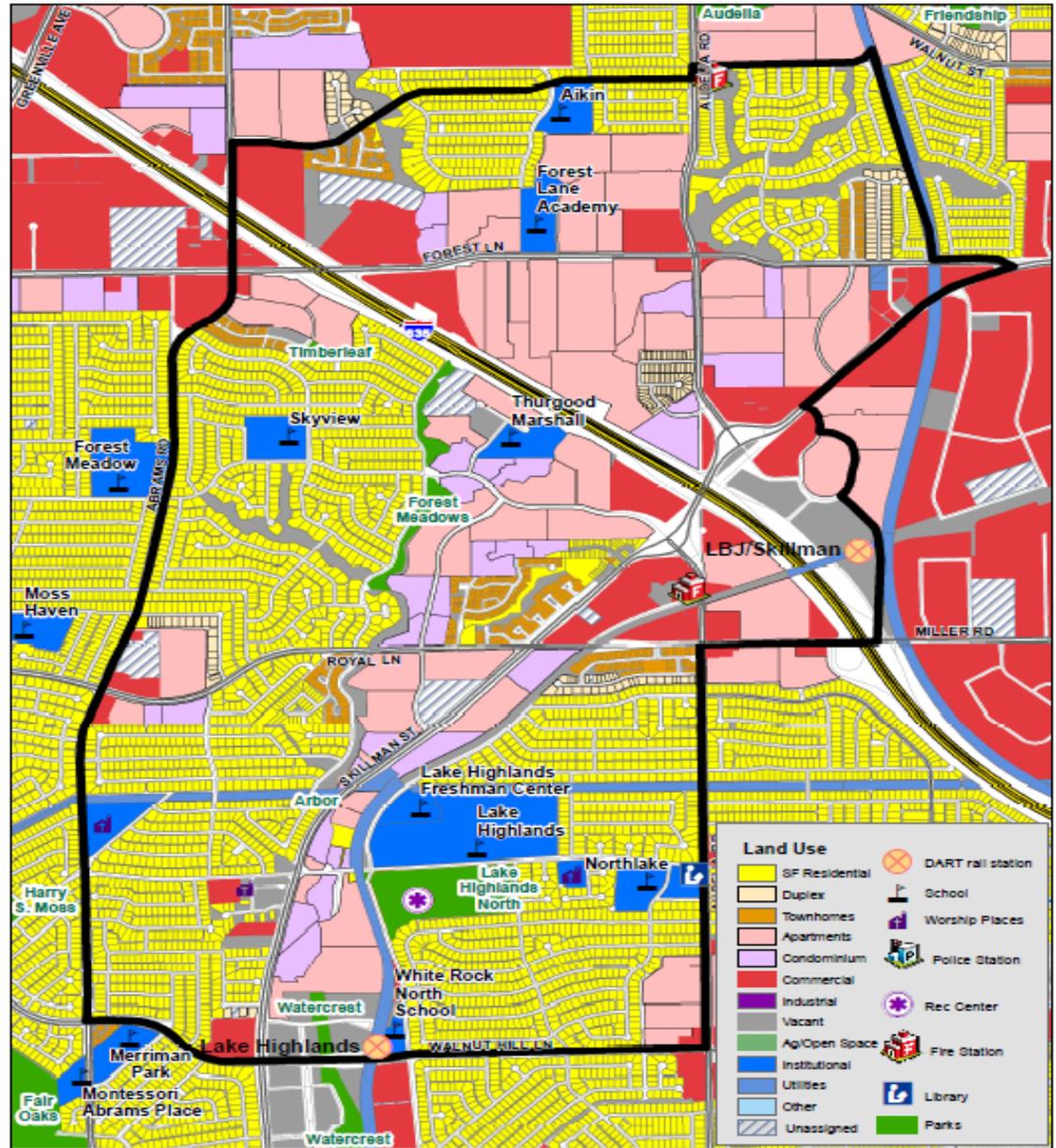# Family Corridor
Target Area

District 10

Councilmember McGough

Team Leader Trent Teague

June 2016

Target Area Highlights

- **Racially diverse**
- **Some Senior-led households concentrations**, but low number overall
- **40% of households in lowest income category**
  - Lower-income, multi-family rental along DART line/Skillman St. & in northern area
  - Decreased property values along Skillman corridor, except for one block group outlier with high property value growth
  - Community uses lacking in northern portion (recreation, schools, etc.)
- **Land use**: Concentrated multi-family along Skillman and north of 635; scattered commercial (restaurants, storage). Tom Thumb on Skillman, 2 other grocery stores close by.
- **Southern segment classified as stable:** Higher income and homeownership rate, higher number and value of home improvements
- **High rental rate** overall (due to multifamily concentrations), SF rental rate is low overall, some concentrations.
- **Poor street conditions overall**, but fairly good housing conditions
  - **2 DART stations** in target area, but **poor walkability**
- **Very large, diverse target area**
  - High number of HOAs, NAs
- **TIFs, PIDs** include Skillman Corridor TIF, Lake Highland PID, Skillman Corridor PID

Neighborhood Plus
The future of living in our city

Family Corridor Target Area
Land Use Map

* Source: DCAD, 2015

Neighborhood**Plus**
The future of living in our city
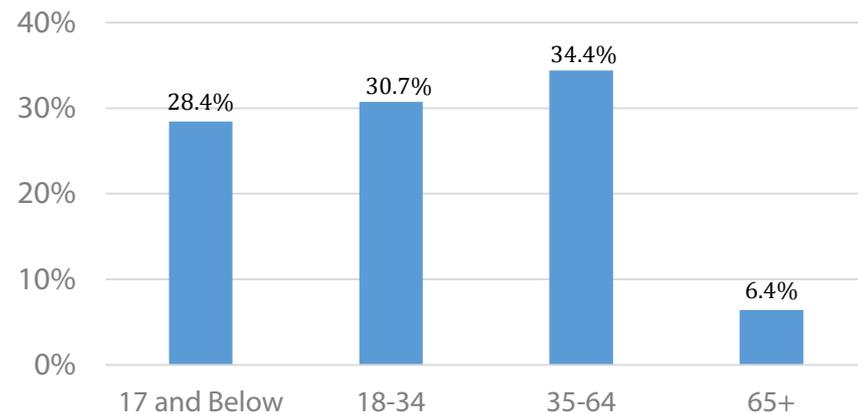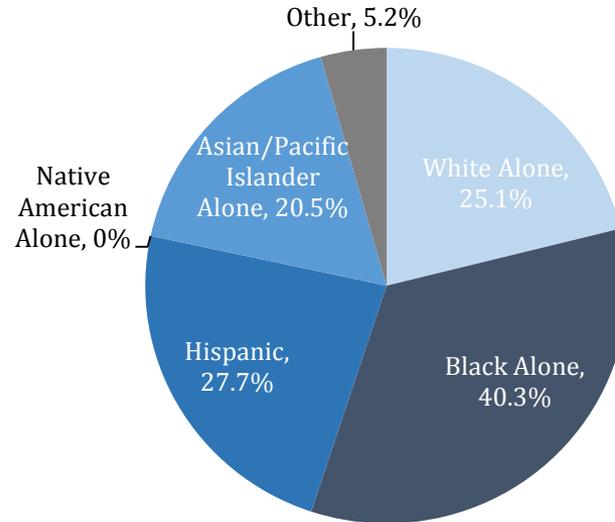
Family Corridor Demographics

- **Total Population**: 44,200

- Households: 17,551

- **Age**
  - Younger population, over 59% below 35 years
  - High percent (65%) of working age population (18-64 yrs.)
  - High concentration of senior-led households just south of Royal Ln

