

Memorandum




DATE April 4, 2008

TO Housing Committee Members: Steve Salazar, Chair, Carolyn R. Davis, Vice-Chair, Tennell Atkins, Dr. Elba Garcia, Vonciel Jones Hill, Angela Hunt, Linda Koop, Pauline Medrano

SUBJECT Jubilee Park Neighborhood

On Monday, April 7, 2008, you will be briefed on Jubilee Park Neighborhood. A copy of the briefing is attached.

Please let me know if you have any questions.


A.C. Gonzalez, Assistant City Manager

c: The Honorable Mayor and Members of the City Council
Mary K. Suhm, City Manager
Deborah Watkins, City Secretary
Tom P. Perkins, Jr., City Attorney
Craig Kinton, City Auditor
Judge Jay Robinson, Judiciary
Ryan S. Evans, First Assistant City Manager
David O. Brown, Interim Assistant City Manager
Ramon Miguez, P.E., Assistant City Manager
Jill A. Jordan, P.E., Assistant City Manager
Dave Cook, Chief Financial Officer
Jerry Killingsworth, Housing Director

Jubilee Park Neighborhood

A Briefing To The
Housing Committee

Housing Department
April 7, 2008



KEY FOCUS AREA: ECONOMIC VIBRANCY

Purpose

To provide information on the Jubilee Park Neighborhood revitalization efforts and to provide a recommendation for City assistance for the Jubilee Park and Community Center Corporation (JPCCC)

Neighborhood Location

- Jubilee Park Neighborhood encompasses approximately 62 city blocks mostly zoned for residential and commercial development
 - Council District 2
 - Neighborhood Investment Program (NIP) CT 25.00 – Greater Fair Park Area
 - Bounded by I-30 to the north, Fair Park on its southern edge and the East Grand Avenue Corridor to the east
 - Downtown Dallas is less than 5 minutes east of Jubilee, and a new DART station will be within walking distance
 - When revitalized, it will become a mixed-income community with exceptional access and amenities

MAP: Jubilee Park and Adjacent Amenities



MAP: Jubilee Park Neighborhood



Creating a Vision

- Jubilee Master Plan drafted by Antonio Di Mambro & Associates in 2003 serving as the framework for this funding request.
 - Masterplan incorporated into the City's forwardDallas! Comprehensive Plan and serves as a blueprint for planning and development initiatives in the City's South Dallas Frazier/Jubilee NIP Target Area
- JPCCC:
 - A catalyst for community renewal is addressing the key factors contributing to community health: Housing, Education, Public Safety, Employment, Public Health, Economic and Physical Development, and Community Governance
 - Has **invested in excess of \$11,000,000** in the neighborhood through contributions by foundations, government entities, charitable organizations, churches and individuals.
 - Assembled an active group of volunteers contributing **2,000-5,000 hours per year** of volunteer time

Vision (Cont'd)

- Purchased and assembled more than 50 lots at a cost of \$1,850,000 to create Jubilee Park and built two buildings in the park, which serve as a community center
- Funded off-duty police officer patrols and office space for the Jubilee Park Community Prosecutor
- Funded the employment of a Public Health social worker for the neighborhood
- Raised \$6 million from a private donor, Mr. T. Boone Pickens, to build a new Community Center (to replace the existing center) and a Resource Center
 - The Resource Center will provide space for the Dallas Police Department, City Code Enforcement, a community prosecutor and several conference rooms

Vision (Cont'd)

- Raised \$2,500,000 for the purchase of the land and construction of David's' Place, a Head Start school located at Gurley and S. Carroll
 - Provides pre-school education for 173 neighborhood children, and is a feeder school for DISD's O.M. Roberts elementary
- Organized crime watches, and raised funds for the purchase and installation of cameras and video surveillance in the neighborhood.
- Measurable impacts include:
 - a 60-100% increase in the TACS test scores at O.M. Roberts; and
 - a 30-60% reduction in the crime rate in the neighborhood after installation of the cameras monitored by the Dallas Police Department

