

Memorandum



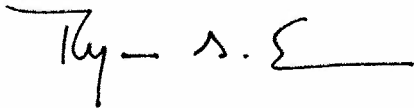
DATE April 12, 2013

TO Housing Committee Members: Carolyn R. Davis, Chair, Scott Griggs, Vice-Chair, Dwaine Caraway, Linda Koop, and Pauline Medrano

SUBJECT Status of Housing Projects

On Monday, April 15, 2013, you will be briefed on the Status of Housing Projects. A copy of the briefing is attached.

Please let me know if you have any questions.



Ryan S. Evans
Assistant City Manager

c: The Honorable Mayor and Members of the City Council
Mary K. Suhm, City Manager
Rosa A. Rios, City Secretary
Tom P. Perkins, Jr., City Attorney
Craig Kinton, City Auditor
Daniel Solis, Administrative Judge, Municipal Court
A.C. Gonzalez, First Assistant City Manager
Forest Turner, Assistant City Manager
Jill A. Jordan, P.E., Assistant City Manager
Joey Zapata, Assistant City Manager
Jeanne Chipperfield, Chief Financial Officer
Jerry Killingsworth, Housing/Community Services Director
Stephanie Pegues-Cooper, Assistant to the City Manager



Status of Housing Projects

A Briefing to the Housing Committee

Housing/Community Services Department

April 15, 2013



Purpose



To provide a “Snapshot” of the current

- Housing projects
- Neighborhood Investment Program (NIP) Projects
- Number of Land Bank lots owned by the City for resale

Housing Projects



Nonprofit Development

- **Builders of Hope:** Prairie Creek-55 single family homes (CD4); West Dallas Scattered Sites 35 homes (CD6)
- **Catholic Housing Initiative:** Notre Dame Place Seniors Housing 8 units (CD1)
- **City Wide CDC:** Lancaster Urban Village, Lancaster/Kiest Redevelopment, Opal Development (CD4); Runyon Springs single family 13 homes (CD8)
- **Defenders of Freedom:** Veteran housing 2 single family homes (CD9)
- **East Dallas Community Organization:** Bexar Street-28 townhomes (CD7) & Thornton Heights-29 single family homes (CD8)
- **Frazier Revitalization Inc.:** Veteran's housing, mixed use, retail, TOD (CD7)
- **South Dallas/Fair Park ICDC:** Spring Street Revitalization mixed use, retail (CD7); Frazier Courtyards 11 single family homes & Pittman Place 19 single family homes (CD7)
- **Southfair CDC:** Fair Park Estates 30 homes (CD7)





Housing Projects (cont.)

For Profit Development

- **Texas Heavenly Homes:** Scattered site single family homes (CD7)
- **Gary Hasty:** Heroes House 32 units for Veterans (CD7)
- **Hall Family Redevelopment:** 38 units for Families (CD7)
- **Sapphire Holdings:** Mixed use, TOD, multifamily units for families (CD5); Pleasant Oaks 20 single family homes (CD4)
- **Altura Homes:** Scattered Sites 11 single family homes (CD4)
- **Wynnewood Seniors:** Multifamily Senior Housing (CD3)
- **1400 Belleview:** Multifamily units for families (CD2)
- **Atmos Phase I:** Multifamily units for families (CD14)

