A Strategy for
Neighborhood Investment
Program II

A Briefing To The
Economic Development and Housing Committee

Housing Department
September 6, 2005
Purpose

To provide an overview of the Neighborhood Investment Program (NIP) and a recommendation for the extension of the NIP, herein referred to as “NIP-II”
Background

February 26, 2003
- City Council approved criteria for the selection of five areas (CT’s 101.01, 39.02, 25.00, 49.00 and 89.00) to be designated as NIP target areas for a period of two years, beginning October 1, 2003 (FY 03-04 and FY 04-05)

October 4, 2004
- Housing and Neighborhood Development Committee briefed on the progress of the NIP-I

January 22, 2005
- Community Development Commission Committee tour and briefing on proposed NIP-II target areas and Plan

March 17, 2005
- Community Development Commission – Public Improvement Committee recommended $1.5 M for FY 2005-06 in public improvements for NIP target areas

April 7, 2005
- Community Development Commission briefed on the proposed NIP-II Plan
Neighborhood Investment Program (NIP) - Today
NIP Selection Criteria

- 100 point census tract selection criteria to analyze all 159 eligible CDBG Census Tracts
- Tracts receiving prior assistance through the Neighborhood Renaissance Partnership (NRP) &/or with populations under 1,000 not considered
- The five tracts with the highest point ranking designated as NIP target areas for a two-year period, beginning October 1, 2003 (CT’s 49.00, 101.01, 25.00, 39.02 and 89.00)
NIP Selection Criteria (Continued)

- Census tracts that received the highest point ranking will likely share the following characteristics:
  - High number of vacant, tax delinquent residential lots (for land bank participation and infill development)
  - Strong homeownership base, with over 50% of owner-occupied units
  - High percentage of streets in unsatisfactory condition and in need of repair
  - High number of active structural violations (which speak to neighborhood involvement and the need for code enforcement)
  - Declining housing stock (over 40 years of age)
NIP Selection Criteria (Continued)

Selection Criteria for CDBG Eligible Census Tracts:

1. Number of total vacant tax delinquent residential lots 20 pts
2. Percentage of owner-occupied units 20 pts
3. Percentage of streets in unsatisfactory condition 20 pts
4. Number of active structural code violations 20 pts
5. Age of housing stock 20 pts

Maximum Point Total: 100
# NIP Production

**October 1, 2003 – June 30, 2005**

<table>
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<tr>
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<tr>
<td>Land Bank</td>
<td></td>
<td>481</td>
<td>481</td>
<td></td>
<td></td>
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<tr>
<td><strong>Public Improvements</strong></td>
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</tr>
<tr>
<td>Public Improvements</td>
<td>$735,234</td>
<td>--</td>
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<td>$1,629,445</td>
<td>$5,266,108</td>
<td>$7,630,787</td>
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<tr>
<td></td>
<td>(10%)</td>
<td></td>
<td></td>
<td>(21%)</td>
<td>(69%)</td>
<td>(100%)</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td>524</td>
<td>542</td>
<td>1,066</td>
<td>$8,054,209</td>
<td>$7,098,608</td>
<td>$15,888,051*</td>
</tr>
</tbody>
</table>

* Includes Public Improvements
Major Impact

- Land Bank
- Public Improvements
- Code Enforcement
- Community Prosecution
- Housing
Major Impact – Snapshot

The table below provides a “snapshot” of the FY 03-05 NIP activity. Specific details are provided on the following pages.

<table>
<thead>
<tr>
<th>Program Element</th>
<th>Strategy FY 03-05</th>
</tr>
</thead>
<tbody>
<tr>
<td>Land Bank</td>
<td>100% of land bank lots submitted for foreclosure in NIP target areas</td>
</tr>
</tbody>
</table>
| Public Improvements | $7.6M in street, sidewalk, curb & gutter and park improvements underway in NIP focus areas.  
(Note: Each NIP target area has a focus area designated for public improvements) |
| Code Enforcement | Targeted code enforcement with designated inspectors in all five NIP target areas. Inspectors also work with community prosecutors. |
| Community Prosecution | Community Prosecution teams formed in three of five NIP target areas (CT’s 101.01, 25.00, 39.02) |
| Housing         | 60-80% of all housing products targeted in NIP census tracts |
## Major Impact – Snapshot (Continued)

