DATE September 2, 2011

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

SUBJECT Greater Frazier Area Redevelopment

On Tuesday September 6, 2011, you will be briefed on Greater Frazier Area Redevelopment. 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, Acting City Secretary
Tom P. Perkins, Jr., City Attorney
Craig Kinton, City Auditor
C. Victor Lander, 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, Interim Assistant City Manager
Jeanne Chipperfield, Chief Financial Officer
Jerry Killingsworth, Housing/Community Services Director
Helena Stevens-Thompson, Assistant to the City Manager

"Dallas, The City That Works: Diverse, Vibrant and Progressive."
A Briefing to the Housing Committee

Greater Frazier Area Redevelopment: Connecting the Redevelopment Dots

Dallas Housing Authority (DHA)
Frazier Courts Community

Housing/Community Services Department
September 6, 2011
Purpose

The purpose of this briefing is to provide an update on how the City of Dallas’ housing & economic development activities are helping to connect the redevelopment dots within the Frazier Courts community and leverage the Dallas Housing Authority’s major investment in the area.
Background

• The redevelopment of the DHA’s Frazier Courts community was completed in 2009. Current projects helping to leverage this investment include:
  
  • DART Hatcher Rail Station
  • Hatcher Square Transit Oriented Development (TOD)
  • Frazier Courtyards (new single-family housing)
  • Spring Avenue Redevelopment (mixed-use)
  • Carpenter’s Point (new senior housing)
  • Dolphin Heights Improvements (neighborhood infrastructure & infill)

• Under the NIP, resources have been targeted to facilitate neighborhood stabilization and the development of catalyst projects and spin off activities:
  
  • Land acquisition & development assistance
  • Land Banking & infill development
  • Street, sidewalk, curb & gutter improvements
  • Park improvements and beautification efforts
  • Targeted code enforcement and public safety
Background con’t.

This briefing represents the first of four (4) that will highlight housing & economic development activities around existing, proposed and newly redeveloped Dallas Housing Authority communities:

**Connecting the Redevelopment Dots**

1. DHA Frazier Courts (South Dallas-Greater Frazier Courts NIP)
2. DHA Turner Courts (South Dallas-Bexar Street NIP)
3. DHA Brackins Village (The Bottoms)
4. DHA Lakewest (West Dallas)
DHA Frazier Courts Housing Community

- Redevelopment of the Frazier Courts public housing community
- 550 public housing units demolished
  - Phase I – 76 new public townhouses completed
  - Phase II & III – 234 new public housing
- Head Start Center
- Teen Center Renovation
- Town Center Renovation

**Status**
- Completed 2009
DART Hatcher Station

- Part of DART a full system to provide connectivity throughout the region

**Status**
- Construction completed: December 2010
Hatcher Square TOD

- Hatcher Rail Station is located at 4500 block of Scyene (south side)
- Partners include Frazier Revitalization Inc. (FRI), City of Dallas
- Property acquired on the north side of Scyene for a mixed-use transit oriented development (TOD) project

**Status**
- Construction to commence Spring 2012 on 1st Phase of retail, pending TDHCA tax credit award
- City Investment: $750,000 (Land Acquisition)
Frazier Courtyards Housing Initiative

- Development Partnership: South Dallas/Fair Park Inner-City CDC (ICDC), Alliance for Habitat, Dallas Housing Authority (DHA) and Townhaven Companies, LLC.
- 51 new single-family homes at Spring Avenue and Troy Street

**Status**
- 40 homes completed. Construction of remaining 11 to commence Fall 2011
Spring Avenue Redevelopment

- Development Partnership: South Dallas/Fair Park Inner-City CDC (ICDC), and City of Dallas
- New Retail/Commercial and Residential Infill Development

**Status**

- Infrastructure Streetscape Design underway with completion by Fall 2011
- City Investment $6,205,580
The first phase of the Spring Avenue Redevelopment Project is a 14,000 square foot two-story multiplex designed to provide flexible venues for neighborhood entertainment, retail, and community gatherings.

Preliminary plans call for mixed-use development along Spring Avenue and single-family residences or individual office spaces along Brashear Street.

New two-story single-family homes (11) to be developed by ICDC as the final phase of the 51-unit Frazier Courtyard Homes residential development.