Catalyst Projects

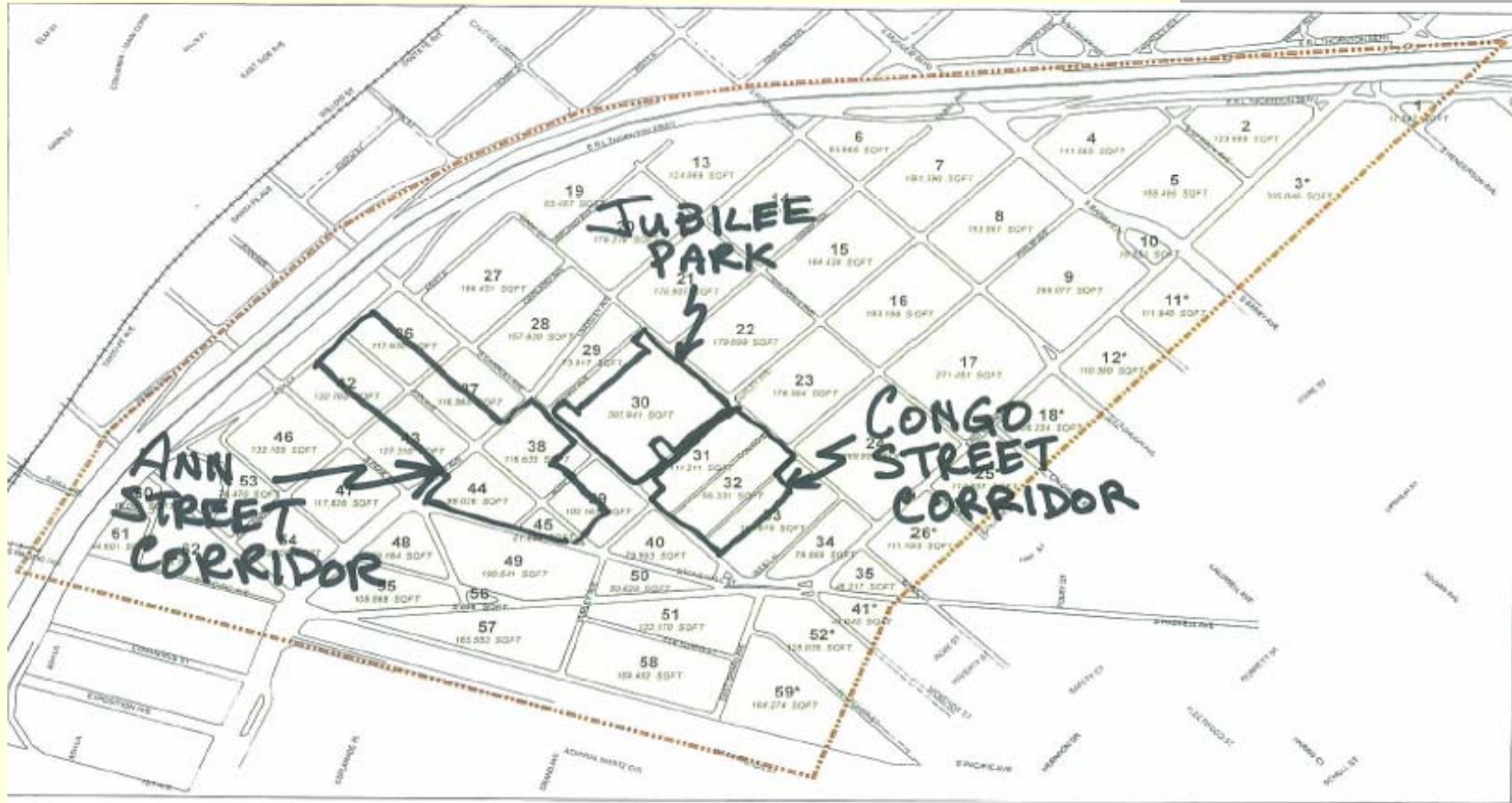
Jubilee Improvements – CT 25.00

- DART Rail Line: A new DART rail line runs along the southern edge of Jubilee Park between Fair Park and the Jubilee neighborhood making it in effect, a transit oriented community
- The City's NIP: Expended approximately \$1.2M in CDBG funds for sidewalk, curb & gutter improvements, landscaping, and community banners
- Habitat for Humanity: built nearly 50 homes and constructed two community buildings for the Jubilee Center
- Former Ford Motor Plant on East Grand Avenue: The Holt Lundsford Company of Dallas has purchased the former Ford plant, making a significant investment in the area
- O.M. Roberts: DISD has included O.M. Roberts on the next bond program, to replace the school with a new school