### Single-family Building Permit Activity by NIP Census Tract

<table>
<thead>
<tr>
<th></th>
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<tbody>
<tr>
<td>25.00</td>
<td>$ 1,446,485</td>
<td>$ 2,447,855</td>
<td>$ 2,304,769</td>
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<tr>
<td>39.02</td>
<td>614,467</td>
<td>537,987</td>
<td>578,204</td>
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<tr>
<td>49.00</td>
<td>546,368</td>
<td>377,383</td>
<td>480,670</td>
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<td>89.00</td>
<td>163,600</td>
<td>909,514</td>
<td>241,983</td>
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<tr>
<td>101.01</td>
<td>2,624,694</td>
<td>3,553,151</td>
<td>3,136,553</td>
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<tr>
<td><strong>Total</strong></td>
<td><strong>$ 5,395,614</strong></td>
<td><strong>$ 7,825,890</strong></td>
<td><strong>$ 6,742,179</strong></td>
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</table>


Major Impact — Land Bank

- **FY 03-05**
  - Interlocal agreement executed with Dallas County, DISD, Parkland Hospital School District, Dallas County School Equalization Fund, Dallas County Education District and Dallas County Community College District in July 2004.
  - Out of 481 tax delinquent single-family vacant lots submitted for litigation/foreclosure (455 in NIP target areas), 12 are in Land Bank possession.
## Major Impact – Public Improvements

<table>
<thead>
<tr>
<th>Project Status as of June 2005</th>
<th>In Progress</th>
<th>Expended</th>
<th>Committed</th>
<th>Total Investment</th>
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<tbody>
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<td>(100%)</td>
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</table>
Major Impact – Public Improvements
(Continued)

- **Street Services Department**
  - CT 25.00: Phase 1 curb, gutter and sidewalk complete in October ‘04; Phase 2 funded in FY 2004-05 in progress
  - CT 101.01: Bickers resurfacing and curb, gutter and sidewalk construction in progress, with completion by October ’05
  - CT 89.00: Begin curb, gutter and sidewalk construction by August ’05

- **Public Works and Transportation Department**
  - CT 25.00: Design work for Parry Street complete, with construction to begin October ‘05
  - CT 39.02: Complete Bexar design in August ‘05
  - CT 49.00: Reconstruction design for Morrell, Walnut and Woodbine complete, with construction to begin October ’05
  - CT 89.00: Complete Mouser reconstruction design in March ’06
Major Impact – Public Improvements (Continued)

- Park and Recreation Department
  - CT 101.01: Streetscape/gateway improvements to Bickers @ Nash-Davis Recreation Center in progress by City forces
  - CT 25:00: Improvements to Owenwood and Parkview Parks completed by City forces in March ’05
## Major Impact – Code Enforcement

**Structural Violations**  

<table>
<thead>
<tr>
<th>Violation</th>
<th>Cases Opened in FY 04-05</th>
<th>Cases Closed in FY 04-05</th>
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<tbody>
<tr>
<td>Building Permit</td>
<td>27</td>
<td>15</td>
</tr>
<tr>
<td>Burned Structure</td>
<td>57</td>
<td>46</td>
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<tr>
<td>Electrical Violation</td>
<td>33</td>
<td>4</td>
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<tr>
<td>Graffiti-Private</td>
<td>46</td>
<td>17</td>
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<tr>
<td>Open &amp; Vacant</td>
<td>370</td>
<td>306</td>
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<tr>
<td>Plumbing Violation</td>
<td>39</td>
<td>9</td>
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<tr>
<td>Substandard Structure</td>
<td>885</td>
<td>351</td>
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<td>URSB</td>
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<td>URSB-Walker</td>
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<tr>
<td><strong>Total</strong></td>
<td><strong>1,518</strong></td>
<td><strong>800</strong></td>
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Major Impact – Code Enforcement (Continued)

