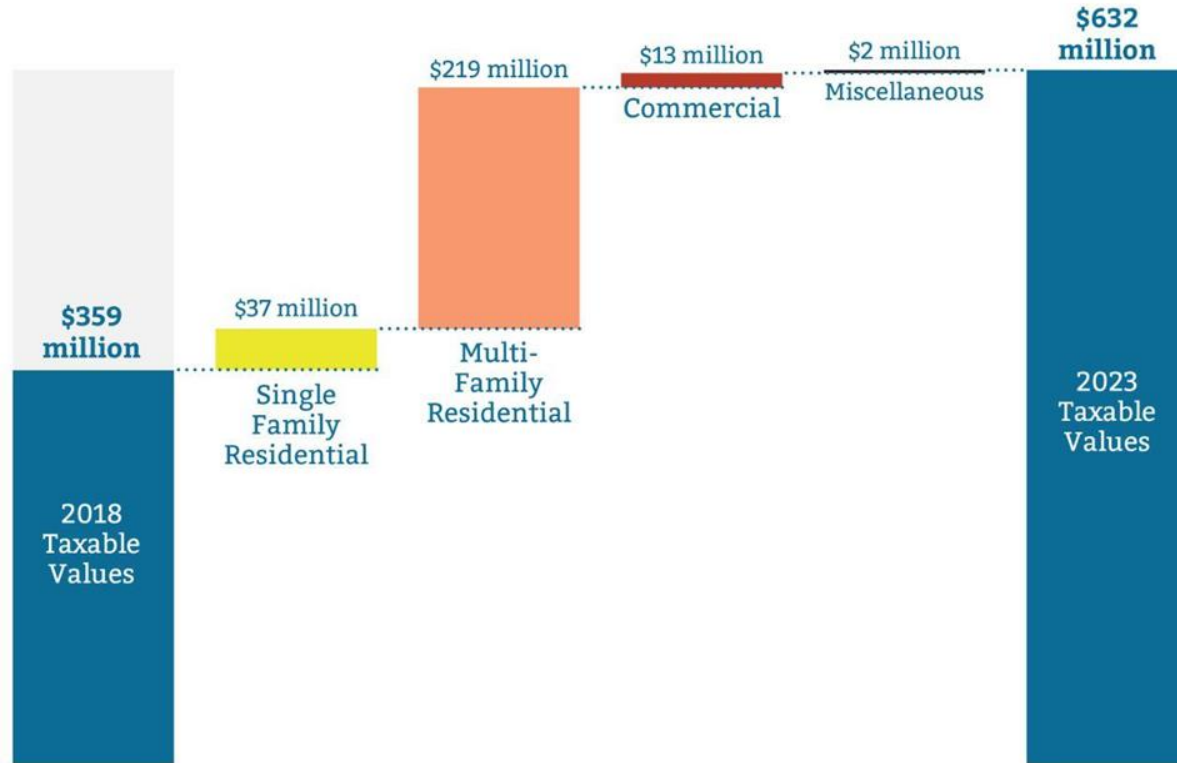
 TIF BOUNDARY  
 STUDY AREA





# Taxable values in the TIF have increased 76% since 2018

**80%** of this increase is contributed to **multifamily residential properties** in the TIF district




















# The TIF District has outperformed the Study Area and Riverbend

**Single family and multifamily properties** have nearly doubled in 5 years

Commercial vacant land has seen no value increase while **vacant residential land** has increased at 3x in the study area and twice that inside the TIF

## Percent Change in Property Market Value Between 2018 and 2023

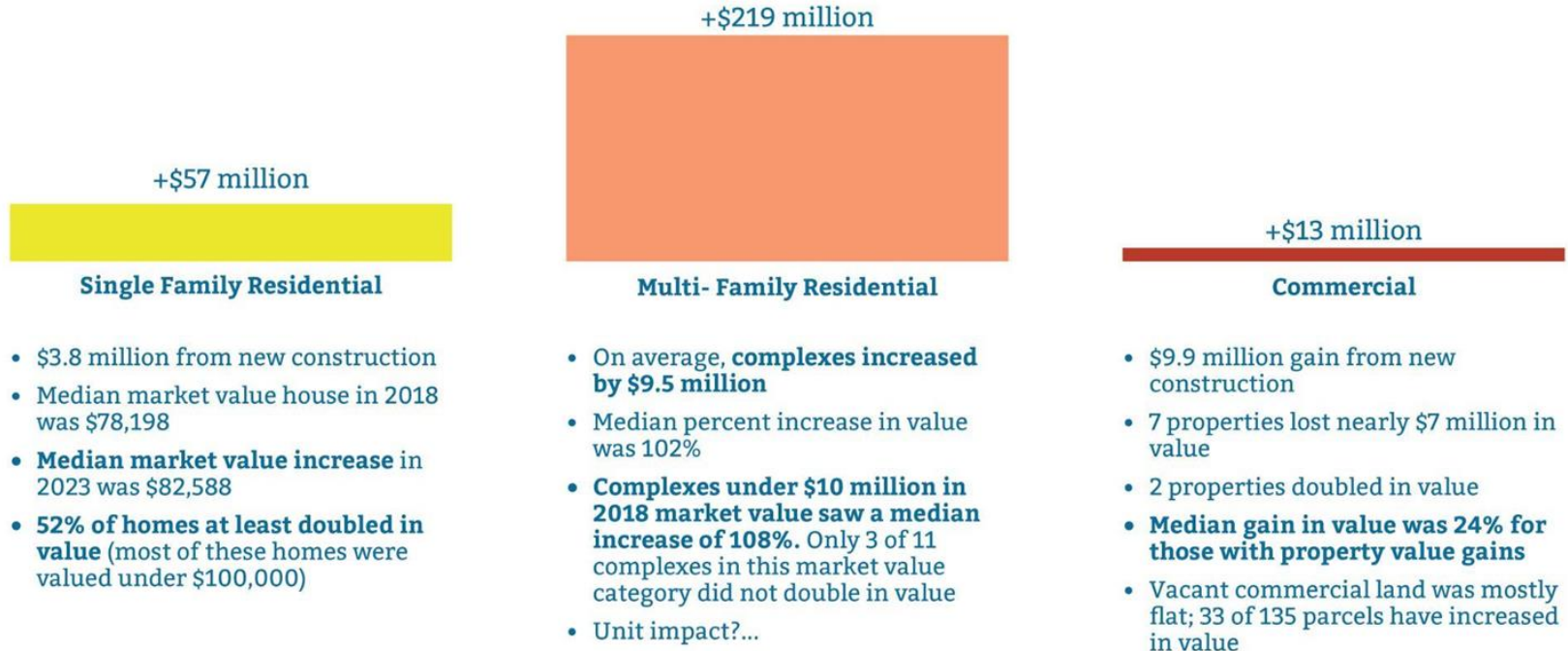
2018, 2023 Tarrant Appraisal District

Selected Categories	TIF District	Study Area	Riverbend
All Single Family (A)	96% 	68% 	59% 
Residential Single Family	87% 	60% 	59% 
Residential Condo (A3)	145% 	145% 	N/A
Residential Townhouse (A4)	84% 	78% 	N/A
Multifamily Commercial	97% 	97% 	N/A
Vacant Land Residential (C1)	674% 	325% 	-12% 
Vacant Land Commercial (C1C)	0% 	0% 	

