FRAZIER NEIGHBORHOOD:
CURRENT INITIATIVES
&
SINGLE FAMILY HOUSING DEVELOPMENT

A Briefing to the
Economic Development
and
Housing Committee

Housing Department
October 3, 2006
PURPOSE

To provide (1) an overview of current and proposed redevelopment initiatives within the Frazier Neighborhood and (2) a recommendation to facilitate the development of a subdivision consisting of 53 single-family units for homeownership within the Frazier community.
Frazier Neighborhood Master Plan

- In 2003, the Dallas Housing Authority was awarded $20.0 M in HOPE VI funding from HUD for the redevelopment of its Frazier Courts public housing community.
- 550 public housing units demolished to make way for:
  - 234 new public housing units (completion 12/07-target)
  - 76 new public housing townhouses (underway on Hatcher – targeted completion 12/06)
  - 53 new single-family homes for the Frazier Court Homeownership Project (focus of briefing-TBD)
- The redevelopment of the Frazier Courts Public Housing Community provides the greatest impetus for spin-off development by catalyst projects within the Frazier Courts neighborhood.
In 2004, Antonio DiMambro created a masterplan for the Frazier Courts neighborhood.

To implement components of this masterplan, Frazier Revitalization Inc. was established by the Foundation for Community Empowerment to work in partnership to implement the DiMambro plan:
- DHA
- City of Dallas
- DART
- Frazier community and stakeholders
- Private business community
Frazier Neighborhood Catalyst Projects

The following projects are proposed or underway and will serve as a catalyst for additional private/public development

- **Frazier-Berean Senior Center**
  - 4600 Block of Dolphin @ Mingo
  - 200 senior units proposed
  - Tax Credit Project – 9% tax credits to be sought
    - Pre-application due to City November 2006; Awards made by State in July 2007
  - Developer: Carlton Group (Prentice Gary)
  - A/E work underway
Frazier Neighborhood Catalyst Projects (Cont’d)

- Scyene DART Station and Mixed-use Development
  - Frazier Revitalization Inc. (FRI) is in the process of acquiring 5 improved properties within the 4500 and 4600 blocks of Scyene
  - DART Rail station proposed for the 4500/3600 block of Scyene (south side) with construction completion estimated for 2010

- Spring Street Improvements
  - Infrastructure and streetscape improvements proposed for the 4700-4900 blocks of Spring Street, adjacent to new South Dallas/Fair Park Inner-City Community Development Corporation (ICDC) office building
  - Acquisition & redevelopment of vacant &/or dilapidated commercial structures proposed [Note: project approach similar to Bexar Street]
  - Conceptual planning underway
Frazier Neighborhood Catalyst Projects (Cont’d)

- True Lee Baptist Church Community Center
  - Scyene/Bertrand
  - Master planning underway
  - Targeted home repair and code enforcement proposed for Bertrand neighborhood
Single Family Development – Infrastructure Phase

- Spring Avenue & Troy St. (CT 27.01)
- Dallas Housing Authority (DHA) owns 6.23 acres
  - DHA will contribute the land to be developed
  - DHA will subordinate to an infrastructure lender
  - DHA will release improved lots as ready for construction
- Partner developers will be South Dallas/Fair Park Inner-City CDC (ICDC), Dallas Area Habitat for Humanity, and Townhaven Companies, LLC.
- Infrastructure Development Budget $1.6 million
  - $265,000 contributed from Bond Funds
  - $1,386,076 from infrastructure lender
## Single Family Development - Sources & Uses of Funds

### Sources:

<table>
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<th>Source</th>
<th>Amount</th>
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<tr>
<td>NIP Bond Infrastructure Funds</td>
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<td>2003 Discretionary Bond Funds (District 7)</td>
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<td>Infrastructure Lender</td>
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### Uses:

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<tr>
<th>Use</th>
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<tr>
<td>Soft Costs</td>
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<td>Hard Costs</td>
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<td>Development Costs</td>
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<td><strong>Total</strong></td>
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Single Family Development – Construction Phase

- ICDC & Habitat will purchase 53 improved lots for construction of homes from Townhaven Companies, LLC
- Homes will be 950 – 1,275 square feet in size
- Price points for market need to be between $77,500 - $90,000
- $1.4 million will be provided from CDBG - Residential Development & Acquisition Loan Program and the HOME - CHDO Program for acquisition, construction and mortgage assistance
NEXT STEPS

- October 25, 2006 – City Council consideration: Single Family Development funding for Frazier Courts (Bond and CDBG Funds)