<table>
<thead>
<tr>
<th>Premise Violations</th>
<th>Cases Opened in FY 04-005</th>
<th>Cases Closed in FY 04-05</th>
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<tr>
<td>Litter</td>
<td>2,498</td>
<td>1,688</td>
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<tr>
<td>High Weeds and Grass</td>
<td>5,678</td>
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<tr>
<td>Junk Motor Vehicles</td>
<td>1,685</td>
<td>1,343</td>
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<td>Parking on Unapproved Surface (POUS)</td>
<td>913</td>
<td>902</td>
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<tr>
<td>Bulky Trash</td>
<td>1,390</td>
<td>1,320</td>
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<tr>
<td><strong>Total</strong></td>
<td><strong>12,164</strong></td>
<td><strong>5,255</strong></td>
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Major Impact – Community Prosecution Program

Program Update:

- City of Dallas has seven community prosecution target areas, three of which are located in NIP target areas.
- Census tracts 25.00, 39.02 and 101.01 each have a full-time community prosecutor and a part-time community prosecution code inspector.
- Each Community Prosecutor has an active A.C.T.I.O.N. Team.
- Community Prosecutors and their A.C.T.I.O.N. Teams work to:
  - Implement federal, state and local multi-agency crime reduction plans
  - Increase code compliance from property owners without litigation
  - Increase community involvement via crime watch groups and other initiatives
  - Reduce number of drug houses
  - Reduce street-level prostitution using creative legal strategies
  - Clean-up business corridors
  - Reduce number of dilapidated and hazardous structures
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<td><strong>Total</strong></td>
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<td>61</td>
<td>585</td>
<td>$6,424,764</td>
<td>$1,832,500</td>
<td>$8,257,264</td>
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Community Participation and Program Evaluation

Community Participation

There have been 22 community-wide meetings held in NIP target areas since June 2003. Over 1,150 citizens have attended these meetings.

- NIP staff and participating city departments have met, and continue to meet with numerous community organizations and stakeholders, upon stakeholder request
- Two (2) community liaisons have been assigned to NIP areas to serve as a link between community, city hall and other resources
- In Census Tracts CT 49.00 and CT 39.02, the community has created community focus teams to work with the city to identify solutions to neighborhood concerns
Community Participation and Program Evaluation (Continued)

Program Evaluation – NIP Community Survey

In early July 2005, a community survey was sent to 1,212 residents within the five NIP target areas. To date, a 10% response rate has been achieved.

The survey was designed as a tool to:

- Assist in measuring program effectiveness through community opinion & feedback and
- Gauge community needs
Community Participation and Program Evaluation (Continued)

NIP Community Survey Snapshot

- Of the total survey respondents, 59% indicated that they were not satisfied with the quality of life within their neighborhood.
- 59% of survey residents also indicated that they had heard of the NIP.
- 51% indicated that improvements/initiatives implemented under the NIP have made some visible impact to their neighborhoods.
- Additional improvements that respondents indicated they’d like to see in their neighborhoods include: Enhanced code enforcement and police patrols, additional street, sidewalk & curb improvements, increased economic development opportunities; and more affordable housing.
Lessons Learned

- Need to incorporate economic development and other planning initiatives to maximize leveraged investments and development
- Five NIP target areas is too many, given available funding
- Need to stay in target areas more than two years to make visible impact
- Need to maintain at least 50% of basic housing services (home repair, downpayment assistance, etc.) citywide
Recommendations for Neighborhood Investment Program (NIP-II)
Proposed NIP-II Plan:

- Since the development of the initial selection criteria in 2002-2003, significant progress has been made in the southern sector.
- The existing selection criteria does not take these new and emerging development opportunities into account.