# Multi-Family commercial properties are driving TIF growth

Overall in the **study area**, the median value of single family homes increased from \$102K to \$186K, and 50% of the homes at least doubled in value

Inside the **TIF district**:



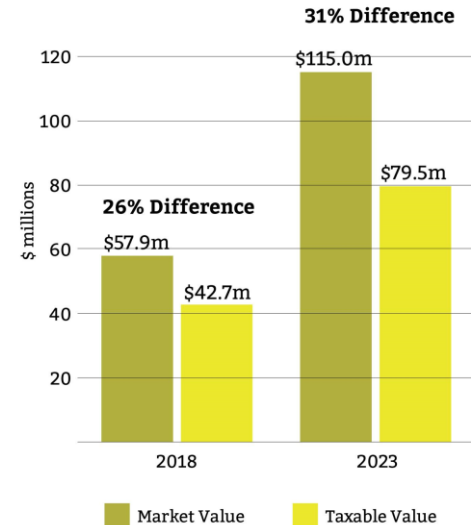


# TIF growth reflects the market value with one exception

Market Value Category	2018 \$	2023 \$	Change + (-)
Single Family Residential	57.9	115.0	57.1
Multifamily Residential	227.4	449.5	222.0
Commercial	79.4	92.9	13.4
Miscellaneous	8.9	10.0	1.1

Taxable Value Category	2018 \$	2023 \$	Change + (-)
Single Family Residential	42.7	79.5	36.8
Multifamily Residential	227.4	449.5	222.1
Commercial	79.9	92.9	13.0
Miscellaneous	8.7	9.9	1.2

**Homestead exemption values appear to have increased** from 26% of the market value of single-family housing in 2018 to 31% in 2023



**Many think of Woodhaven as a tree-filled neighborhood with large, single-family homes...**



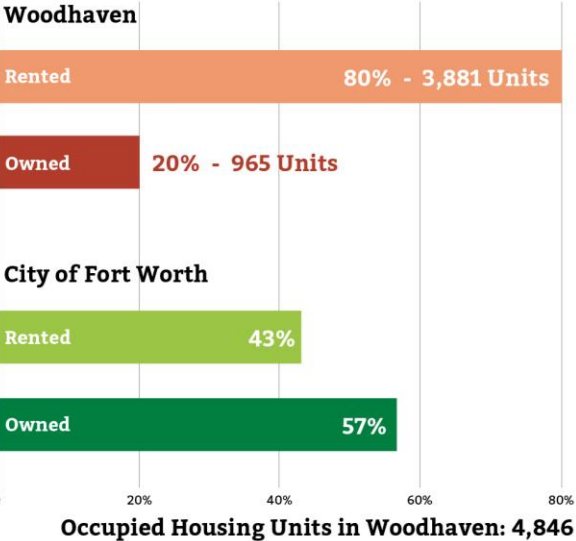
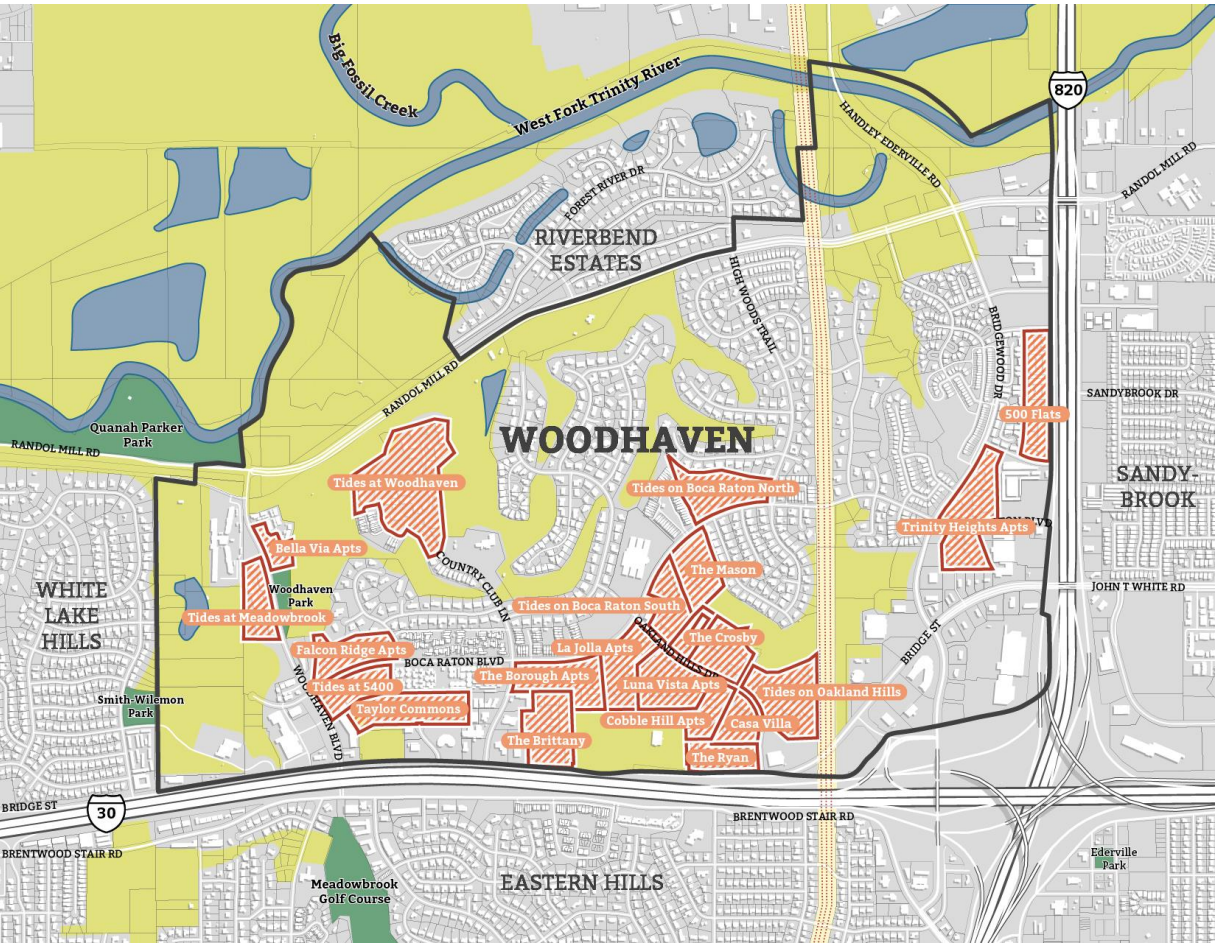


