

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'.

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

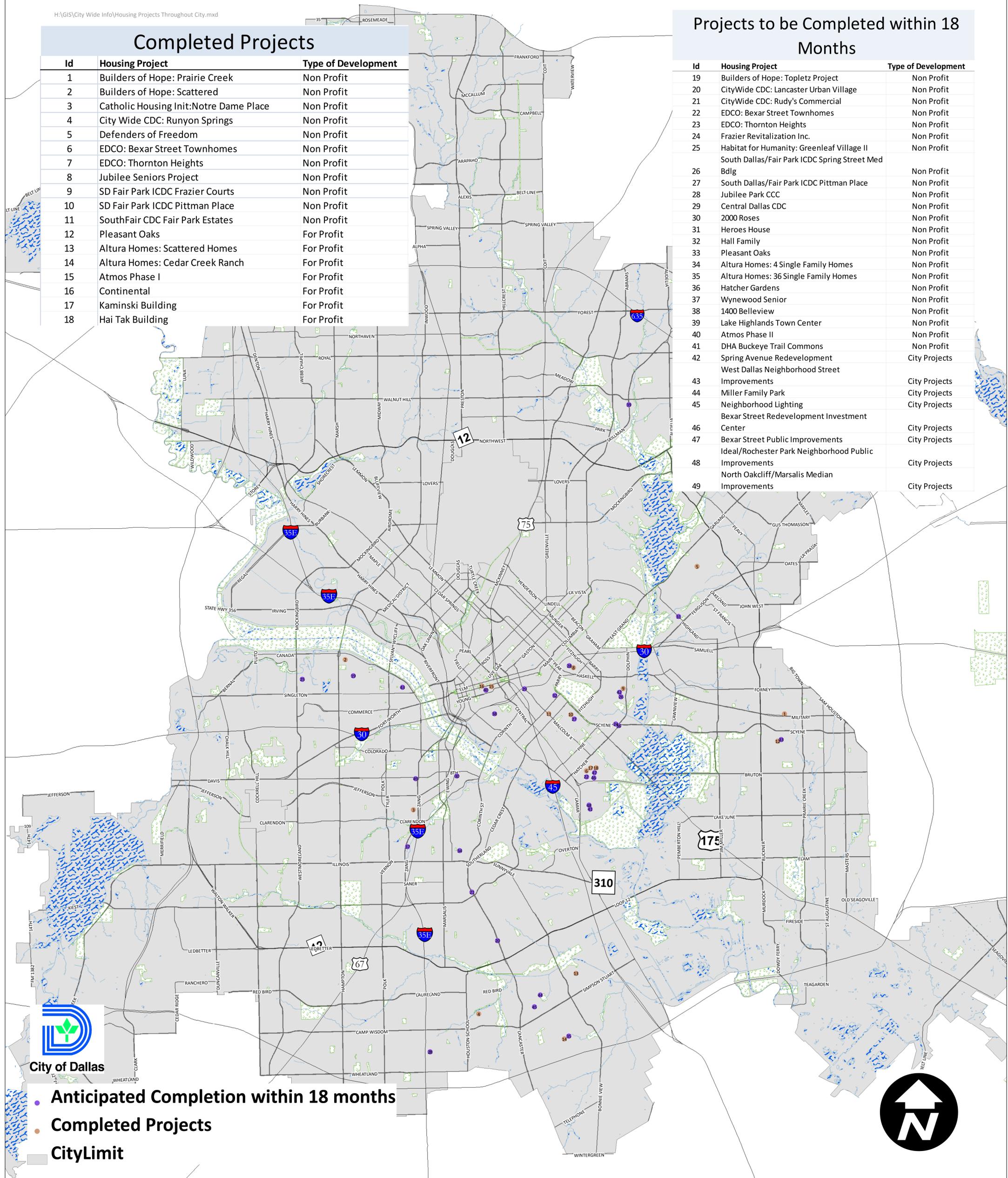
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Completed Projects

| 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 Bldg | 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 | City Projects |
| 47 | Center | City Projects |
| 48 | Bexar Street Public Improvements | City Projects |
| 49 | Ideal/Rochester Park Neighborhood Public Improvements | City Projects |
| 50 | North Oakcliff/Marsalis Median Improvements | City Projects |



City of Dallas

● Anticipated Completion within 18 months

● Completed Projects

■ CityLimit