- **Race/Ethnicity**
  - Ethnically diverse, many immigrants
  - Black is the dominant race(40.3%)
  - Whites accounts for only a quarter of the total population
  - High percent of Asian (20.5%) than the city as a whole
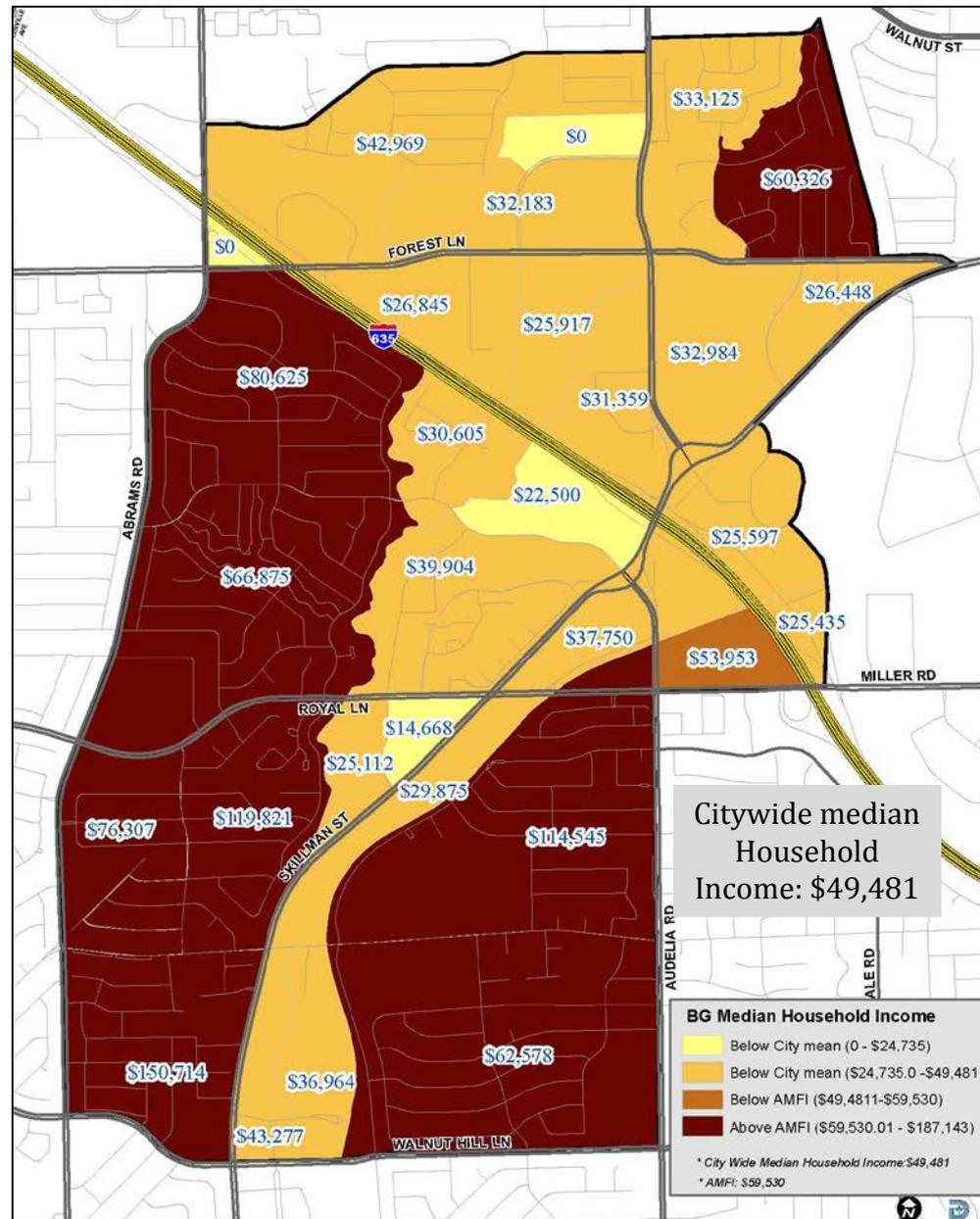
- **Educational Attainment**
  - High school 79.3% (Citywide 74.3%)
  - Bachelors or higher 28.8% (Citywide 32%)

Pie chart:
- Other, 5.2%
- White Alone, 25.1%
- Black Alone, 40.3%
- Hispanic, 27.7%
- Native American Alone, 0%
- Asian/Pacific Islander Alone, 20.5%

Bar chart:
- 17 and Below: 28.4%
- 18-34: 30.7%
- 35-64: 34.4%
- 65+: 6.4%

Source: 2010-2014 5 year ACS Estimates

NeighborhoodPlus
The future of living in our city

Income

- Income levels significantly higher than the city average in the southern portions

- Area's median income of $33,054 is 66.8% of the city's median HH income ($49,481)

- Poverty rate 22% (Citywide 24%)

- Approx. 30% of the households earn less than $30,000 a year

- Median household income is lower in the northern segment than the southern segment

(Bar chart)
- Below $30K: 40.9%
- $30-50k: 23.1%
- $50-75k: 14.4%
- $75-100k: 7.2%
- Above $100k: 14.5%

Map values: $33,125; $42,969; $0; $60,326; $32,183; $0; $26,448; $26,845; $25,917; $32,984; $80,625; $31,359; $30,605; $22,500; $25,597; $66,875; $39,904; $37,750; $25,435; $53,953; $14,668; $25,112; $29,875; $119,821; $114,545; $76,307; $150,714; $36,964; $62,578; $43,277

Citywide median Household Income: $49,481

BG Median Household Income
- Below City mean (0 - $24,735)
- Below City mean ($24,735.0 -$49,481)
- Below AMFI ($49,4811-$59,530)
- Above AMFI ($59,530.01 - $187,143)

* City Wide Median Household Income: $49,481
* AMFI: $59,530

* Source: 2010-2014 5 year ACS Estimates

Neighborhood **Plus**
The future of living in our city

5

Housing Overview

- **Housing Type**
  - Variety of housing types but multi-family dominate
  - Concentration of older apartment complexes (built in the 1970's) in the central part, around the intersection of Skillman and LBJ

- **Housing Tenure/Vacancy**
  - Rental housing predominate (73%), homeownership 27% (Citywide rate - 43%)
  - SF homes concentrated in stable block groups south of LBJ
  - Housing vacancy 20% (citywide - 11.2%)

- **Housing Conditions**
  - Has better housing condition with 75% of housing above average condition, (citywide average rating - 45%)

- **Property Value**
  - Most block groups saw a decrease or had very minimal increase in property values, only 5 block groups increased above the city average
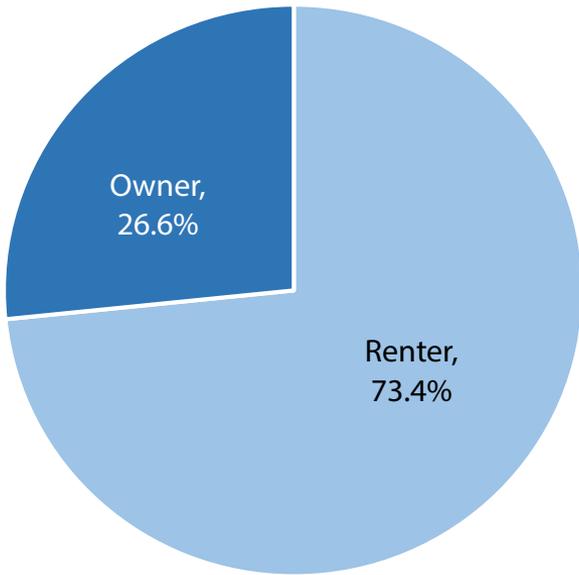
- **New Construction/Improvement Activity**
  - Few construction of new SF homes (6)but several home improvement activities throughout the target area, particularly south of LBJ.
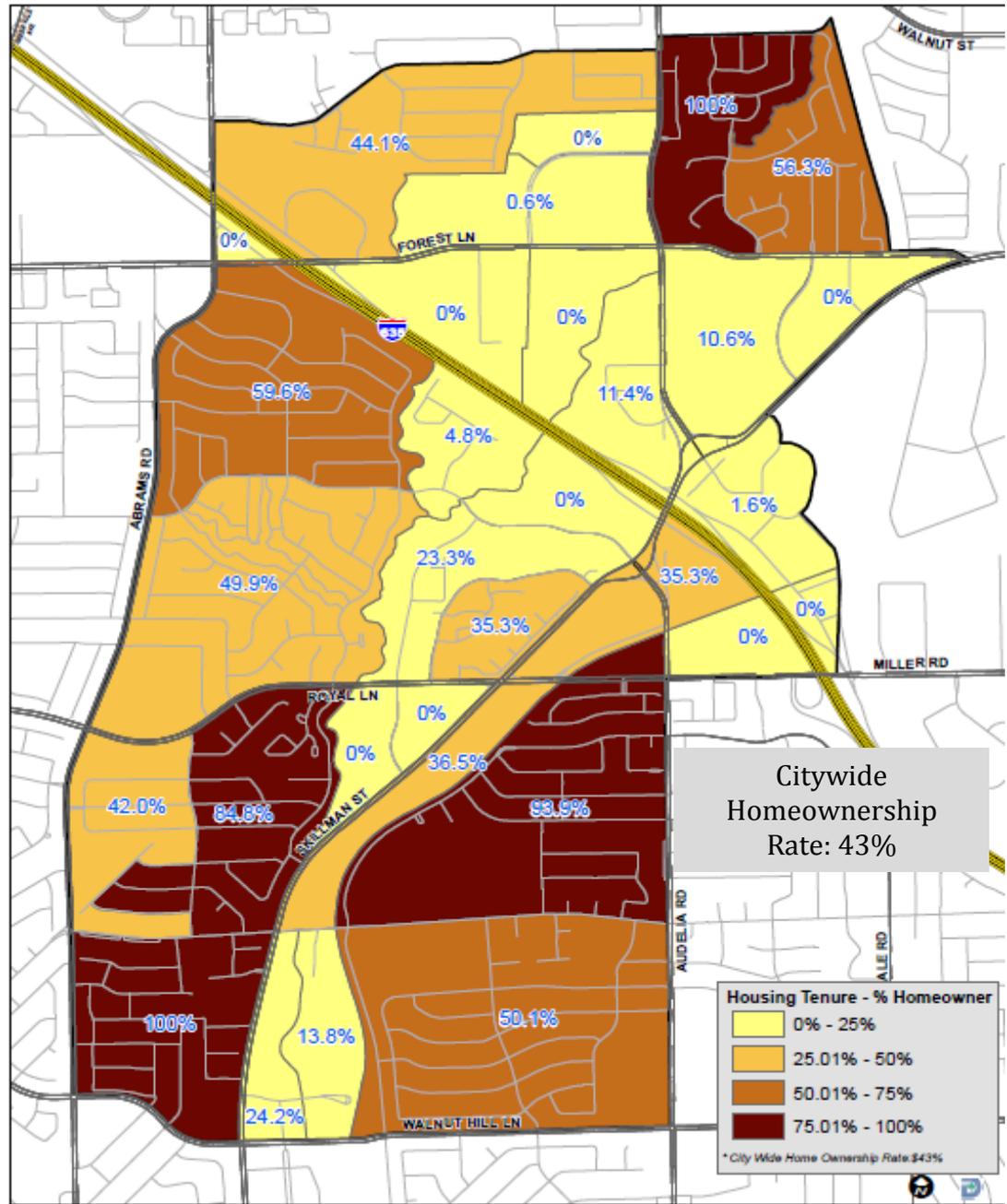
* Source: 2010-2014 5 year ACS Estimates