The Proposed Spring Avenue Masterplan includes Spring Avenue, Troy Street, Brashear Street, Senior Daycare, and ICDC.
Proposed Spring Avenue Masterplan
Carpenter’s Point: Senior Housing

- Development Partnership: Carlton Group (Prentice Gary), Carpenter’s Point, LP (Frazier Berean Group)
- 150 Senior Units at 4600 Block of Dolphin @ Mingo

**Status**
- Project Completed: March 2011
- City Investment: $928,473
Dolphin Heights: Public Improvements

- Street improvements to support neighborhood infill development
- Driveway approaches, sidewalks, curb & gutter, street resurfacing / reconstruction, ADA curb ramps

**Status**

- Project Completed: March 2011
  (note: additional ROW being sought)
- City Investment: $1,200,000
DHA Frazier Courts Community

Connecting the Redevelopment Dots

DHA Frazier Courts Housing Community

DHA Community Center

DHA Head Start

DHA Frazier Courts Housing Initiative

Frazier Courtyards Housing Initiative

DHA Community Center

Carpenter’s Point

Spring Avenue Redevelopment

Public Improvements

Hatcher Square TOD

DART Hatcher Station

DHA Frazier Courts Housing Community

City of Dallas

Neighborhood Investment Program
## South Dallas/Fair Park NIP Project Funding Summary

**FY 03/04 - 08/11**

<table>
<thead>
<tr>
<th>Project</th>
<th>Funding Amount</th>
<th>Source</th>
<th>Status</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Public Improvements</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>• Frazier Courtyards (Infrastructure)</td>
<td>$265,000</td>
<td>Bond</td>
<td>Expended</td>
</tr>
<tr>
<td>• Spring Avenue Redevelopment (Infrastructure)</td>
<td>$3,680,580</td>
<td>CDBG</td>
<td>Committed</td>
</tr>
<tr>
<td>• Dolphin Heights Public Improvements</td>
<td>$1,200,000</td>
<td>CDBG</td>
<td>Expended</td>
</tr>
<tr>
<td>• Bond</td>
<td>$5,145,580</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Housing Initiatives</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>• Frazier Courtyards Housing</td>
<td>$1,460,000</td>
<td>CHDO</td>
<td>Committed</td>
</tr>
<tr>
<td>• Frazier Courtyards Housing</td>
<td>$291,500</td>
<td>HOME</td>
<td>Committed</td>
</tr>
<tr>
<td>• Carpenter’s Point Senior Housing</td>
<td>$928,473</td>
<td>HOME</td>
<td>Expended</td>
</tr>
<tr>
<td>• Bond</td>
<td>$2,679,973</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Development Assistance</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>• Hatcher Square TOD (Acquisition)</td>
<td>$750,000</td>
<td>Pub/Priv/Ptshp</td>
<td>Expended</td>
</tr>
<tr>
<td>• Spring Avenue Redevelopment (Acquisition)</td>
<td>$2,500,000</td>
<td>Bond</td>
<td></td>
</tr>
<tr>
<td>• Bond</td>
<td>$3,250,000</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Neighborhood Enhancement Program (NEP)</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>• Spring Avenue Redevelopment (Planning)</td>
<td>$25,000</td>
<td>CDBG</td>
<td>Expended</td>
</tr>
<tr>
<td>• Bond</td>
<td>$25,000</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td><strong>$11,100,553</strong></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
South Dallas/Fair Park NIP

FY 10-11 Work Plan

<table>
<thead>
<tr>
<th>Target Area</th>
<th>Work Plan: Redevelopment Initiative</th>
<th>Status/Timeline</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>South Dallas / Fair Park</strong></td>
<td>❑ Spring Avenue Redevelopment: Acquisition – ($2.5M)</td>
<td>❑ Ongoing</td>
</tr>
<tr>
<td></td>
<td>❑ Spring Avenue Redevelopment: Street and Landscape Design Phase – ($650,000)</td>
<td>❑ Design Phase underway, w/ completion by Fall 2011</td>
</tr>
<tr>
<td></td>
<td>❑ Spring Avenue Redevelopment: Infrastructure – ($3,030,580) Street Design implementation and construction</td>
<td>❑ Funding committed w/ construction start est. Winter/ Spring 2012</td>
</tr>
<tr>
<td></td>
<td>❑ Dolphin Heights – ($1,200,000) Street improvements</td>
<td>❑ Construction completed Spring 2011</td>
</tr>
<tr>
<td></td>
<td>❑ Hatcher Square TOD – ($750,000)</td>
<td>❑ Construction start est. Spring 2012</td>
</tr>
<tr>
<td></td>
<td>❑ Carpenter’s Point Senior Housing – ($928,473)</td>
<td>❑ Construction completed March 2011</td>
</tr>
</tbody>
</table>