# But Woodhaven is also home to a sizable renter community

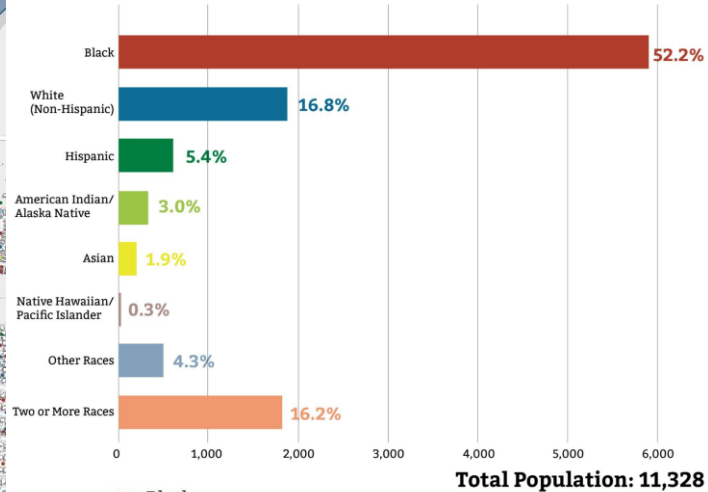
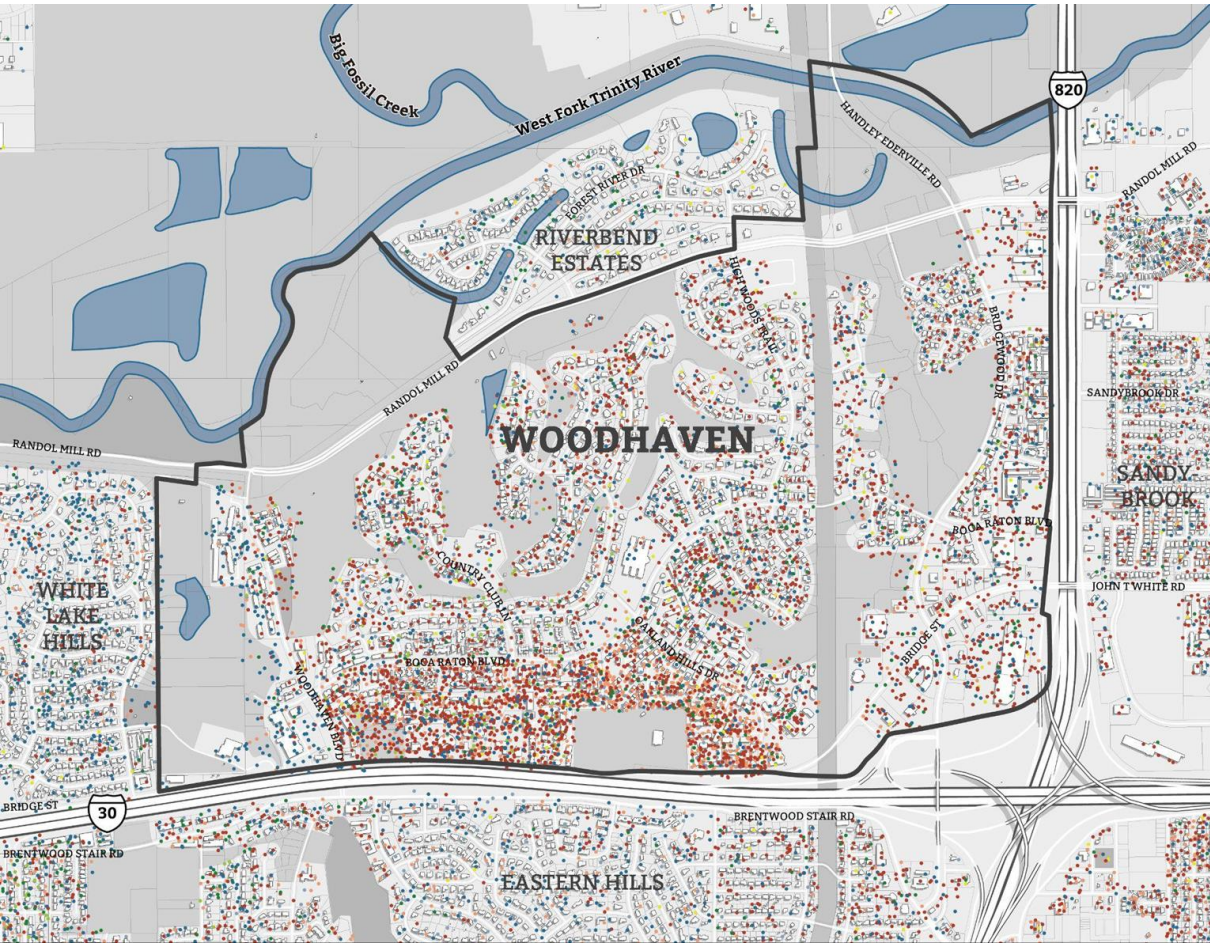




# Of Woodhaven's 4,850 housing units, ~3,900 (80%) are rentals



# Woodhaven is a diverse community with over 11,000 residents



- Black
  - White (Non-Hispanic)
  - Hispanic
  - American Indian /Alaskan Native
  - Asian
  - Native Hawaiian /Pacific Islander
  - Other Races
  - Two or More Races
- (1 dot = 2 people)

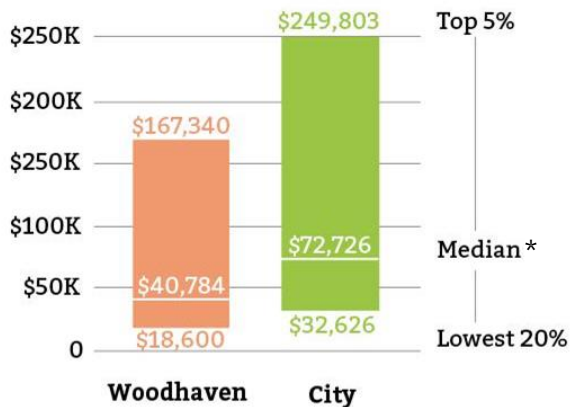




# Woodhaven's housing mix creates a mixed-income community

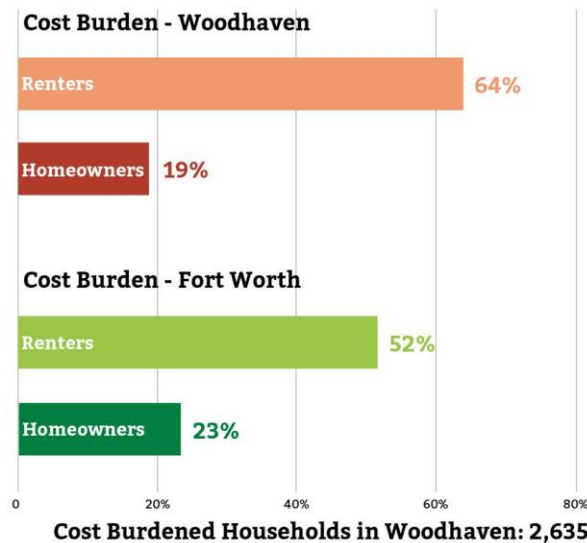
But in reality, there is **wide disparity within the community**