Neighborhood**Plus**
The future of living in our city

Homeownership Rate

Housing Tenure Breakdown

Renter	12,881	73.4%
Owner	4,670	26.6%

Owner, 26.6%

Renter, 73.4%

Housing Vacancy

- Vacant units 4,038 (20.2%)
- Citywide vacancy 11.2%

Citywide Homeownership Rate: 43%

Housing Tenure - % Homeowner

- 0% - 25%
- 25.01% - 50%
- 50.01% - 75%
- 75.01% - 100%

*City Wide Home Ownership Rate: 43%

*Source: 2010-2014 5-Year ACS Estimates

NeighborhoodPlus
The future of living in our city

Single Family Housing Conditions: 2015

Category	Count	Percent
Excellent	407	11.1%
Very Good	1,029	28.1 %
Good	1,236	33.7%
Fair	89	2.4%
Average	895	24.4%
Poor	9	0.2%
Very Poor	1	0.0%
Unsound	0	0.0%
Total	3,666	100.0%
Above Average	2,761	75.3%

Citywide Rate: 45% of Housing Units Above City Average

*Source: DCAD 2015

Neighborhood*Plus*
The future of living in our city
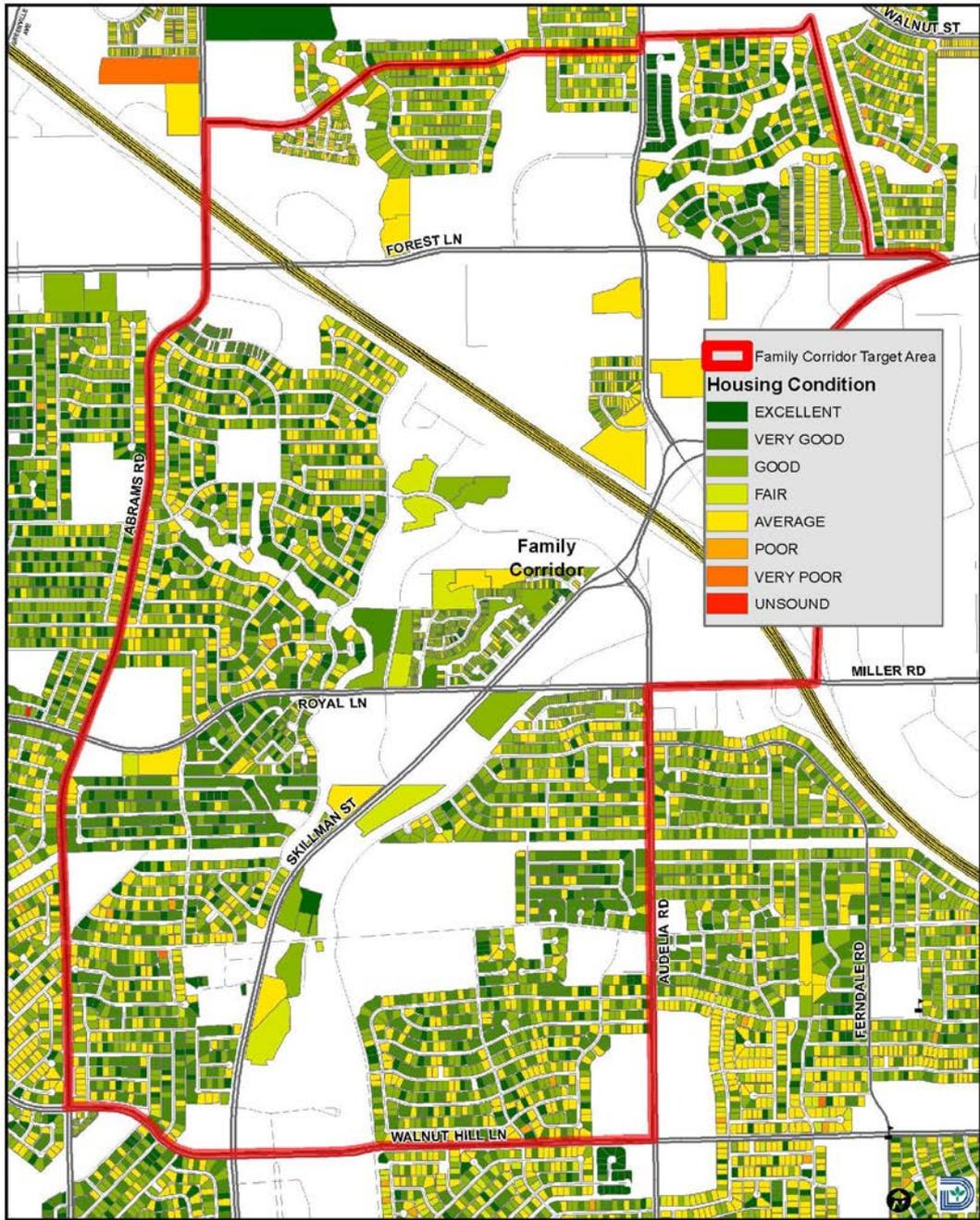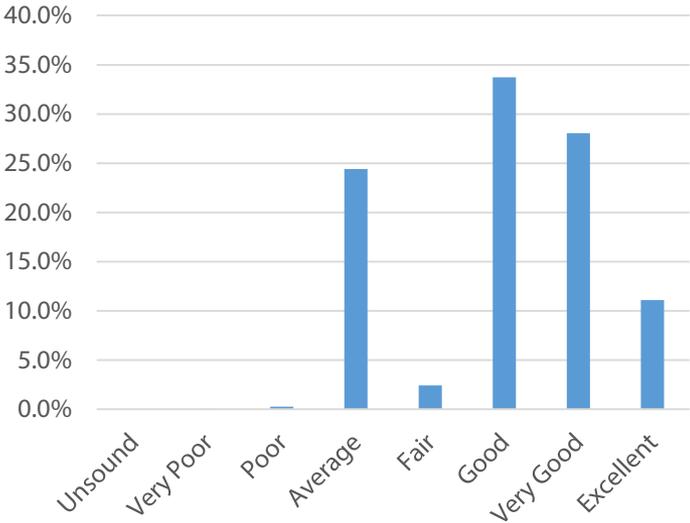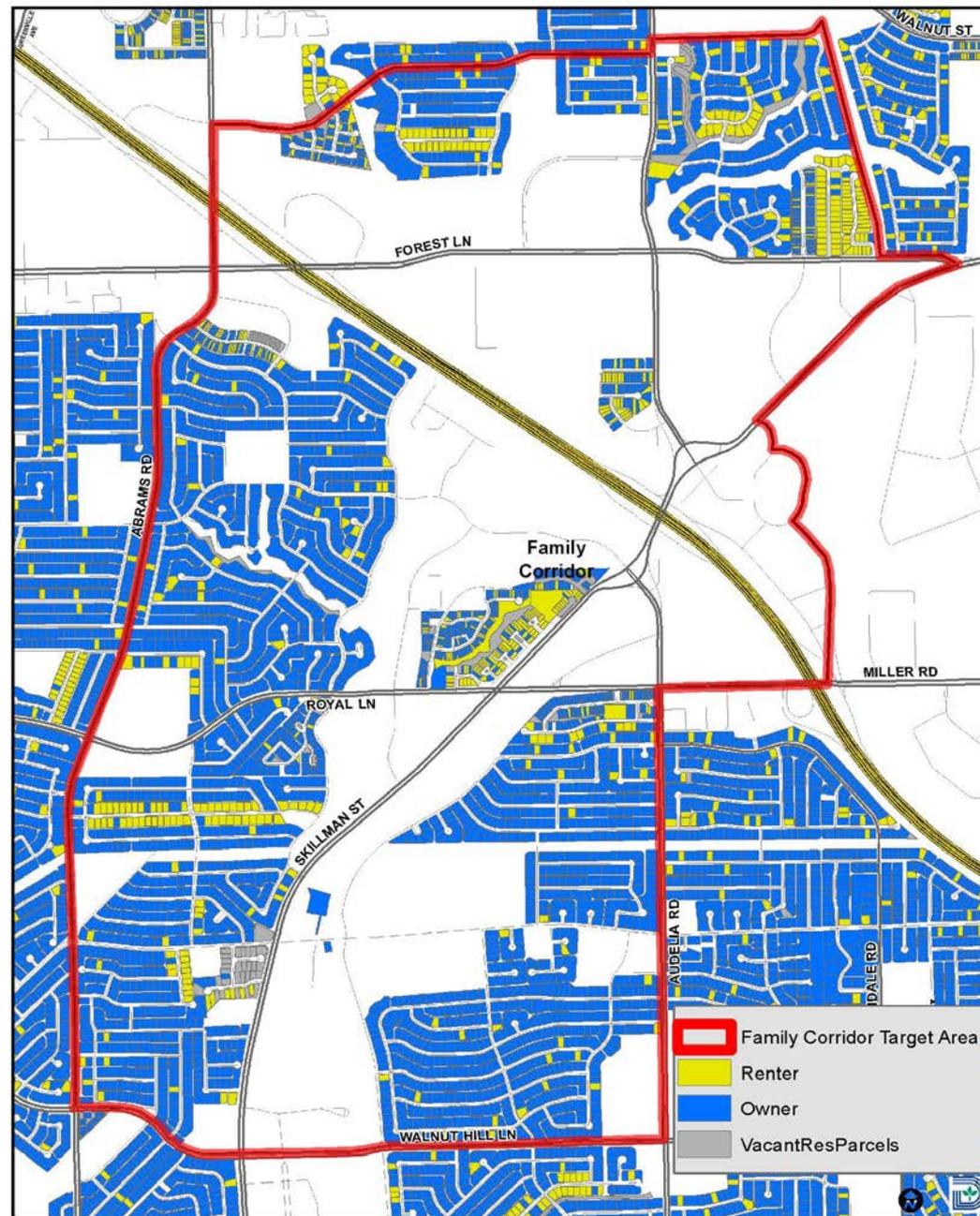
Single Family Rental/Ownership: 2010-2014

