

**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**

Frazier Neighborhood Master Plan

(Cont'd)

- 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

Legend

Frazier Area



Rail / Rail ROW



Areas of Interest

Targeted Use



Commercial



DHA



Residential



1 inch equals 0.22 miles

Aerial Photography
(c) 2005
North Central Texas
Council of Governments



FRAZIER
REVITALIZATION, INC.

Residential - Retirement

Residential

Residential

DHA

Commercial

Initial Areas of Interest

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:

NIP Bond Infrastructure Funds	\$ 115,000
2003 Discretionary Bond Funds (District 7)	\$ 150,000
Infrastructure Lender	<u>\$1,386,076</u>
Total	\$1,651,076

Uses:

Soft Costs	\$ 492,500
Hard Costs	\$ 883,396
Development Costs	<u>\$ 275,180</u>
Total	\$1,651,076

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)