The lowest income households earn just 11% of the highest income households



\* *Half of households earn less than the median, and half of households earn more*

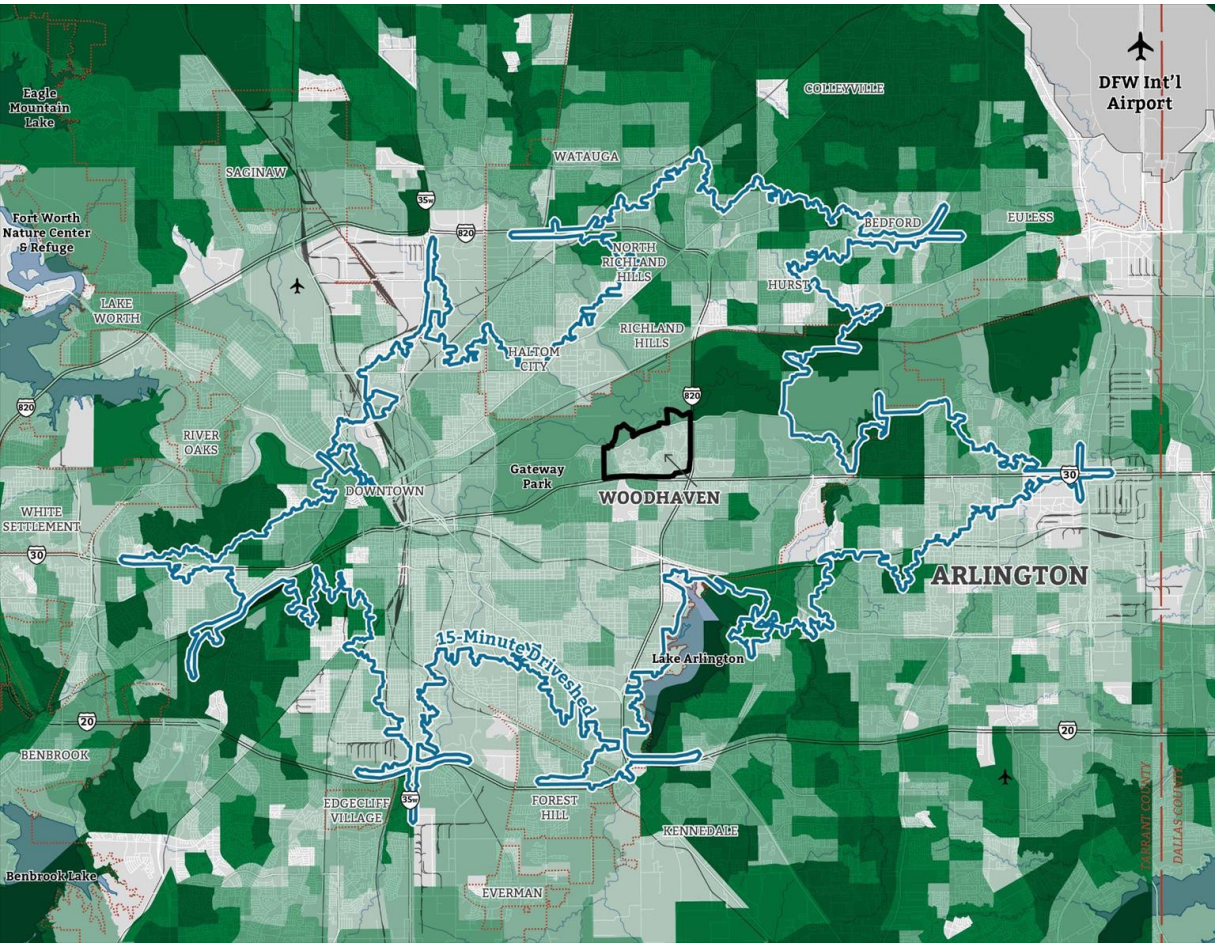
56% of households in the neighborhood are Cost Burdened\*



\* *Cost burdened households pay more than 30% of their income on rent or housing costs, which means there often isn't enough to cover other basic needs such as food, transportation, and childcare*



# High income households are at the edge of a 15-minute drive



## Household Median Income

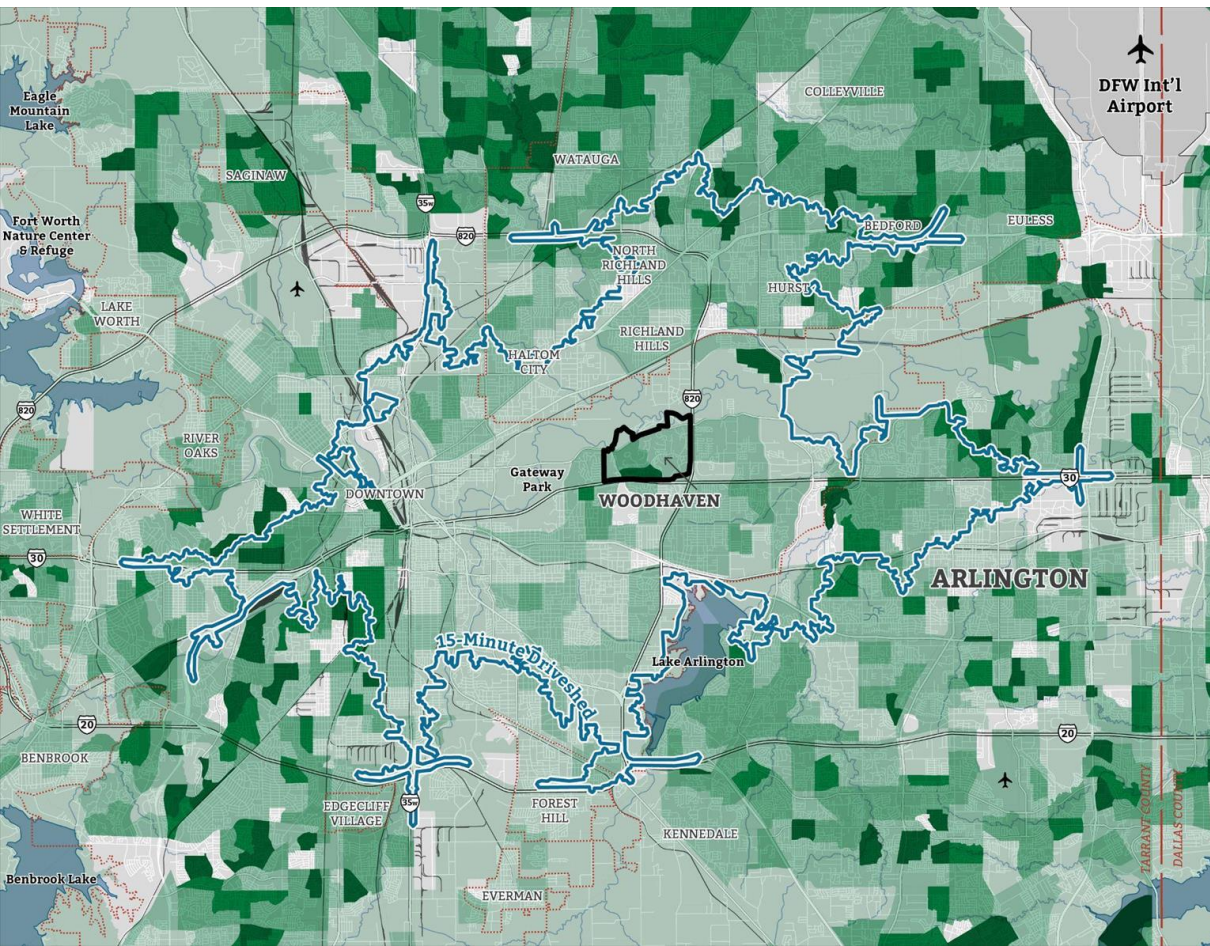
- <\$50,000
- \$50,000-\$75,000
- \$75,000-\$100,000
- \$100,000-\$125,000
- \$125,000+