Jubilee Proposal

- The Di Mambro Master Plan focuses on three areas related to housing:
 - Along I-30, where there is discussion about modifications to the expressway;
 - Congo Street Corridor; and
 - Ann Street Corridor
- Jubilee proposal focuses two areas; the Congo and Ann Street Corridors

MAP: Jubilee Park with Ann Street and Congo Street Corridors



The area of study covers 202 acres over 12 existing city blocks. This includes 9 blocks on the eastern flank of East Grand Avenue that are considered only in part.

The developable area is approximately 80 acres.



CONGO ST



1609 S. FITZ-LEIGH AVE



100N S. HARBELL AVE



4371 LA

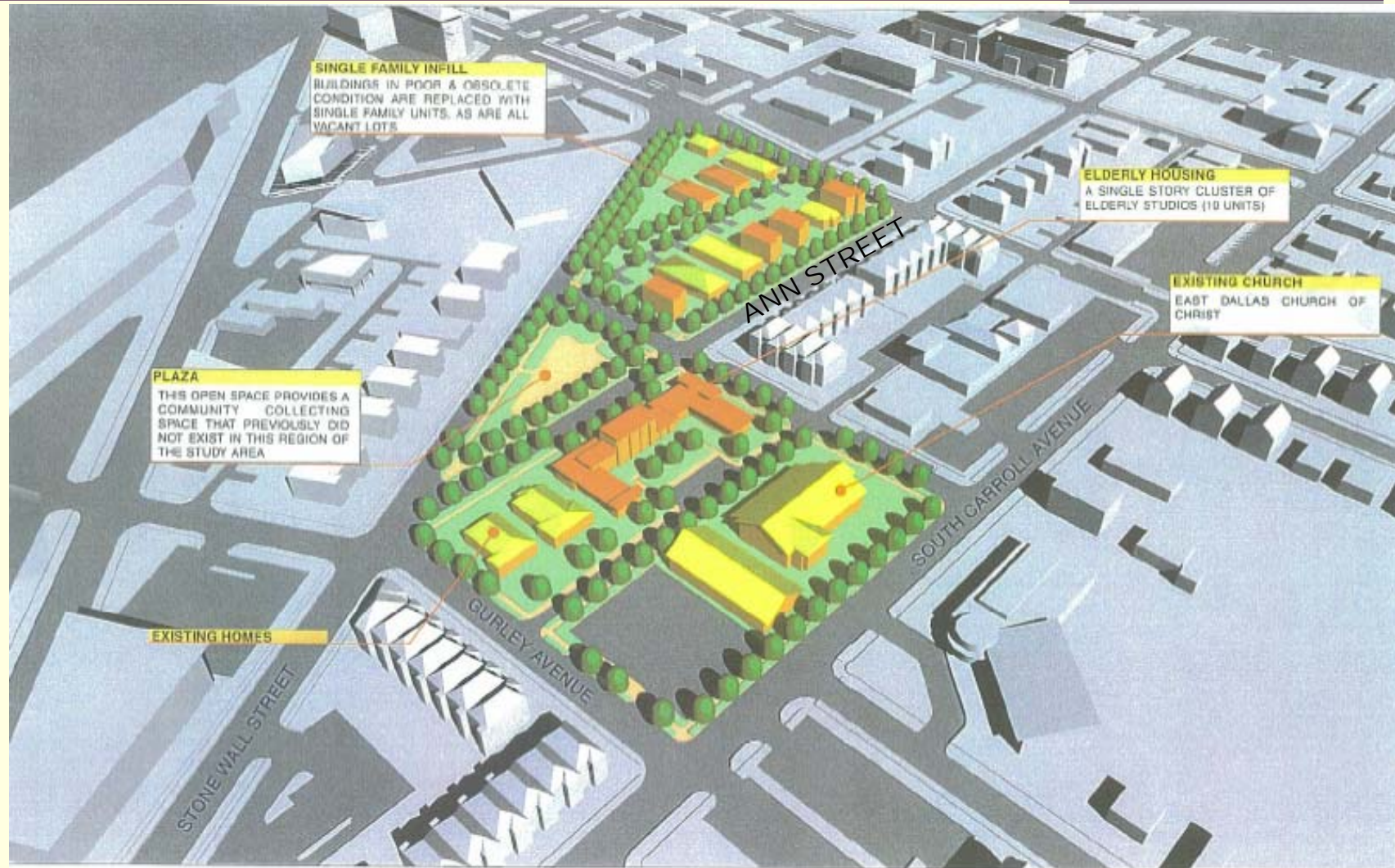


4512 EAST GRAND AVE

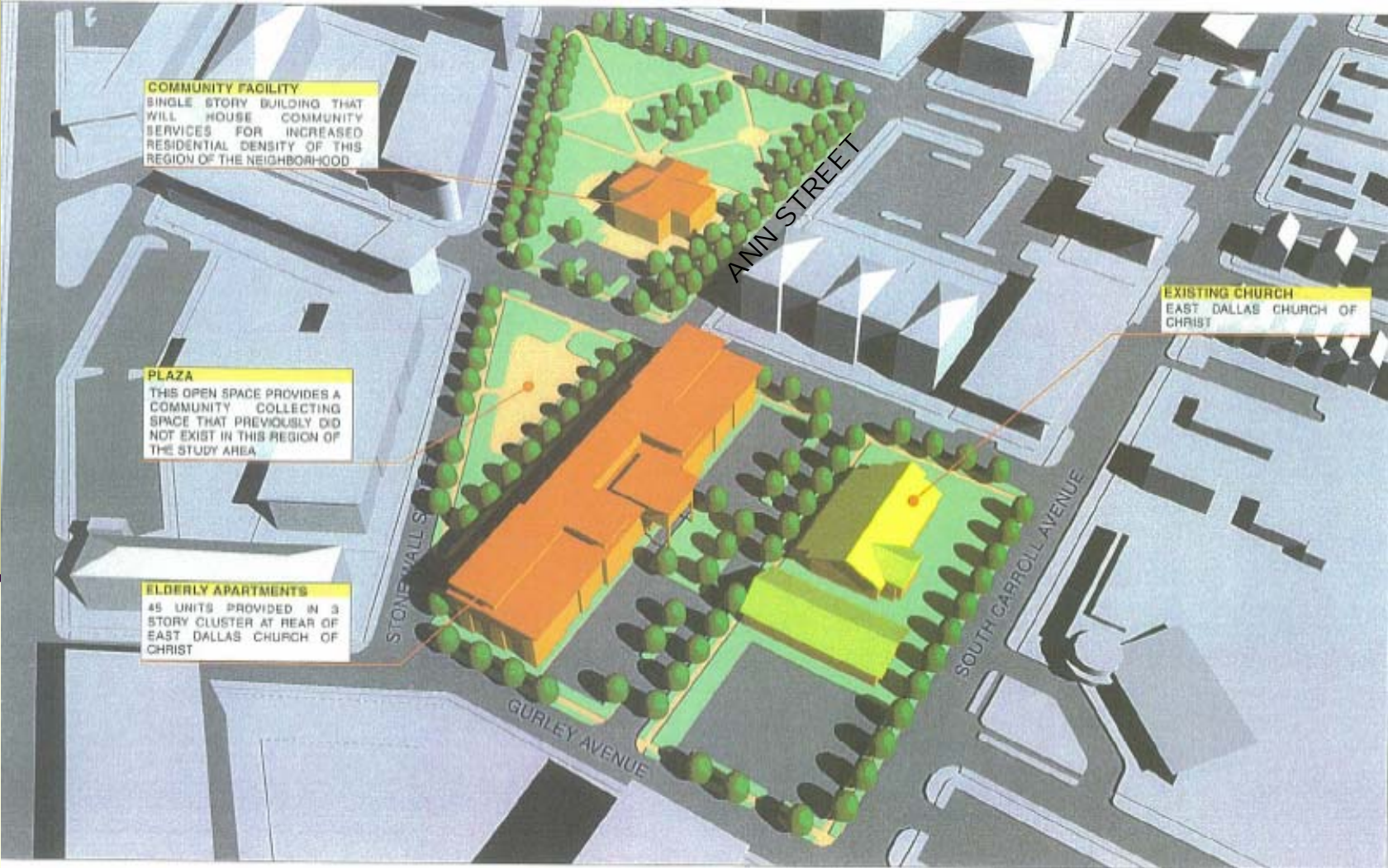
MAP: Ann Street Focus Area



Vision I: Ann Street Corridor – Low Density



Vision II: Ann Street Corridor – High Density



MAP: Congo Street Focus Area



Vision I: Congo Street Corridor – Low Density



Vision II: Congo Street Corridor – High Density



Jubilee Park Revitalization Proposal

- JPCCC's funding request is for:
 - Land acquisition – vacant, improved blighted and/or crime ridden properties
 - Predevelopment expenses (i.e. environmental assessment, appraisal, survey)
 - Demolition
- For the purpose of constructing residential, retail, commercial or mixed-use redevelopment