- Very high homeownership rate for single family homes

Category	Count	Percent
Owner	3,140	85.7%
Renter	522	14.3%
Total	3,662	100.0%

Source: 2010-2014 5 year ACS Estimates

Neighborhood Plus
The future of living in our city

9

Change in Property Value Per Square Foot: 2010-2015

- Most of the block groups declined in value or saw modest increase below city mean ($4.5 per square foot)

Citywide mean Change in Value: $4.8 per sq. ft

Change in Property Value per Sq. ft.

- Actual decrease (-$13.40 - $0)
- Increase below city mean ($0 - $4.79)
- Increase up to 1.5x city mean ($4.80 - $7.21)
- Increase between 1.5 - 2x city mean ($7.21 - $9.60)
- Increase more than 2x city mean ($9.60 - $2,638,660)

*City wide mean property value change per sq. ft: $4.80
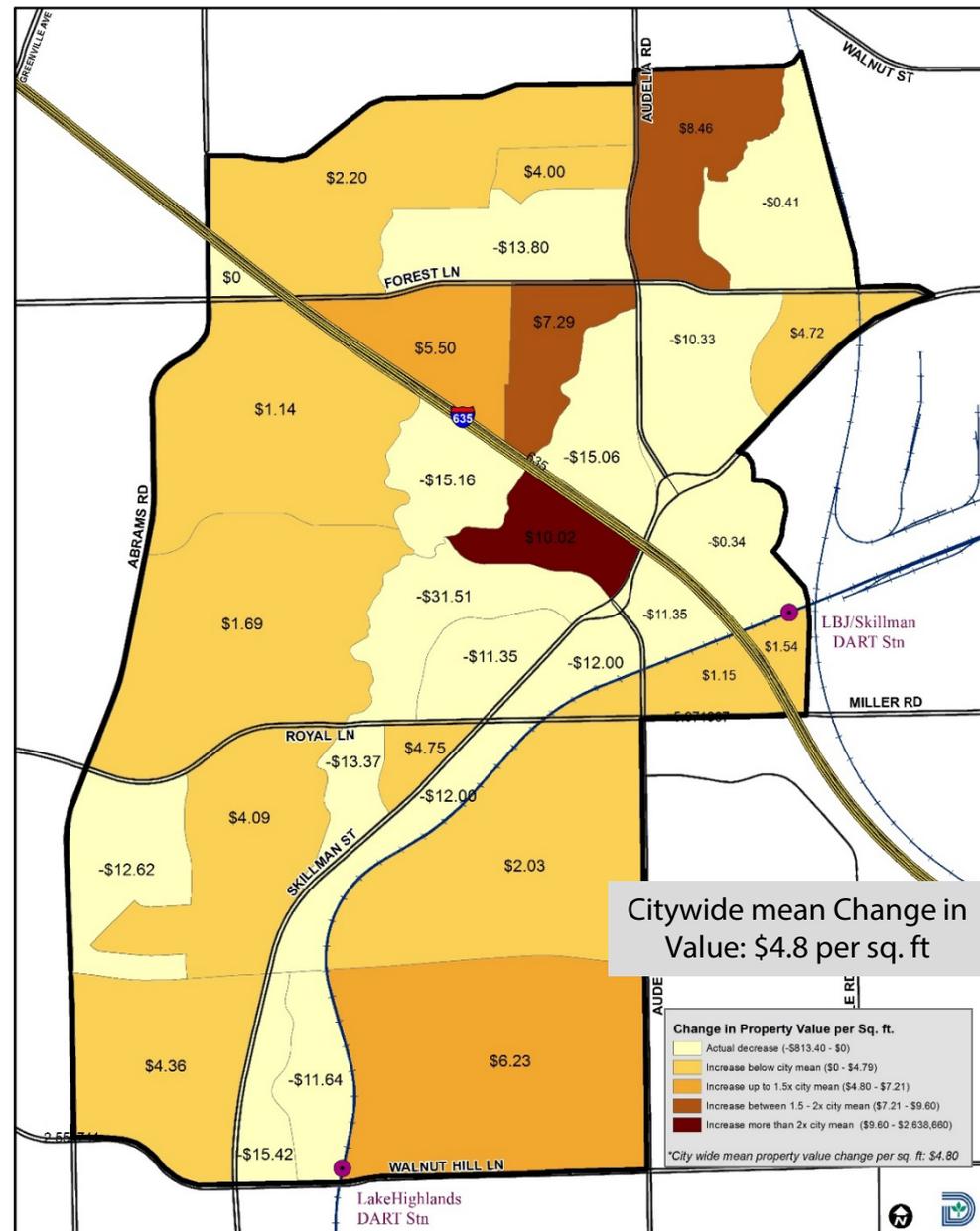
Source: DCAD 2010 & 2015 Property Appraisal

Neighborhood Plus
The future of living in our city

10

New Single-Family Homes & Home Improvement Permit Activities: 2012-2014

- New SF home construction concentrated in the northeast corner; few scattered in the western segment

- Many home improvement activities throughout the target area, particularly south of LBJ

- Improvement permits both in the multi-family and SF housing
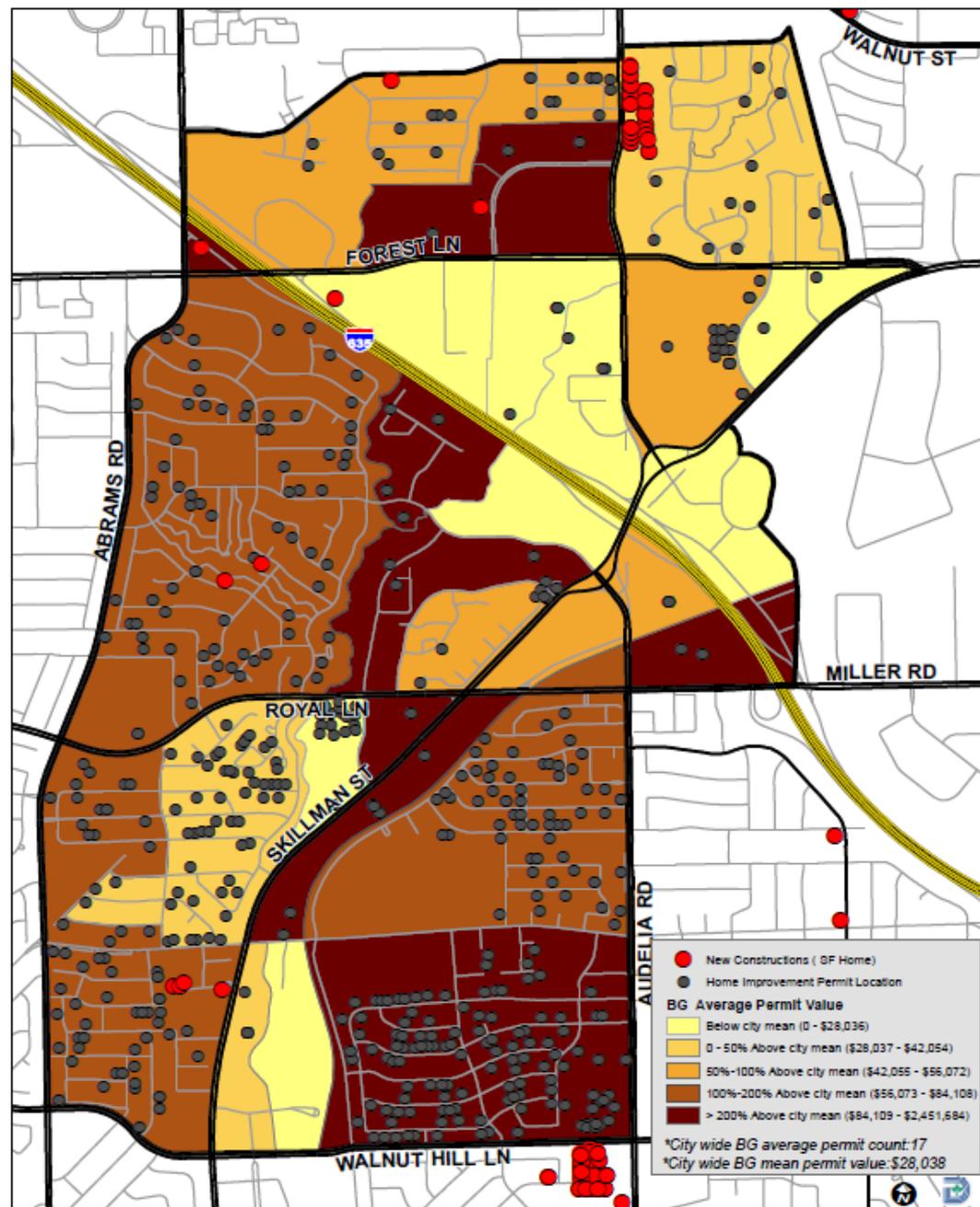