Other Entities

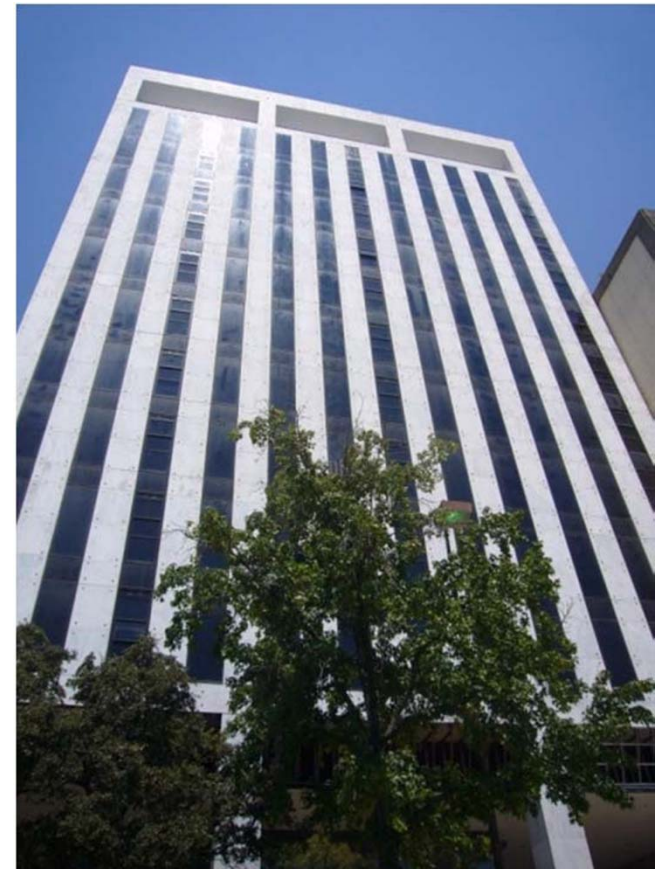
- **Dallas Housing Authority:** Buckeye Trails I & II (CD4)



Housing Projects (cont.)



- Section 108 Development
 - **Continental:** 203 apartments completed April 2013 downtown. Rent up includes 41 units affordable to 80% and below AMFI (affordable units).
 - **Lancaster Urban Village:** 14,131 sq ft of commercial/retail office space and 193 apartment units under construction on Lancaster across from the VA Hospital. Estimated to be completed March 2014 including 100 affordable units.
 - **Lake Highlands Town Center:** HUD commitment given for Section 108 loan to produce 394 jobs. Loan closing pending to fund 165,000 square feet of commercial space at Skillman & Audelia.
 - **Atmos Phase II:** HUD commitment given for Section 108 loan to convert vacant downtown building into 123 apartments with 63 affordable units.
 - **Holiday Inn & Suites:** Application under review at HUD Fort Worth office to rehabilitate blighted hotel building into 220 room hotel to produce 90 jobs at Akard & I-30.





Prominent NIP Projects

South Dallas- Greater Fair Park NIP

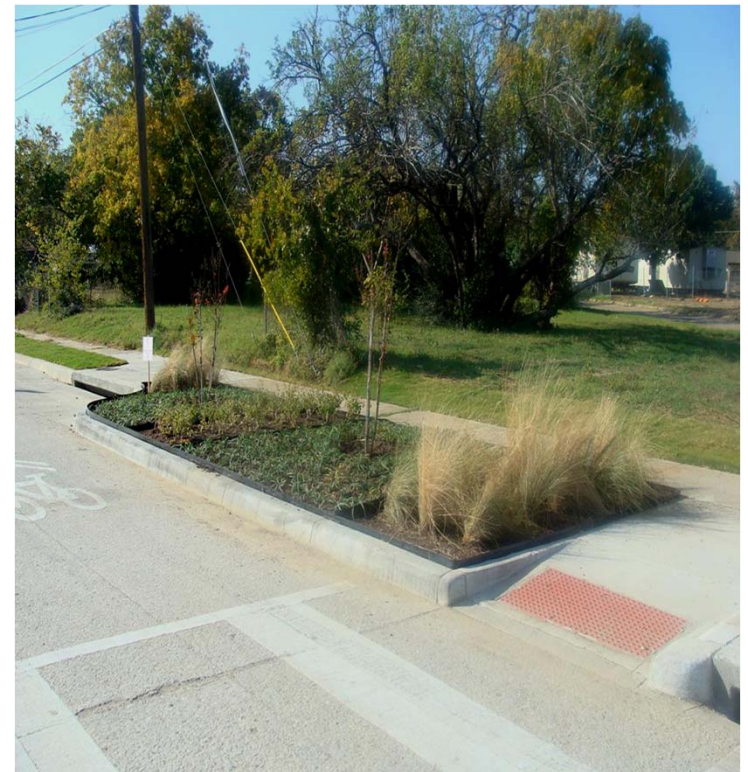
- **Spring Avenue Redevelopment:** Construction start on Spring Avenue streetscape and public improvements to commence April 2013. Construction on first new mixed use building underway.
- **Dolphin Heights:** Installation of new pedestrian lighting and neighborhood banners estimated by summer 2013.