STUDY AREA



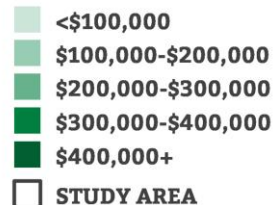


# However, income density is also relatively high in Woodhaven

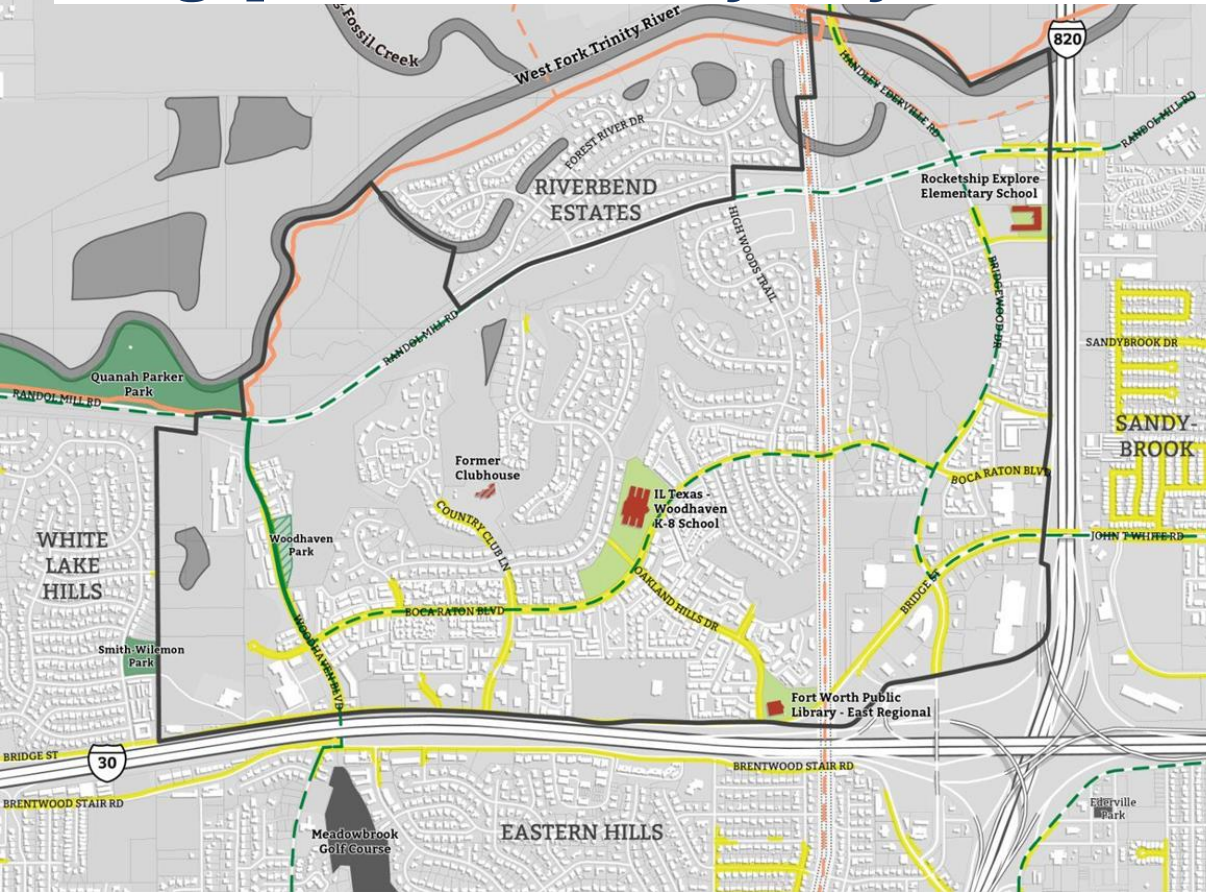


This is due to a higher density of households in parts of the neighborhood

## Income Density



# There are limited community facilities and gaps in connectivity for youth and families



**72% of households with children under 18 are single-parent households**

This indicates youth need more community facilities and after-school programming

## COMMUNITY FACILITIES

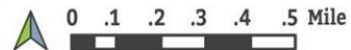
City of Fort Worth GIS

### Open Space

- Community Park
- Educational Facility

### Pedestrian & Bicycle Infrastructure

- Existing Trail
- Existing Bike Lane
- Existing Sidewalks
- Proposed Trail
- Proposed Bike Lane





# Woodhaven is adjacent to regional outdoor amenities, but they are not easily accessible from the neighborhood



Outdoor amenities in the neighborhood are limited and vary in condition and features