Source: City of Dallas 2012- 2014 Permit data

Neighborhood Plus
The future of living in our city

City of Dallas Initiatives

Department	Initiatives
Economic Development	Skilllman TIF; Dallas B.R.A.I.N. at Audelia Hills branch
Library	Audelia Road Branch – ESL classes in partnership with Richardson Adult Learning Center; 1-on-1 Job Application Assistance; computer classes; income tax assistance; afterschool programming (note: all schools in this area are in Richardson ISD); Dallas B.R.A.I.N. office hours and Programming
Parks and Recreation	Parks and Recreation department is working with CM McGough to develop a partnership with RISD about developing park space at RISD campuses. The target area has a great amount of park need, especially north of LBJ.
Other: Water Utilities, Public Works/Street Services,	Information in Appendix (See Bond and Water Utilities maps)

Category		Notes
In CDBG Eligible Area?	Yes (Partial)	Target area has 17 block groups and 3 census tracts that are CDBG eligible.
In a DPD TAAG Area?	Yes (Partial)	3 Primary TAAG areas: Royal Skillman, Forest Audelia, & Greenville LBJ
DART Station Within ½ Mile?	Yes	Has 2 DART stations, Lake Highland & LBJ Skillman
Community Prosecution Area?	Yes	2: Forest/Audelia PFA and Whitehurst PFA
Parks Within ¼ Mile?	Yes	Lake Highland North, Watercrest, Timber Leaf and Forest Meadows
TIF/PID?	Yes	Lake Highland PID; Skillman Corridor PID
Library?	Yes	Audelia Road Branch Library
Dallas ISD?	No	Schools in Richardson ISD
Charter School?	No	2 private schools: White Rock North School(PK-6) & Scofield Christian School (PK-6)
Recreation Center?	Yes	Lake Highlands North Rec. Center
Major Issues:		1. Left out Garbage and Recycling Roll Carts 2. Missed Garbage pickup 3. Obstruction to Alley/Sidewalk/Street 4. Sub-standard structures including plumbing issues for multi-tenant properties 5. Confined animals and dead animal pick-up

Neighborhood Plus
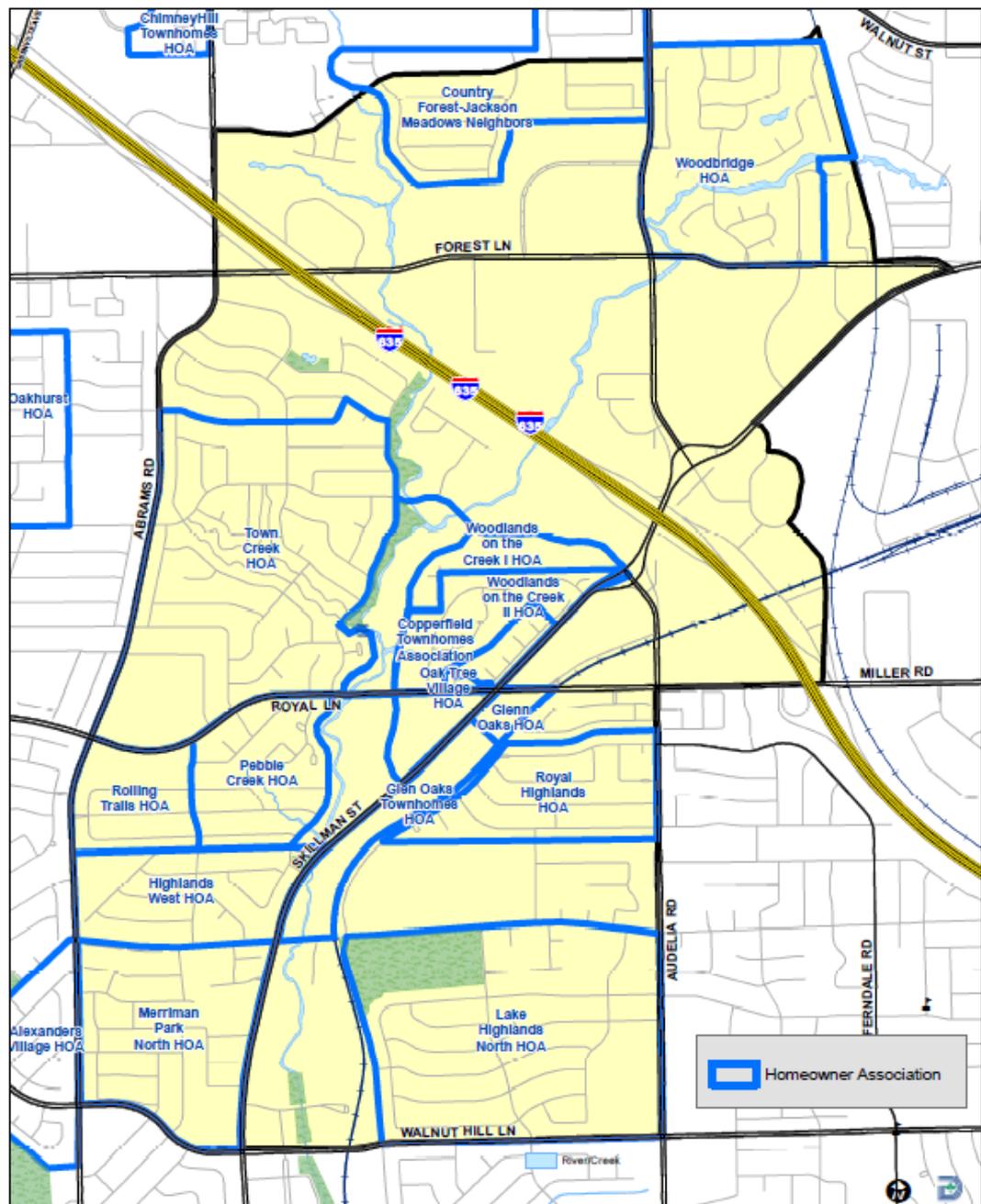The future of living in our city

Transportation

- Served by several (9) bus lines; majority traversing the area but a few run on the edges

- Some schools are not conveniently accessible by public transit including:
  - Skyview Elementary
  - Aikin Elementary
  - Lake Highlands High

- Mode of travel to work:
  - Automobile 86% (citywide 88%)
  - Public transit 7% (citywide 4%)