Jubilee Park Proposal (Cont'd)

Funding

■ Sources:

■ 2006 Bond Funds	\$ 500,000
■ CDBG/RDALP	<u>\$ 550,000</u>
■ Total:	\$1,050,000
■ 2006 Bond*	\$ 500,000

■ Uses:

■ Property Acquisition	<u>\$1,055,000</u>
■ Total	\$1,055,000

*See next slide

Jubilee Park Proposal (Cont'd)

- The initial loan amount will be \$1,050,000 in Bond and CDBG funds with the timing of the additional \$500,000 in Bond funds to be determined after project evaluation is completed.
- Project will be evaluated in 6 months and the timing of the increased 2006 Bond amount of \$500,000 will be determined at that time

Jubilee Park Loan Terms

- Loan Terms:

- Zero percent interest with maturity date of seven (7) years
- If Borrower fails to expend all of the Loan proceed within two years of execution of the Note, or to redevelop the acquired properties with residential, retail, commercial or mixed-use structures or project within seven years of execution of the Note, then the portion of the project expenditures for projects that are incomplete will be due and payable

Jubilee Park Loan Terms (Cont'd)

- Upon CO, Borrower will be released from indebtedness on the Note for corresponding Bond loan proceeds advanced and the Deed Restrictions terminated on that property
- Deed Restrictions will be placed on CDBG acquisitions for a period of 5 years and will be released providing the project is in compliance with applicable loan terms
- City funding will not exceed appraised value for acquisition
- All other funding and required (Gap) financing to be provided by JPCCC

Jubilee Park Loan Terms (Cont'd)

- If Borrower fails to comply with the expenditure or construction requirements, the City of Dallas has the option to require Borrower to convey fee simple title to the properties acquired with Bond funds and CDBG funds, under the loan, to the City, free of any liens or encumbrances not acceptable to the City
- If Borrower obtains acquisition loans from another Lender for remainder of acquisition costs, the City will subordinate its lien position

Recommendation

That the Housing Committee approve this proposal for City Council consideration to:

- Award JPCCC \$500,000 in 2006 Bond Funds and \$550,000 in CDBG Funds; and
- \$500,000 in additional funds, subject to subsequent Council consideration, after evaluation of the progress made using the original award of funds and funding availability

Next Steps

- Continue discussions with JPCCC on terms of loans and obligations of funds
- May 2008 – City Council Consideration of \$500,000 in Bond Funds and \$550,000 in CDBG funds
- May 2008 Acquisition to begin
- October 2008 – Evaluate timing of funding & sources for remaining \$500,000