

Memorandum



CITY OF DALLAS

DATE June 14, 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, June 17, 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.

A handwritten signature in black ink, appearing to read 'Ry - S. E' followed by a long horizontal stroke.

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

June 17, 2013





Purpose

To provide a “Snapshot” of projects completed within the past 18 months and current projects under contract with anticipated production within the next 18 months

Housing Projects Completed Within The Last 18 Months

Nonprofit Development

- **Builders of Hope:** Prairie Creek-14 single family homes (CD4); West Dallas Scattered Sites-18 homes (CD6)
- **Catholic Housing Initiative:** Notre Dame Place Seniors Housing 8 units (CD1)
- **City Wide CDC:** Runyon Springs- 13 single family homes (CD8)
- **Defenders of Freedom:** Veteran housing 2 single family homes (CD9)
- **East Dallas Community Organization:** Bexar Street-20 townhomes (CD7); Thornton Heights-17 single family homes (CD8)
- **Jubilee Seniors Project:** 24 apartment for Seniors on Gurley Avenue (CD2)
- **South Dallas/Fair Park ICDC:** Frazier Courtyards-11 single family homes; Pittman Place- 9 single family homes completed (CD7)
- **Southfair CDC:** Fair Park Estates 22 homes (CD7)



Housing Projects Completed Within The Last 18 Months

For Profit Development

- **Pleasant Oaks:** 14 single family homes (CD4)
- **Altura Homes:** Scattered Sites- 7 single family homes (CD4); Cedar Creek Ranch-76 single family homes (CD8)
- **Atmos Phase I:** 107 Multifamily units for families completed (CD14)
- **Continental:** 203 apartments downtown (CD14)
- **Kaminiski Building:** 7 apartment units on Bexar and 6,700 sq. ft. of retail (CD7)
- **Hai Tak Building:** 9 apartment units on Bexar and 6,000 sq. ft. of retail (CD7)



Housing Projects With Anticipated Completions Over The Next 18 Months

Nonprofit Development

- **Builders of Hope:** Topletz Project-7 single family homes (CD6)
- **CityWide CDC:** Lancaster Urban Village-14,131 square feet of commercial/retail office space and 193 apartment units (CD5); Rudy's Commercial (CD4)
- **East Dallas Community Organization:** Bexar Street: 11 townhomes (CD7); Thornton Heights: 12 single family homes (CD8)
- **Frazier Revitalization Inc.:** 6 single family homes (CD7)
- **Habitat for Humanity:** Greenleaf Village II- 10 single family homes (CD6)
- **South Dallas/Fair Park ICDC:** Spring Street Medical Building; Pittman Place: 10 single family units (CD7)
- **Jubilee Park CCC:** 9 single family homes (CD2)
- **Central Dallas CDC:** 50 permanent supportive housing units (CD2)
- **2000 Roses:** 2 single family homes (CD7)

Housing Projects With Anticipated Completions Over The Next 18 Months



For Profit Development

- **Heroes House:** 32 apartment units (CD7)
- **Hall Family:** 38 apartment units (CD7)
- **Pleasant Oaks:** 6 single family homes (CD4)
- **Altura Homes:** 4 single family homes (CD4); 36 single family homes (CD8)
- **Hatcher Gardens:** 10 apartment units & 2 retail spaces (CD7)
- **Wynnewood Seniors:** 140 apartments (CD3)
- **1400 Belleview:** 164 apartments (CD2)
- **Lake Highlands Town Center:** 165,000 sq.ft. commercial space (CD10)
- **Atmos Phase II:** 123 apartment units (CD14)

Other Entities

- **DHA:** Buckeye Trail Commons- 323 apartment units (CD4)

Current NIP Projects & Schedule of Work

South Dallas- Greater Fair Park NIP

- **Spring Avenue Redevelopment:** Construction start on Spring Avenue streetscape and public improvements commenced April 2013 with completion by May 2014. Construction on first new mixed use building underway.

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 Citydesign 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 July 2013.
- **Neighborhood Lighting:** Additional street lighting installed spring 2013 at the request of residents.



Herbert Street (West Dallas) Traffic Calming
Completed Winter 2012

Current NIP Projects & Schedule of Work

South Dallas- Ideal/Rochester Park

- **Bexar Street Redevelopment Investment Center (DPD):** Construction underway with completion by May 2014.
- **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 improvements authorized by City Council May 2013.



Current 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

Summary

- Completed Over Last 18 Months
 - 223 single family units
 - 358 multifamily units
 - 12,700 retail/commercial space
- Anticipated Production Over Next 18 Months
 - 123 single family units
 - 1,216 multifamily units
 - 50 permanent supportive housing units
 - 180,731 Retail/Commercial/Office Space