* Source: DART

14
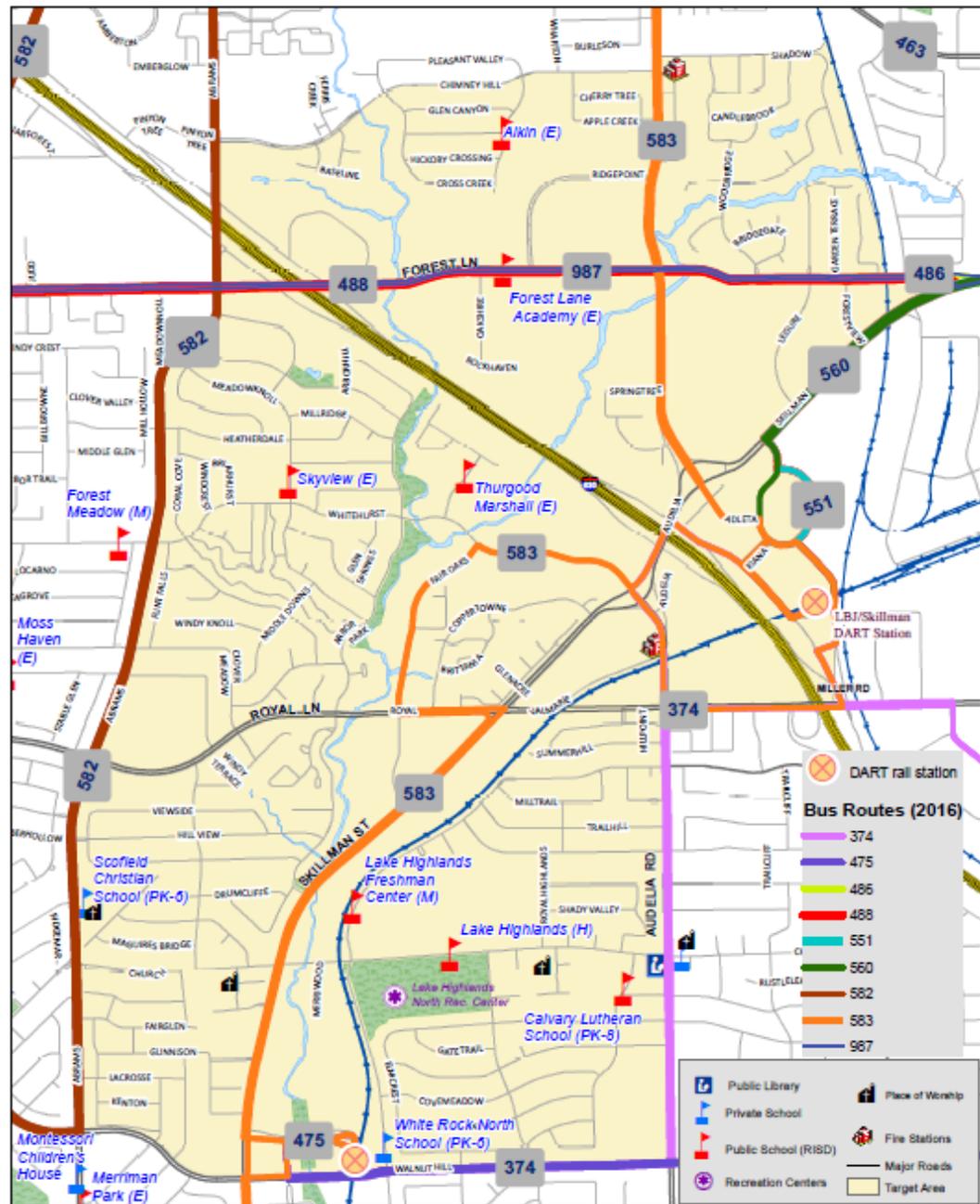
Homeowner Associations

- Copperfield Townhomes Association HOA
- Country Forest-Jackson Meadows Neighbors
- Glen Oaks HOA
- Glen Oaks Townhomes HOA
- Highlands West HOA
- Lake Highlands North HOA
- Merriman Park North HOA
- Oak Tree Village HOA
- Pebble Creek HOA
- Rolling Trails HOA
- Royal Highlands HOA
- Town Creek HOA
- Woodlands on the Creek I HOA
- Woodlands on the Creek II HOA

* Source: City of Dallas Planning & Urban Design Department

Neighborhood Plus
The future of living in our city

15

Neighborhood Association

- Forest Meadow NA
- Lake Highlands Area Improvement Association (LHAIA) NA
- Lake Highlands Square NA
- Royal Highlands Village NA
- Vickery Together NA
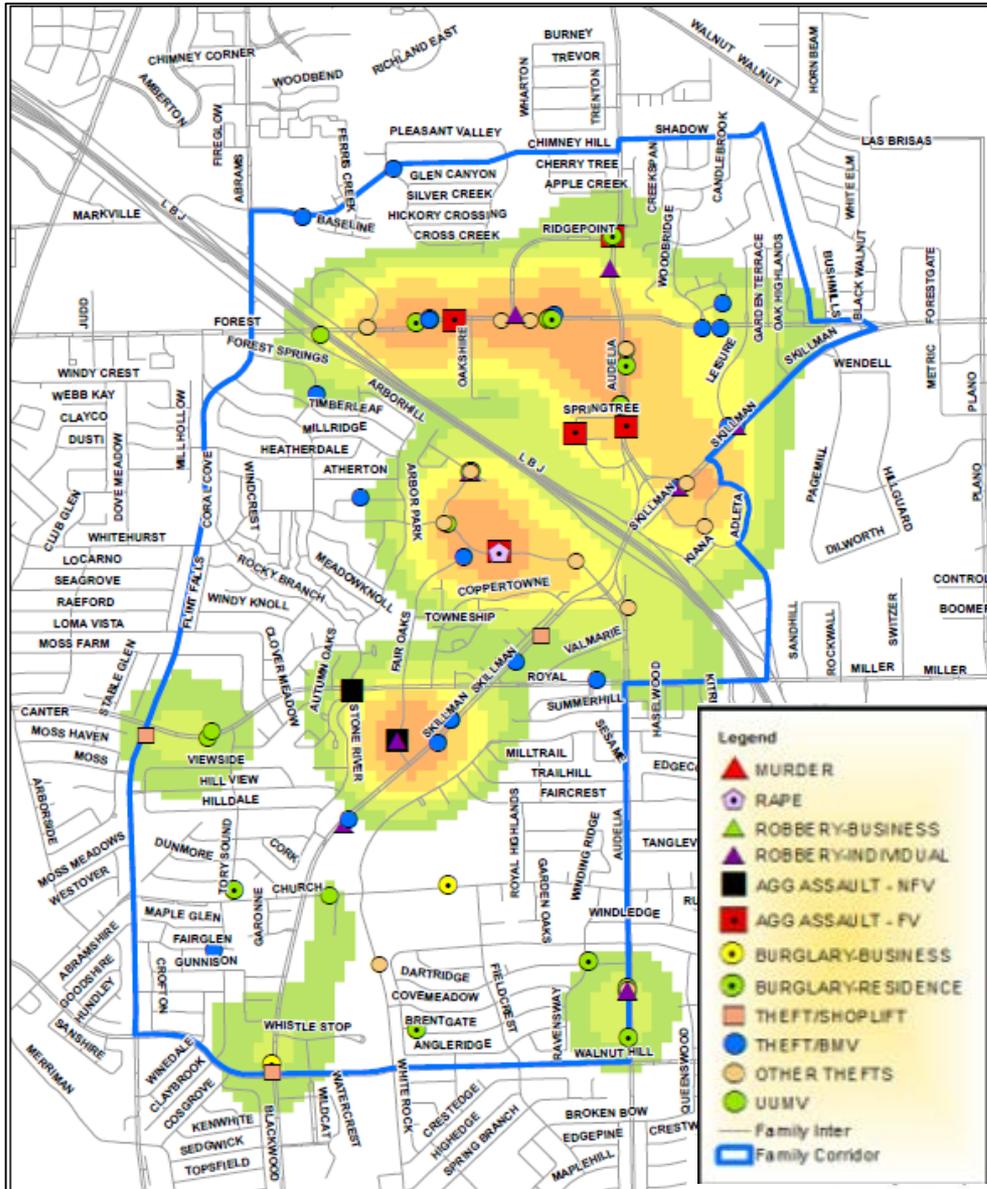- Ferguson Rd Initiative (FRI)
- Woodbridge VIP

Crime Watch Groups

* Royal Highlands HOA (RHHA)
* Royal Lane Village HOA
* Woodland on the Creek I Condos
* Woodlands on Creek II Condos
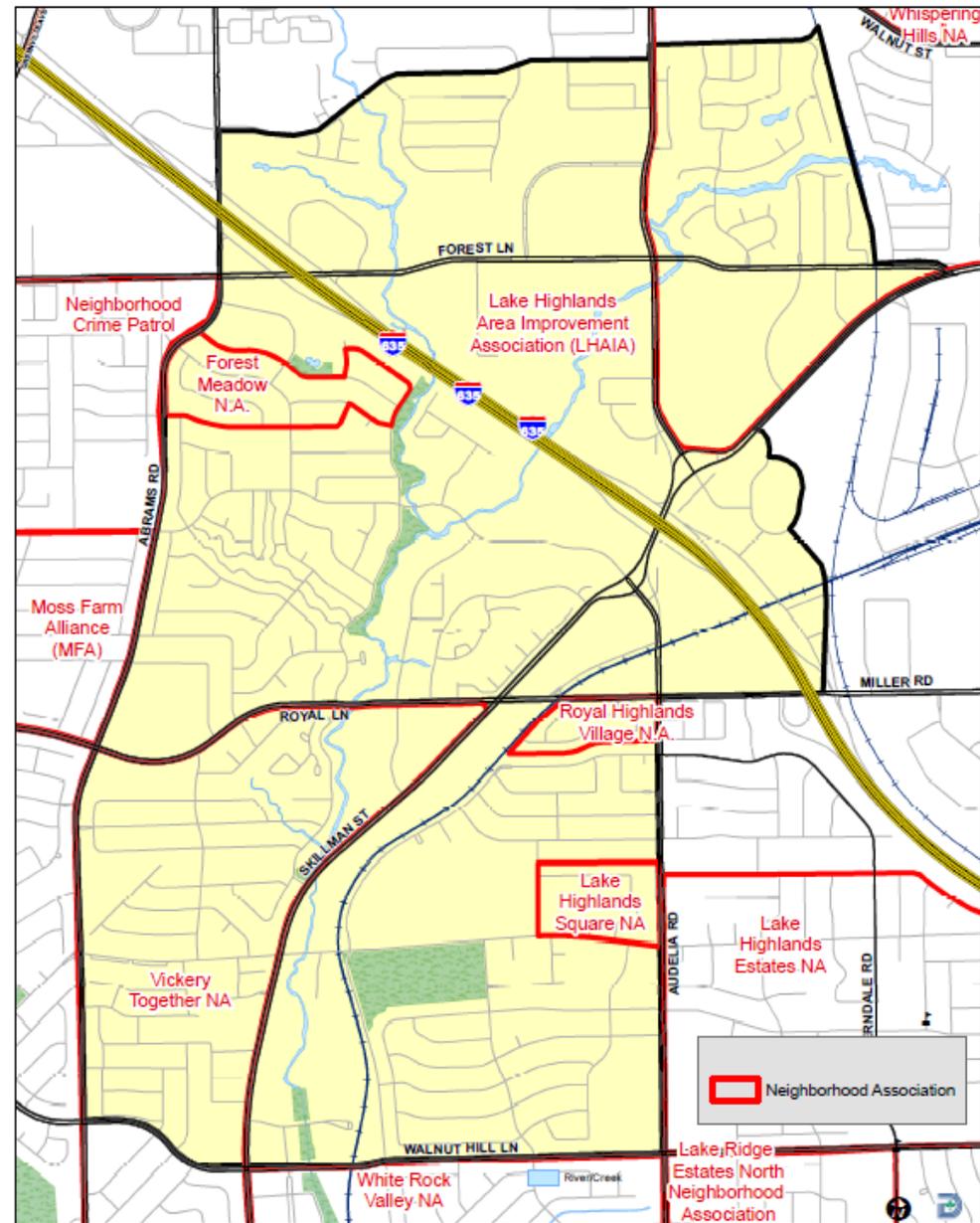
Source: City of Dallas Planning & Urban Design Department