West Dallas NIP

- **Neighborhood Street Improvements:** Neighborhood street improvements within the La Bajada and Los Altos communities ongoing. Identification of new projects underway (via partnership with City design Studio), with implementation by mid-2014.

Lancaster Corridor / Cigarette Hill

- **Miller Family Park Improvements:** Installation of LED Security lighting, picnic tables, BBQ grills and creation of small plaza on track, with completion by May 2013.
- **Neighborhood Lighting:** Additional street lighting to be installed spring 2013 at the request of residents.



Herbert Street (West Dallas) Traffic Calming
Completed Winter 2012



Prominent NIP Projects

South Dallas- Ideal/Rochester Park

- **Bexar Street Redevelopment Investment Center (DPD):** Construction start to commence April/May 2013.
- **Bexar Street Public Improvements:** Construction of Phase II, Phase III street and streetscape improvements in progress, with completion by winter 2014.
- **Ideal/Rochester Park Neighborhood:** Public improvements within the Ideal and Rochester Park neighborhood underway. Projects include neighborhood street and green space improvements, gateway enhancements, landscaping, neighborhood banners, security measures, monthly stakeholder engagement.

North Oak Cliff / Marsalis NIP

- **Median Improvements:** Acquisition of 138 W. Davis for median/transit improvements in progress, with City Council action estimated in April/May 2013.



Land Bank Lot Inventory



- South Dallas/Fair Park
 - ◆ 83 owned
 - ◆ 60 in foreclosure
- West Dallas
 - ◆ 9 owned
 - ◆ 56 in foreclosure
- Lancaster
 - ◆ 106 owned
 - ◆ 131 in foreclosure
- South Dallas/Ideal-Rochester Park
 - ◆ 38 owned
 - ◆ 48 in foreclosure
- North Oak Cliff
 - ◆ 4 owned
 - ◆ 2 in foreclosure

Pipeline Housing Projects



- **Highland Park Apartments (CD8)**- Acquisition, demolition, redevelopment
- **Flora Street Lofts (CD14)**-New construction, LIHTC, 47 apartment units
- **Serenity (CD4)**-New construction, LIHTC, permanent supportive housing, 45 apartment units
- **Patriots Crossing (CD5)**-New construction, LIHTC, 150 apartment units
- **Summit Place (CD11)**-New construction, LIHTC, 98 apartment units
- **1701 Canton (CD2)**- Acquisition, demolition, redevelopment of permanent supportive housing units
- **Jubilee (CD7)**-New construction of single family units
- **Savannah Properties (CD5)**-Mixed-use redevelopment near UNT campus
- **Fiji Compton Townhomes (CD4)**-New construction of single family units
- **Cedar's Townhomes (CD2)**-New construction of single family units
- **Art Space Housing (TBD)**- New construction of apartment units for artists
- **Greenhaus-Shared Housing (CD2)**-New construction of permanent supportive housing
- **Southfair CDC (CD7)**- New construction of multiplex rental units
- **Hatcher Project (CD7)**-Mixed-use TOD development
- **Cottages at Hickory Crossing (CD2)**-New construction of permanent supportive housing
- **1401 Belleview (CD2)**-Mixed-use development in Cedars



Questions?