Status of Housing Projects

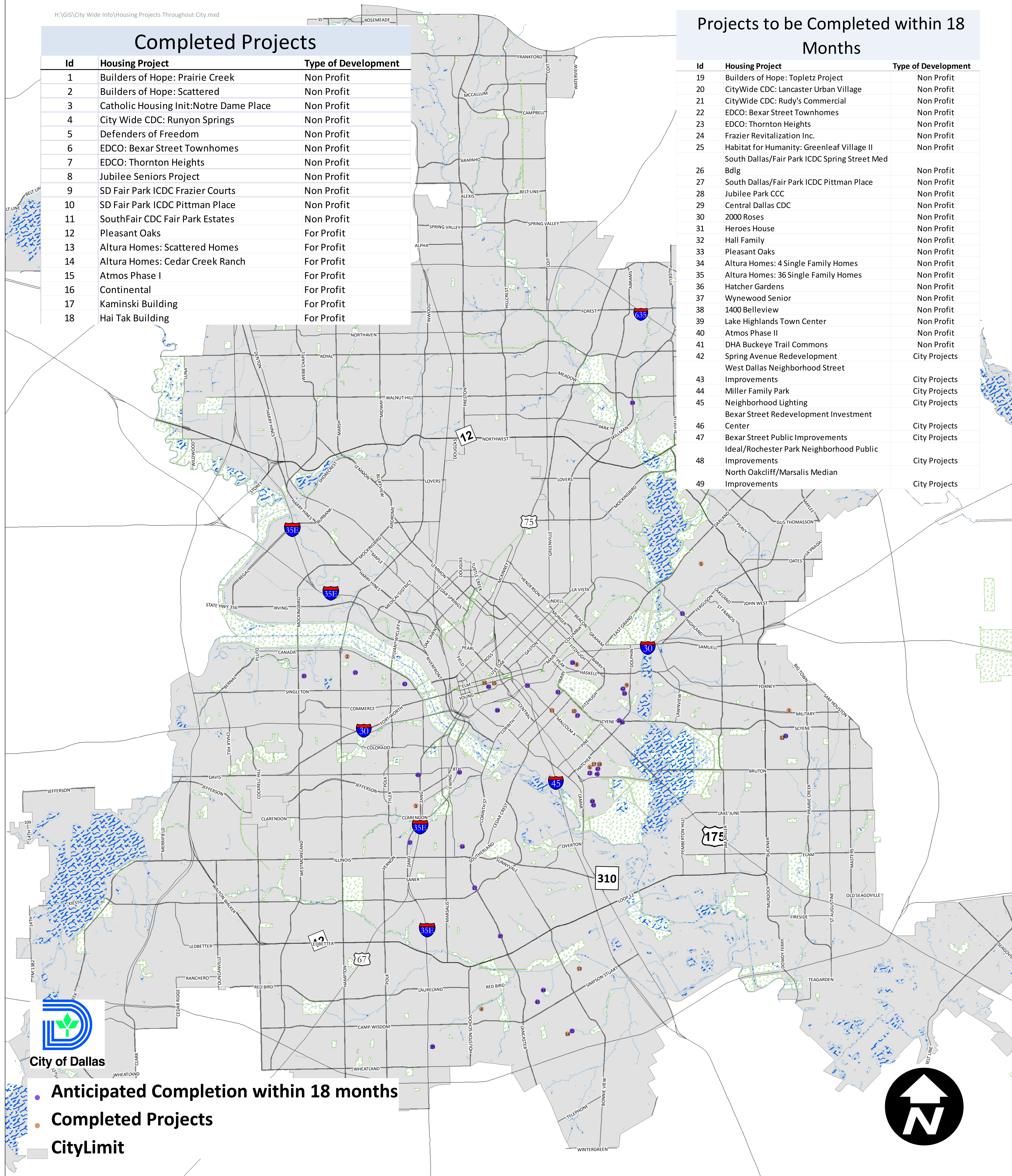
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Completed Projects

Id	Housing Project	Type of Development
1	Builders of Hope: Prairie Creek	Non Profit
2	Builders of Hope: Scattered	Non Profit
3	Catholic Housing Init:Notre Dame Place	Non Profit
4	City Wide CDC: Runyon Springs	Non Profit
5	Defenders of Freedom	Non Profit
6	EDCO: Bexar Street Townhomes	Non Profit
7	EDCO: Thornton Heights	Non Profit
8	Jubilee Seniors Project	Non Profit
9	SD Fair Park ICDC Frazier Courts	Non Profit
10	SD Fair Park ICDC Pittman Place	Non Profit
11	SouthFair CDC Fair Park Estates	Non Profit
12	Pleasant Oaks	For Profit
13	Altura Homes: Scattered Homes	For Profit
14	Altura Homes: Cedar Creek Ranch	For Profit
15	Atmos Phase I	For Profit
16	Continental	For Profit
17	Kaminski Building	For Profit
18	Hai Tak Building	For Profit

Projects to be Completed within 18 Months

Id	Housing Project	Type of Development
19	Builders of Hope: Topletz Project	Non Profit
20	CityWide CDC: Lancaster Urban Village	Non Profit
21	CityWide CDC: Rudy's Commercial	Non Profit
22	EDCO: Bexar Street Townhomes	Non Profit
23	EDCO: Thornton Heights	Non Profit
24	Frazier Revitalization Inc.	Non Profit
25	Habitat for Humanity: Greenleaf Village II	Non Profit
26	South Dallas/Fair Park ICDC Spring Street Med Bdlg	Non Profit
27	South Dallas/Fair Park ICDC Pittman Place	Non Profit
28	Jubilee Park CCC	Non Profit
29	Central Dallas CDC	Non Profit
30	2000 Roses	Non Profit
31	Heroes House	Non Profit
32	Hall Family	Non Profit
33	Pleasant Oaks	Non Profit
34	Altura Homes: 4 Single Family Homes	Non Profit
35	Altura Homes: 36 Single Family Homes	Non Profit
36	Hatcher Gardens	Non Profit
37	Wynewood Senior	Non Profit
38	1400 Belleview	Non Profit
39	Lake Highlands Town Center	Non Profit
40	Atmos Phase II	Non Profit
41	DHA Buckeye Trail Commons	Non Profit
42	Spring Avenue Redevelopment	City Projects
43	West Dallas Neighborhood Street Improvements	City Projects
44	Miller Family Park	City Projects
45	Neighborhood Lighting	City Projects
46	Bexar Street Redevelopment Investment Center	City Projects
47	Bexar Street Public Improvements	City Projects
48	Ideal/Rochester Park Neighborhood Public Improvements	City Projects
49	North Oakcliff/Marsalis Median Improvements	City Projects



City of Dallas

Anticipated Completion within 18 months

Completed Projects

CityLimit