# The former clubhouse was a social hub for Woodhaven



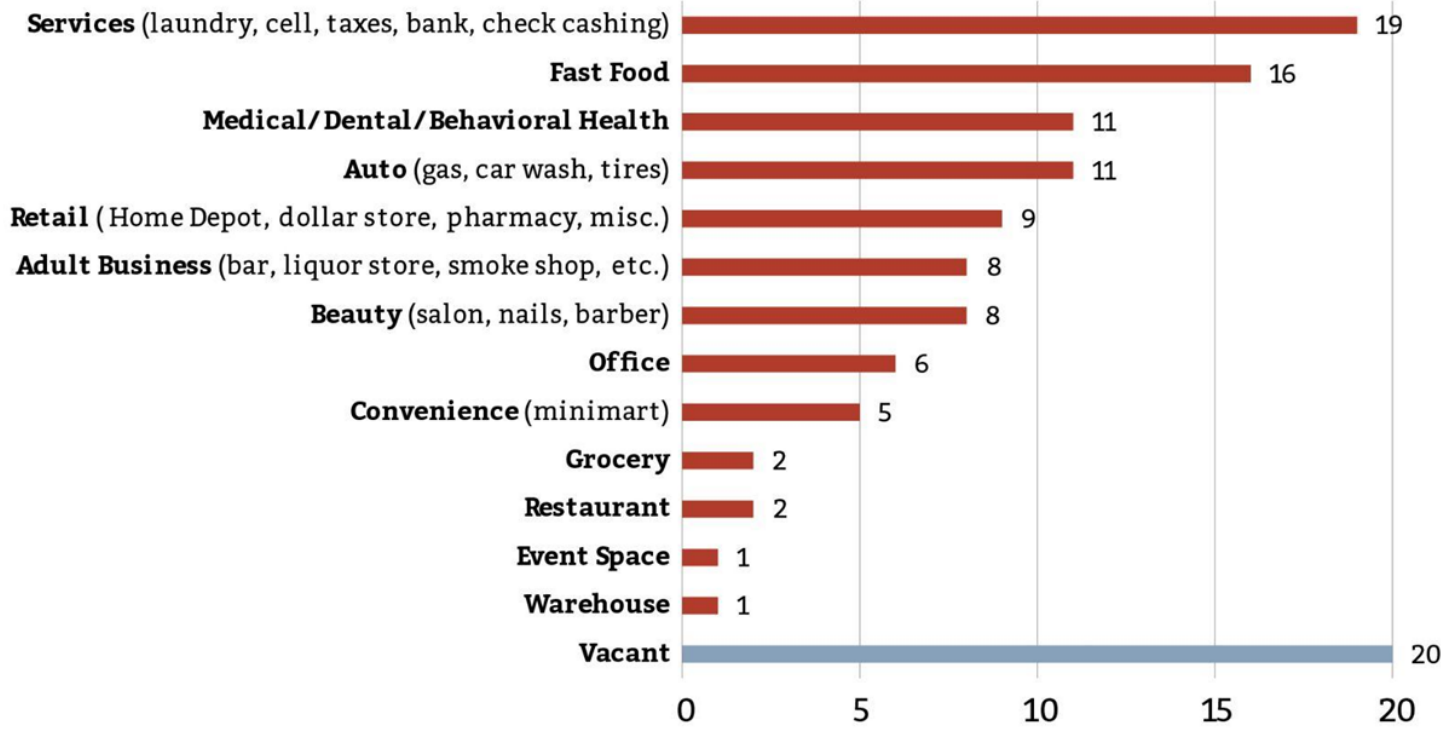


# The existing development patterns offer very few places to gather as a community



# Of the ~120 commercial spaces, 1 in 6 are vacant

## Woodhaven Business Mix by Type





# Festival Recap

The first public visioning event with community members and families was a big success!

An estimated **200 people** turned out in 100+ degree heat! (109 signed in)

It was a diverse crowd of all ages, and we had a great time...



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# We gathered outside at International Leadership School...







## With a range of questions & activities...



# Woodhaven NEIGHBORHOOD FESTIVAL *Checklist*

LISTA DE ACTIVIDADES

Welcome and thank you for coming to share your thoughts and ideas!  
Please make sure you check off each of the activities as you finish them.

¡Bienvenido/a y gracias por venir a compartir sus opiniones e ideas!  
Por favor, marque cada actividad a medida que las vaya completando.

- WELCOME AND SIGN-IN | BIENVENIDA Y REGISTRO
- TODAY AND TOMORROW | HOY Y MAÑANA
- BIG IDEA | GRAN IDEA
- COLLABORATIVE MAP | MAPA COLABORATIVO
- COMPLETE THE NEIGHBORHOOD SURVEY  
COMPLETE LA ENCUESTA DEL VECINDARIO
- THUMBS UP OR THUMBS DOWN  
ME GUSTA / NO ME GUSTA
- SPIN THE WHEEL | GIRE LA RUEDA



WHAT ELSE IN ON YOUR MIND?  
Use the back of this card to share any thoughts or comments.  
¿QUÉ MÁS PIENSA SOBRE WOODHAVEN?  
Utilice el reverso de esta tarjeta para compartir su idea o comentario.

Thanks for participating!  
¡Gracias por participar!