Connecting the “Dots to the Outer Circle Development”

- The successful revitalization of many Dallas neighborhoods has been fueled by spin-off development and initiatives in abutting neighborhoods. Such has been the case in Uptown, State Thomas and Knox-Travis, for example.
Proposed NIP-II Plan: (Continued)

The proposed NIP-II plan seeks to:

- Expand upon redevelopment efforts that will “bear the most fruit” and connect emerging neighborhoods (redevelopment dots) where significant outside investment (more than $20M) can be leveraged by the City to achieve maximum impact.
Proposed NIP-II Plan: (Continued)

Strategic Approach

- Continue working in Census Tracts 25.00 (Fair Park), 39.02 (South Dallas/Bexar) and 101.01 (West Dallas) to leverage city investment (FY 05-06)

- Continue Land Bank activity in Census Tracts 49.00 and 89.00 until eligible lots have been exhausted, which should be 3-5 years. Complete public infrastructure projects

- Incorporate certain contiguous census tracts to expand the boundaries of Census Tracts 25.00, 39.02 and 101.01, herein referred to as NIP-II target areas (FY 06-09)

- Begin 1-year planning process for NIP-II target areas (FY 05-06)

NIP-II Target Area Map —See Next Page
City of Dallas
Neighborhood Investment Program (NIP) Areas

Map prepared by
City of Dallas Housing Department
June 2005

- Census Tract 101.01
- Census Tract 101.02
- Census Tract 25.00
- Census Tract 27.01
- Census Tract 27.02
- Census Tract 49.00
- Census Tract 49.02
- Census Tract 89.00
- Census Tract 115.00

Legend:
- Purple: NIP Target Areas 2003-2005
- Green: Proposed Target Areas 2005-2006

Scale: 0, 0.5, 1, 2, 3 Miles
Target Area – CT’s 101.01, 101.02

**Justification:**

- Public/Private Investments to be Leveraged:
  - Trinity River Corridor Plan
  - Calatrava Bridge groundbreaking (late 2005)
  - DHA Lakewest community and Greenleaf Village
  - $5.0 M Dallas Faith Communities Coalition commitment for infill housing
  - Economic development opportunities along Singleton Blvd. and Hampton Rd.
  - Singleton Blvd. improvements – County/City (Canada to Hampton)
  - 186 eligible Land Bank Lots for potential infill development
Target Area – CT’s 101.01, 101.02

Building Faith in West Dallas – July 2005
Habitat for Humanity / Dallas Faith Communities Coalition (DFCC)
Target Areas – CT’s 25.00, 27.01, 27.02

Justification

- Public/Private Investments to be Leveraged:
  - Antonio Di Mambro master plan (Frazier Courts)
  - DHA $20 M HOPE VI Grant – Frazier Court
  - Frazier Courts Redevelopment Corporation
    - $10M Line of Credit for neighborhood development
  - DART Station (Hatcher/Robert B Cullum)
  - Jubilee Neighborhood / St. Michaels and All Angels Episcopal Church
  - Infill Housing - ICDC / Habitat
  - Fair Park
  - Dallas Faith Communities Coalition commitment for infill housing
  - Proposed Fair Park Entertainment District (2nd Avenue)
  - 162 eligible Land Bank Lots for potential infill development
Location Map

NIP II  2000 Census Tracts 25.00, 27.01, and 27.02

Map prepared by:
City of Dallas Housing Department
February 2005
Target Area – CT’s 25.00, 27.01, 27.02

Frazier Courts
(Demolition in Progress)

Economic Development Opportunity
(Spring Ave.)
Target Area – CT’s 39.02, 115.00 pt.

Justification:

- Public/Private Investments to be Leveraged:
  - Trinity River Corridor Plan
  - Antonio Di Mambro master plan (Rhoads Terrace/Turner Courts)
  - CT 39.02 and Bexar Street Redevelopment Project (Brigham to CF Hawn Freeway)
  - $3.6 M Bexar Street Improvement Project (2003 Bond Program)
  - Proposed DHA HOPE VI Grant – Rhoads Terrace/Turner Courts
  - H.I.S. Bridge Builders
  - I-175 Extension (Trinity River Parkway)
  - Proposed Buckeye Trail Improvements (Great Trinity Forest)
  - Infill Housing (Ideal/Rochester Park)
  - 187 eligible Land Bank Lots for potential infill development
Location Map