Crime Statistics

FAMILY CORRIDOR

CRIME TYPE	Last 28 Days 2016	LY 28 Days 2015	Diff	YTD 2016	LYTD 2015	Diff	(July 3) %Ch
Violent Crimes	2016	2015	Diff	2016	2015	Diff	%Ch
Murder	0	1	-1	4	6	-2	-33.33
*Sexual Assault	1	3	-2	17	25	-8	-32.00
Robbery- Business	0	0	0	12	16	-4	-25.00
Robbery-Individual	9	20	-11	56	71	-15	-21.13
Agg Assault (NFV)	2	7	-5	35	31	4	12.90
Agg Assault (FV)	5	5	0	31	32	-1	-3.13
Total Violent Crime	17	36	-19	155	181	-26	-14.36
Non-Violent Crimes							
Burglary-Business	2	5	-3	18	27	-9	-33.33
Burglary-Residence	15	33	-18	135	167	-32	-19.16
Theft-Shop Lift	3	2	1	9	15	-6	-40.00
Theft-BMV/Auto Acc	24	22	2	187	137	50	36.50
Theft-Other Theft	13	15	-2	80	83	-3	NC
Auto Theft	10	12	-2	77	84	-7	-8.33
Total Non-Violent	67	89	-22	506	513	-7	-1.36
Total Index Crimes	84	125	-41	661	694	-33	-4.76

Last 28 Days (6/6/2016 - 07/03/2016)   NC = Not Calculable
& YTD (01/01/2016 - 07/03/2016)

Legend

- ▲ MURDER
- ⬠ RAPE
- ▲ ROBBERY-BUSINESS
- ▲ ROBBERY-INDIVIDUAL
- ■ AGG ASSAULT - NFV
- ■ AGG ASSAULT - FV
- ● BURGLARY-BUSINESS
- ● BURGLARY-RESIDENCE
- ■ THEFT/SHOP LIFT
- ● THEFT/BMV
- ● OTHER THEFTS
- ● UUMV
- — Family Inter
- ▭ Family Corridor

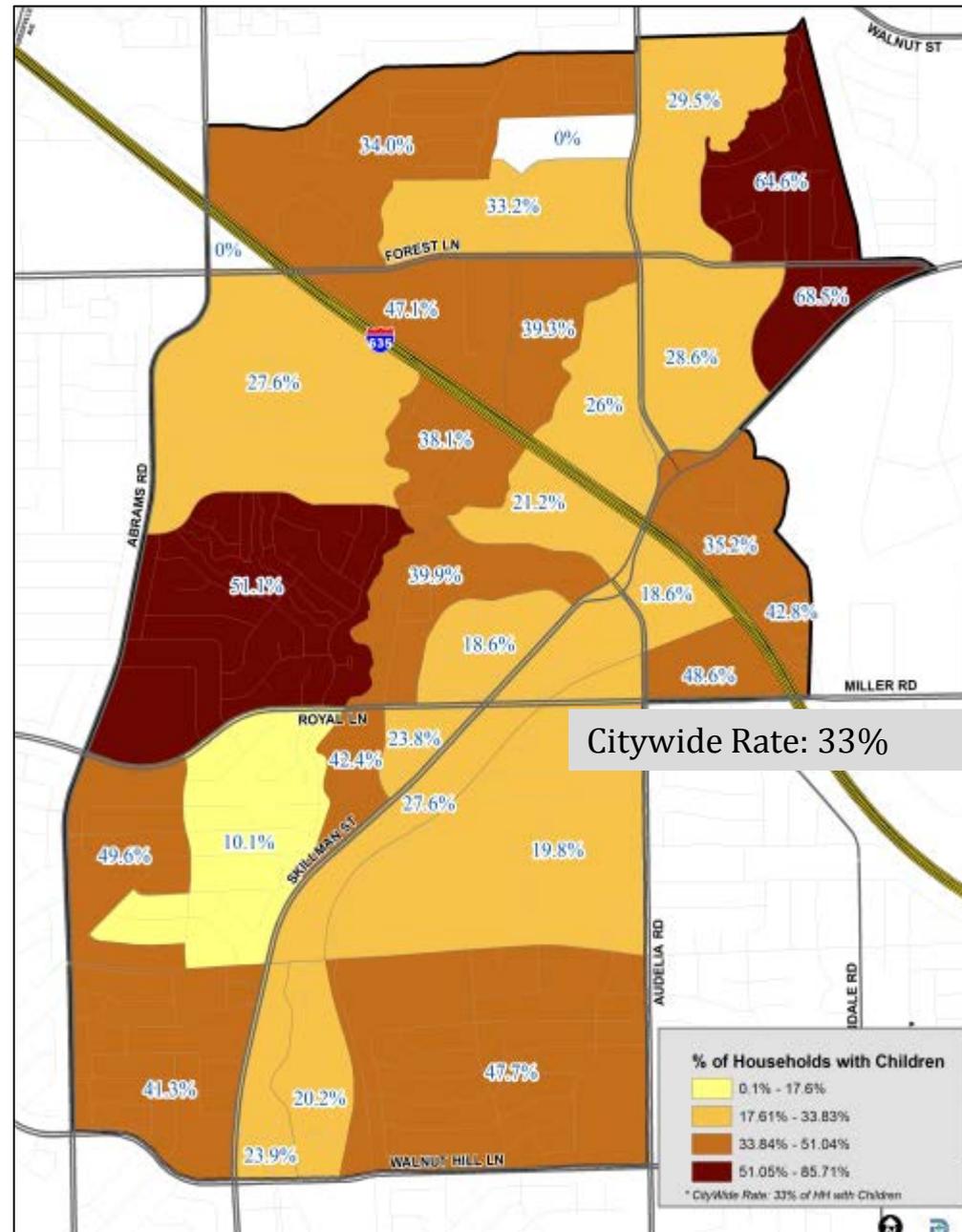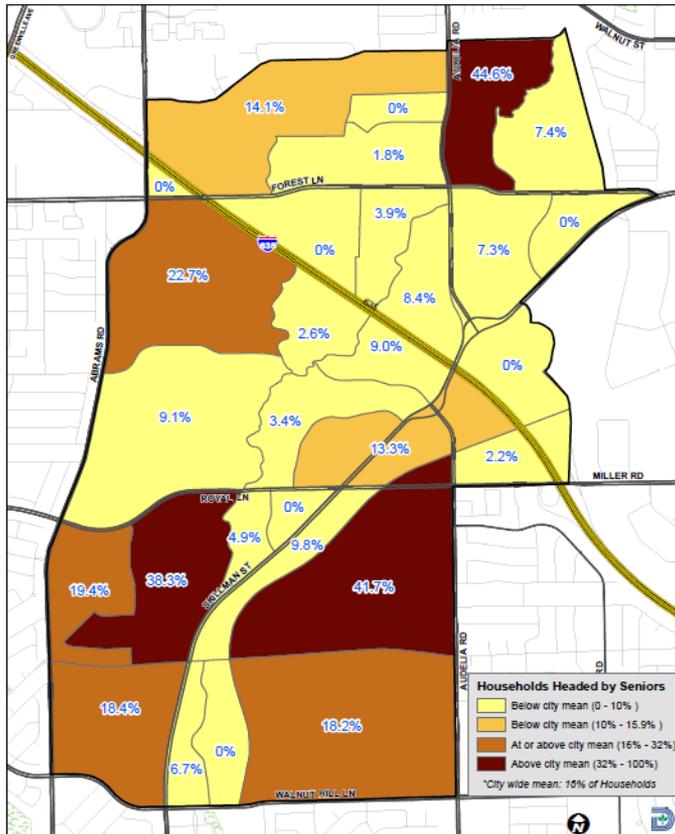*Source: Dallas Police Department*