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FORT WORTH





**And opportunities for fun too!**

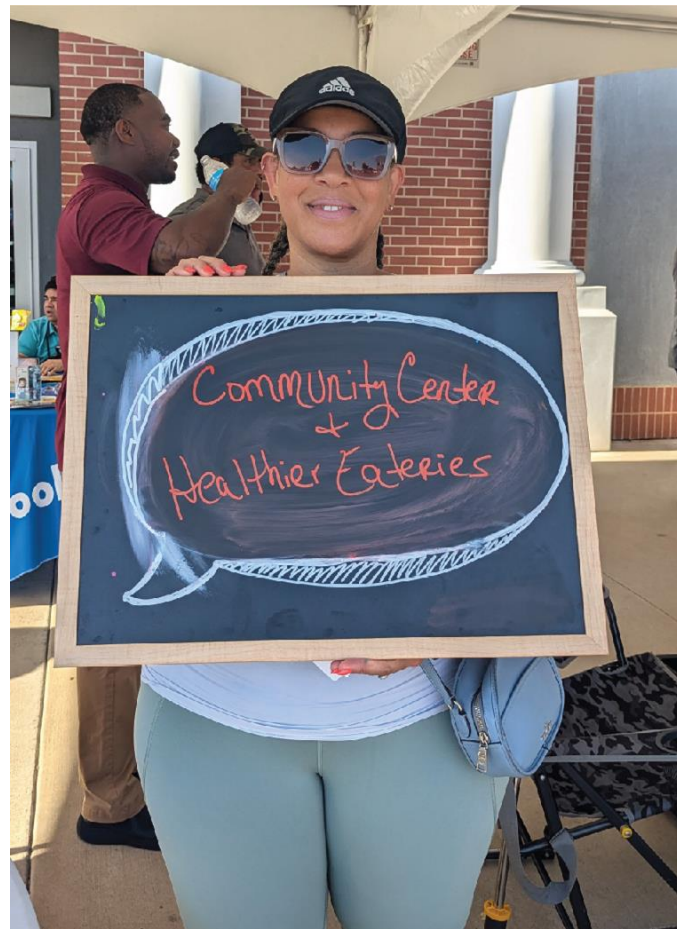








# What is your BIG idea? a desire for community space





# What is your BIG idea?

a place to play and \*cool off\*



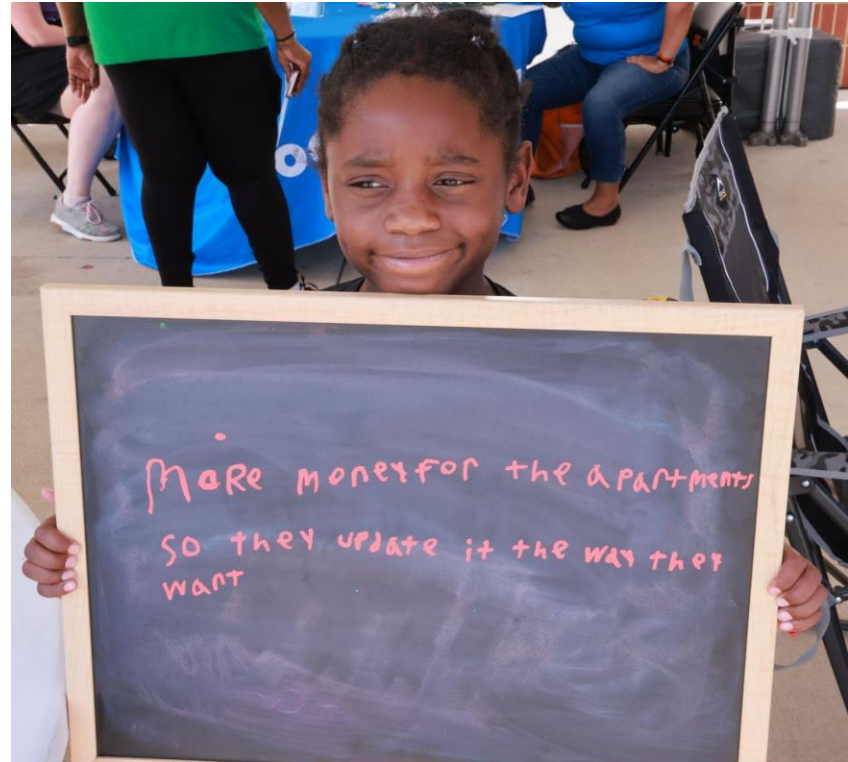
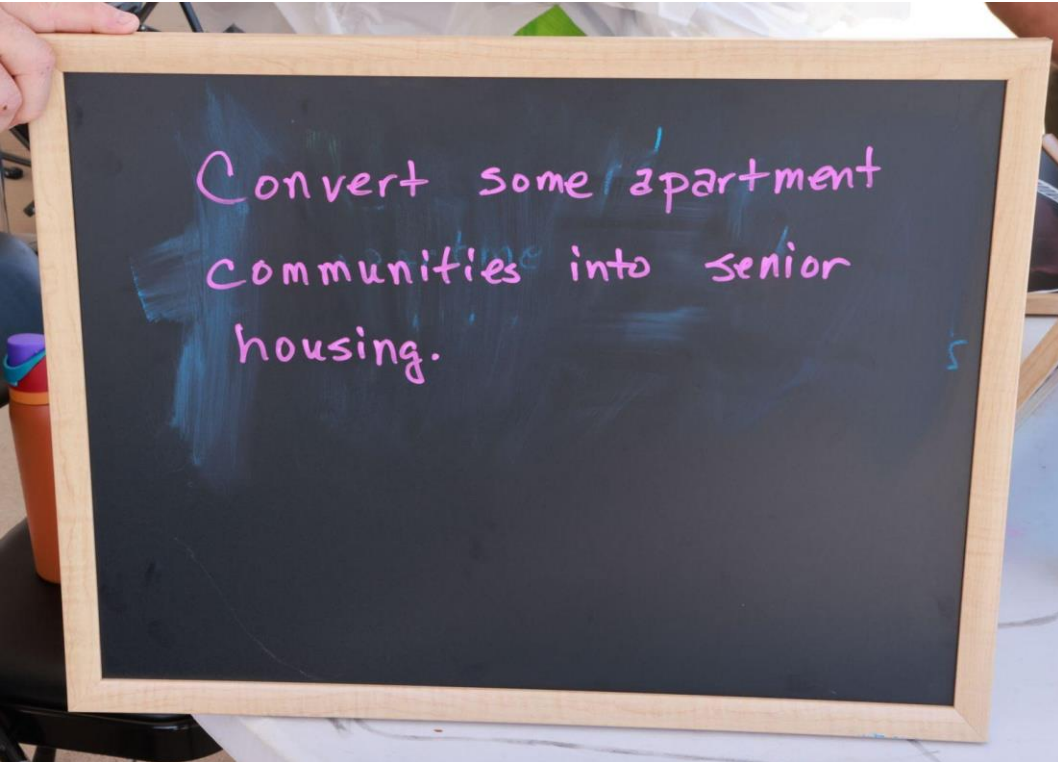


# What is your BIG idea? places to shop and gather





# What is your BIG idea? concerns about quality housing



# What is your BIG idea? connectivity is a priority





# What is your BIG idea? interest in the country club remains





DO YOU HAVE AN OBSERVATION OR IDEA FOR

# Woodhaven?

SHOW US WHERE ON THE  
*collaborative map*



Start with a **Numbered Card & Sticker**.

Put the sticker on the map to **identify the location in Woodhaven** where you have a place-specific observation or idea.

Describe your **observation or idea** on the card, and hang it up on the backside of this board for others to read. →

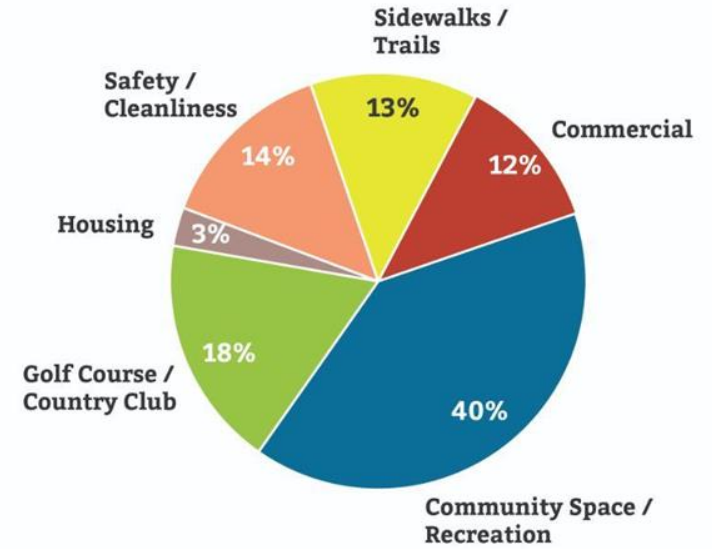
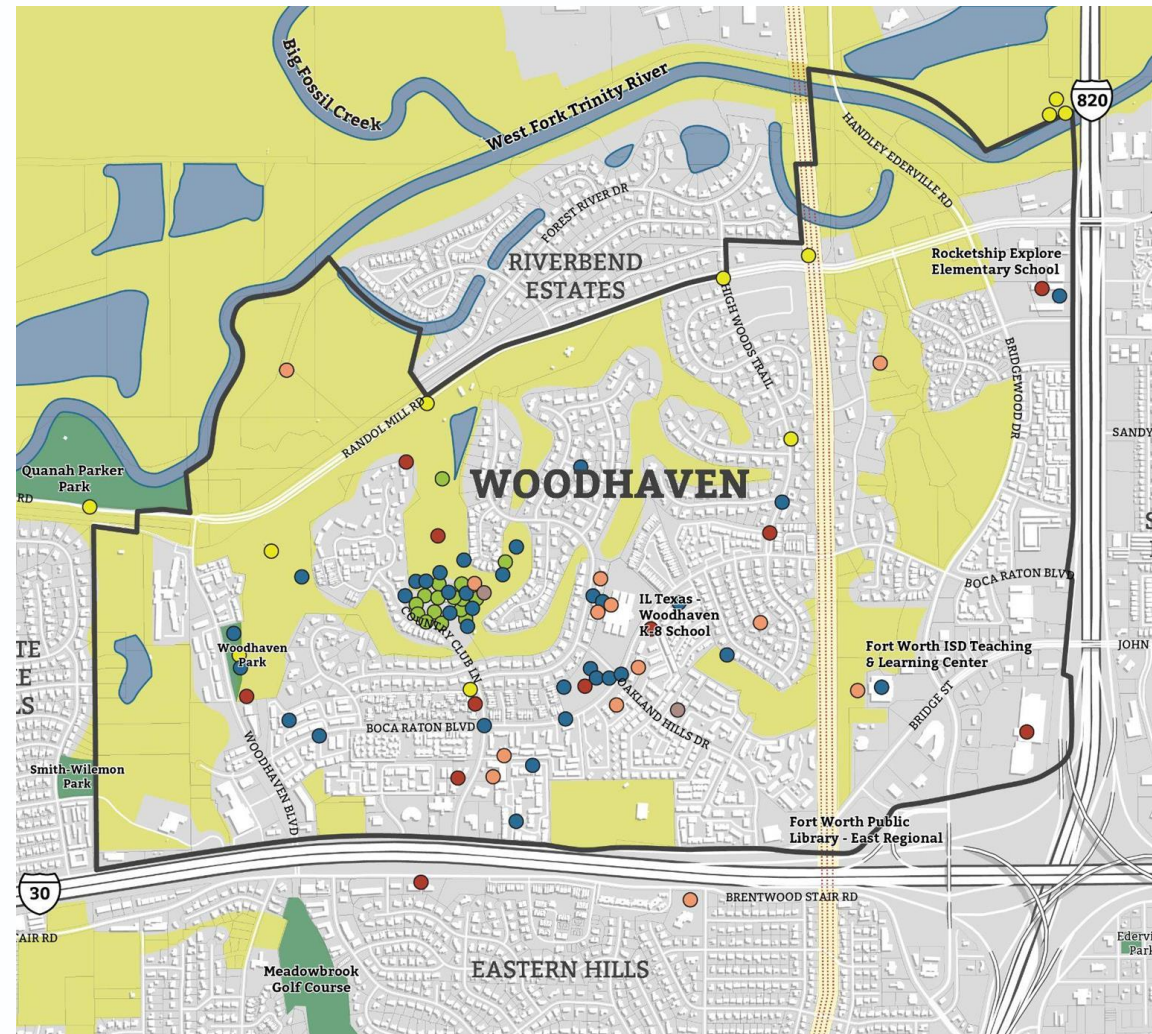
# People shared 89 place-specific ideas or observations