NIP II 2000 Census Tracts 39.02 and 115.00

Includes a portion of Census Tract 115.00 and the North side of Hatcher St. in Census Tract 39.02

Census Tracts
- Census Tract 39.02
- Census Tract 115.00 (Proposed)
Bexar Street Redevelopment

Neighborhood Investment Program (NIP) Census Tract 39.02

Development Proposal

- Building A: Approximately 4,300 square feet of ground level retail; 5 multi-family units
- Building B: Approximately 6,700 square feet of ground level retail; 7 multi-family units
- 29 townhouses (brownstone style)
- Building C: Adaptive reuse of existing vacant theater
- Building D: Approximately 3,500 square foot office building
- $2,372,069 in streetscape and public infrastructure improvements
Bexar Street Redevelopment

Status:

- Property acquisitions underway, with City Council approval of first round of properties in October 2004
- Design contract for public infrastructure improvements underway, with completion by August 2005
- Rezoning of Bexar Street to facilitate project development (Brigham to CF Hawn Freeway) approved by City Council on June 22, 2005
- Bexar Street Community Focus Team (BSCFT) formed in February 2005 to address neighborhood issues associated with the Bexar Street Redevelopment project
Proposed NIP-II Plan

Program Elements

- Housing
- Public Infrastructure Improvements
- Code Enforcement
- Community Prosecution
- Land Bank
- Economic Development *

* New Program Element Proposed for NIP-II

See Appendix for Details on all Program Elements
Funding Needs

Unmet Funding Needs

- Public Improvements
- Land acquisition & demolition

Possible Sources

- General Obligation (GO) Bonds
- Other sources as identified
Next Steps

- City Council Action

September 2005
APPENDIX A Strategy for Neighborhood Investment Program II
APPENDICES

Description of Program Elements

- Housing ......................................................... A-3
- Public Infrastructure Improvements ............... A-4
- Land Bank ...................................................... A-5
- Code Enforcement and Community Prosecution... A-6
- Economic Development ................................. A-7
Program Elements (Continued)

Housing

FY 05-06
- All Housing Dept. Products (Priority NIP-II)

FY 06-08
- Home Repair Assistance (50% NIP-II)
- All other Housing Dept. Products (50% NIP-II)

FY 08-09
- Home Repair Assistance (50% NIP-II, as needed)
- All other Housing Dept. Products (50% NIP-II, as needed)
Program Elements (Continued)

Public Infrastructure Improvements

FY 05-06
- Continue implementation of NIP-I public infrastructure projects
  - Complete current projects: CT’s 101.01, 25.00, 49.00 and 89.00 (FY 2003-04, 2004-05 funding)
  - Ongoing implementation: CT 39.02 (Bexar Street Redevelopment)
  - Identify new projects for targeted implementation: NIP-II target areas

FY 06-09
- New projects for funding & implementation: NIP-II target areas
Program Elements (Continued)

Land Bank

- FY 03-05
  - Interlocal agreement executed with Dallas County, DISD, Parkland Hospital School District, Dallas County School Equalization Fund, Dallas County Education District and Dallas County Community College District in July 2004
  - Out of 481 tax delinquent single-family vacant lots submitted for litigation/foreclosure (455 in NIP target areas), 12 are in Land Bank possession.

- FY 05-06
  - Submission of 625 tax delinquent single-family vacant lots for litigation/foreclosure, with approximately 50% outside of NIP target areas
Program Elements

Code Enforcement and Community Prosecution

FY 05-06
- Continue code enforcement and community prosecution activities in NIP-I target areas

FY 06-09
- Expand code enforcement and community prosecution activities to NIP-II target areas
Program Elements (Continued)

Economic Development

FY 05-06, FY 06-09

- Proposed funding for gap financing & business façades
  
  Commercial Corridors for Potential funding
  
  - CT 101.01, 101.02 (Singleton/Hampton)
  - CT 25.00, 27.02, 27.02 (Carroll/East Grand/Haskell, 2nd Avenue, Hatcher, Spring, Robert B. Cullum/Scyene)
  - CT 39.02 (Bexar)