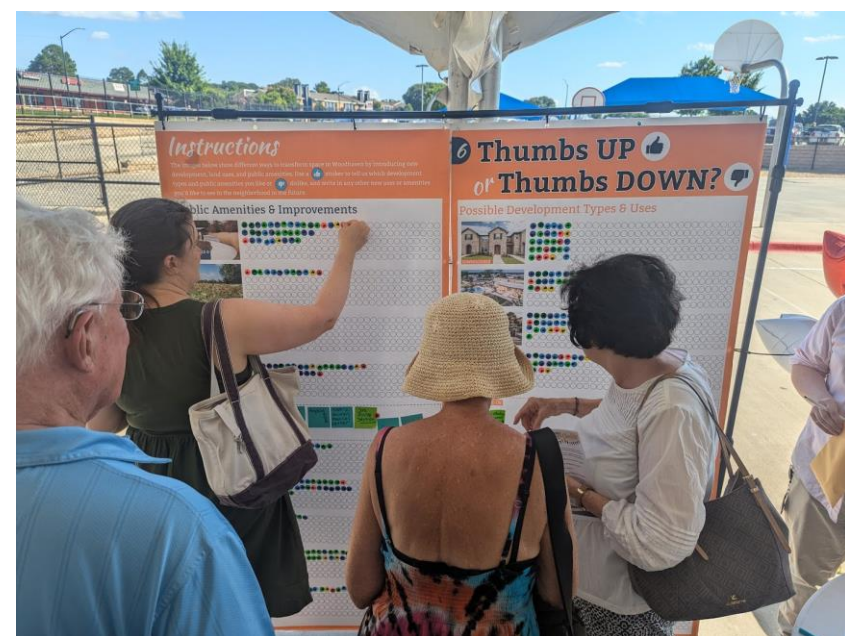


# Collaborative Map

○ An Idea or Insight - color coded by category







# Thumbs UP or Thumbs DOWN?

## Possible Development Types & Uses



Grid of 100 circles for voting on Residential.



Grid of 100 circles for voting on Swimming Pool.



Grid of 100 circles for voting on Walkable Streets.



Grid of 100 circles for voting on Mixed Use Buildings.

OTHER/WRITE-IN

Grid of 100 circles for voting on Other/Write-In.



Grid of 100 circles for voting on Sit Down Restaurant.



Grid of 100 circles for voting on Local Coffee/Bakery/Pizza Shop.



Grid of 100 circles for voting on Office/Class/Working Space.



Grid of 100 circles for voting on Small Business Incubator/Pop-Up.



Grid of 100 circles for voting on Farmers Market.

## Instructions

The images below show different ways to transform space in Woodhaven by introducing new development, land uses, and public amenities. Use a  sticker to tell us which development types and public amenities you like or a  dialike, and write in any other new uses or amenities you'd like to see in the neighborhood in the future.

## Public Amenities & Improvements



Grid of 100 circles for voting on Sidewalks & Trails.



Grid of 100 circles for voting on Nature Preserve.



Grid of 100 circles for voting on Pedestrian Scale Lighting.



Grid of 100 circles for voting on Community Center.

OTHER/WRITE-IN

Grid of 100 circles for voting on Other/Write-In.



Grid of 100 circles for voting on Destination Playground.



Grid of 100 circles for voting on Shaded Splash Pad.



Grid of 100 circles for voting on Community Garden.



Grid of 100 circles for voting on Access to Sports.



Grid of 100 circles for voting on Outdoor Gathering Space.



# Lastly, the Neighborhood Survey closed at end of August

- **144** total, and counting (as of August 28)
- Will summarize and share results at second public meeting




PLEASE TAKE A FEW MINUTES AND **TAKE THE**

# Woodhaven community survey

Contribute to this community-driven planning process to shape the future of Woodhaven.

**We need to hear from you!**

Scan the QR code 

Go to:  
[www.surveymonkey.com/r/WHsurvey](http://www.surveymonkey.com/r/WHsurvey)

Or grab a paper version and fill it out here!

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[fortworthtexas.gov/woodhaven](http://fortworthtexas.gov/woodhaven)



## We have also been coordinating with other ongoing plans

The Woodhaven Neighborhood Conservation Plan will **align with and complement** these efforts and consider how these broader plans will impact Woodhaven





# Next Steps

- Evaluating susceptibility to change, testing development potential, and working on **draft recommendations** in coordination with ongoing plans and projects
- Plan to share preliminary ideas with the Advisory Committee in early October
- The **second public meeting will take place on October 16**, with opportunities for people to review and provide feedback on the plan's vision, goals, and draft strategies before we finalize the plan



# Questions? Comments?

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# Thank You!

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