Neighborhood Plus
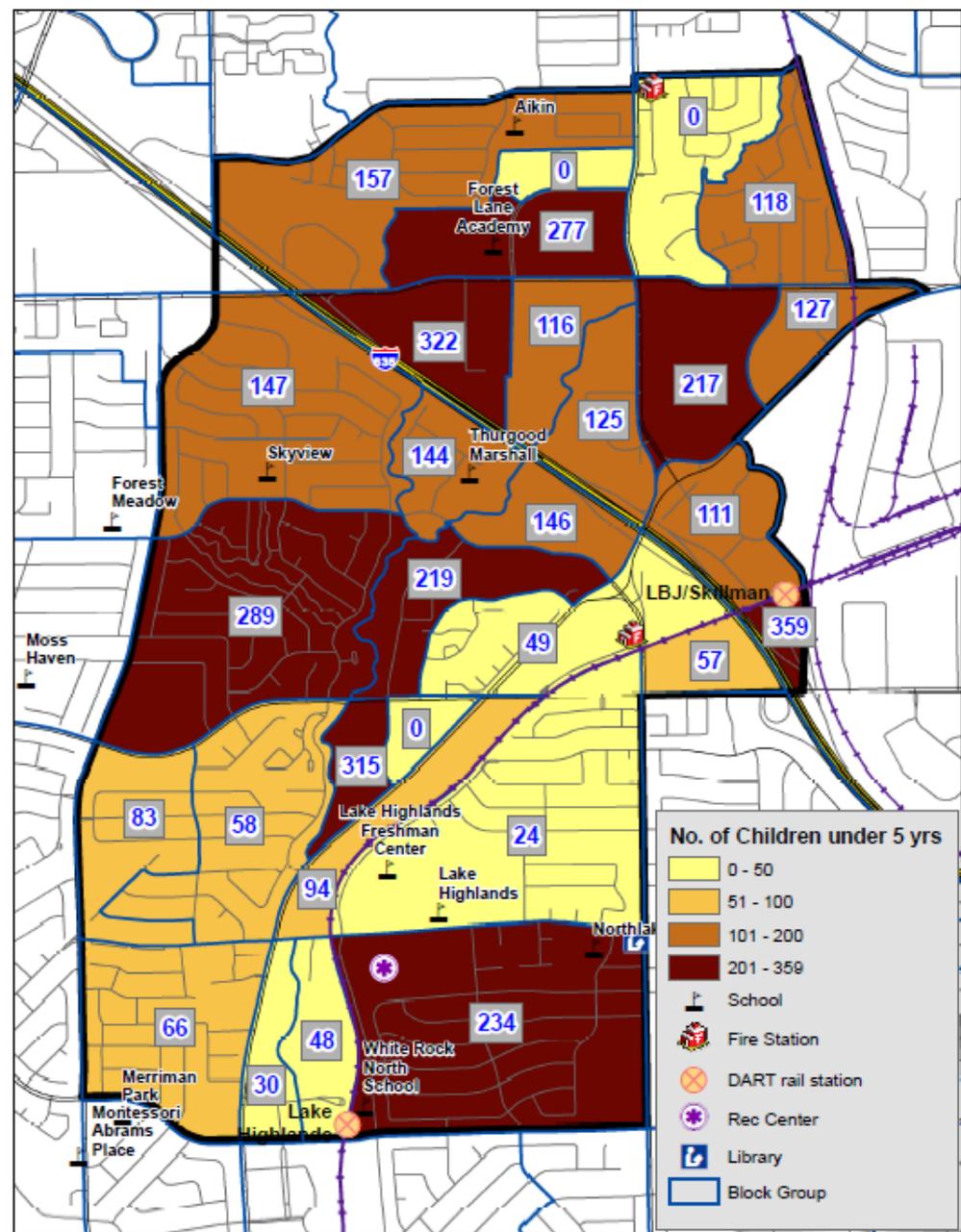The future of living in our city

17

Appendix

Demographic

- Higher concentration of children than the city as a whole.

- Seniors more concentrated in the stable southern block groups

Households Headed by Seniors
- Below city mean (0 - 10%)
- Below city mean (10% - 15.9%)
- At or above city mean (16% - 32%)
- Above city mean (32% - 100%)
*City wide mean: 16% of Households

Citywide Rate: 33%

% of Households with Children
- 0.1% - 17.6%
- 17.61% - 33.83%
- 33.84% - 51.04%
- 51.05% - 85.71%
* CityWide Rate: 33% of HH with Children

Neighborhood**Plus**
The future of living in our city

* Source: 2010-2014 5 year ACS Estimates

No. of Children under 5 years: 2015

Source: 2010-2014 5-Year ACS Estimates

No. of Children under 5 yrs
- 0 - 50
- 51 - 100
- 101 - 200
- 201 - 359
- School
- Fire Station
- DART rail station
- Rec Center
- Library
- Block Group

NeighborhoodPlus
The future of living in our city

20

Multi-family Apartment Code Inspection Ratings

- The Code Compliance department inspects multifamily properties on a 0 to 100 score, 85 and above is a passing score. Interior and exterior factors are considered

Multi-Family Apartments Code Inspection GLI Score
- 0% - 25%
- 26% - 50%
- 51% - 75%
- 75% - 100%
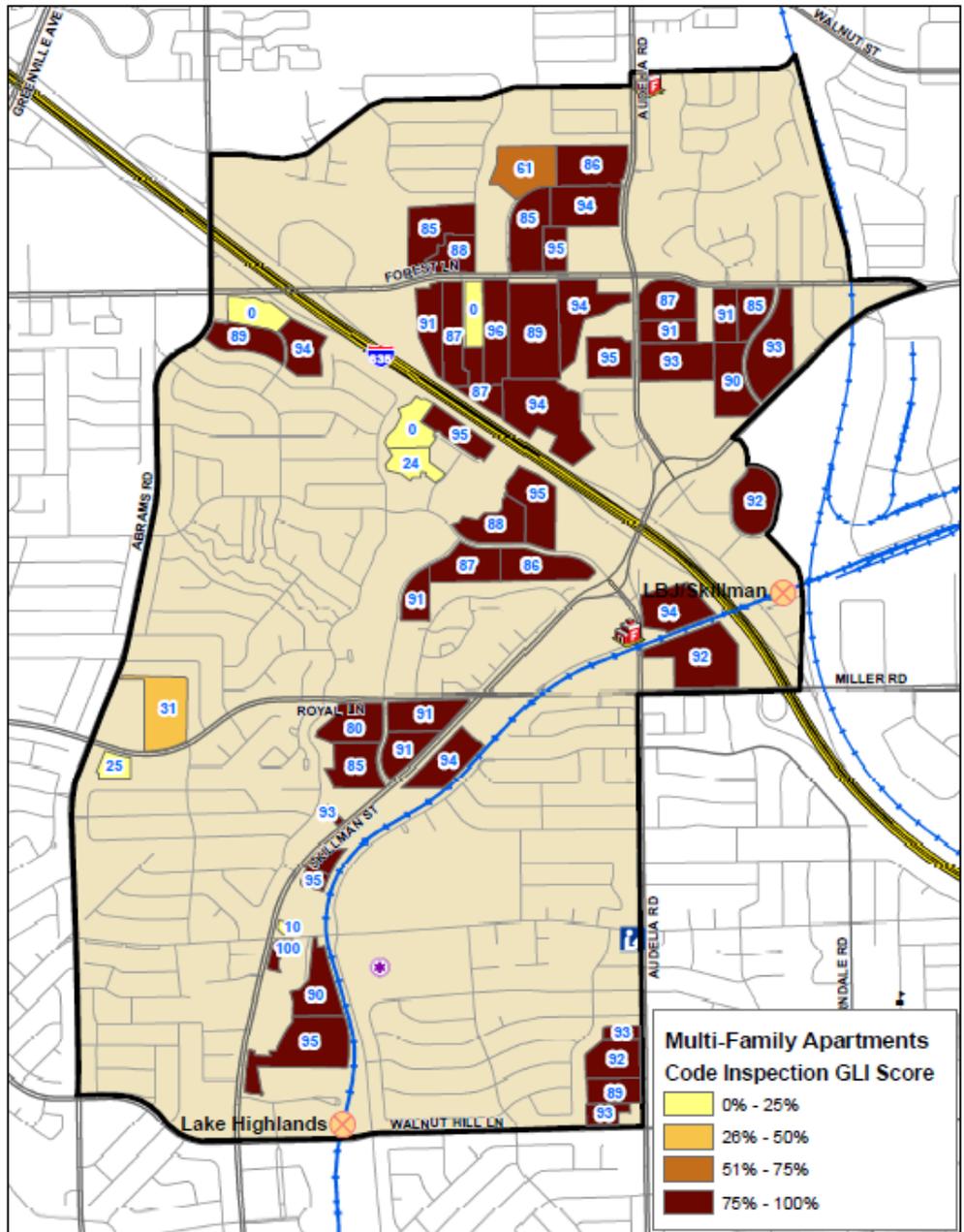
* Source: City of Dallas- Code Compliance Department

21

TIFs & PIDs

TIF

- Skillman Corridor TIF
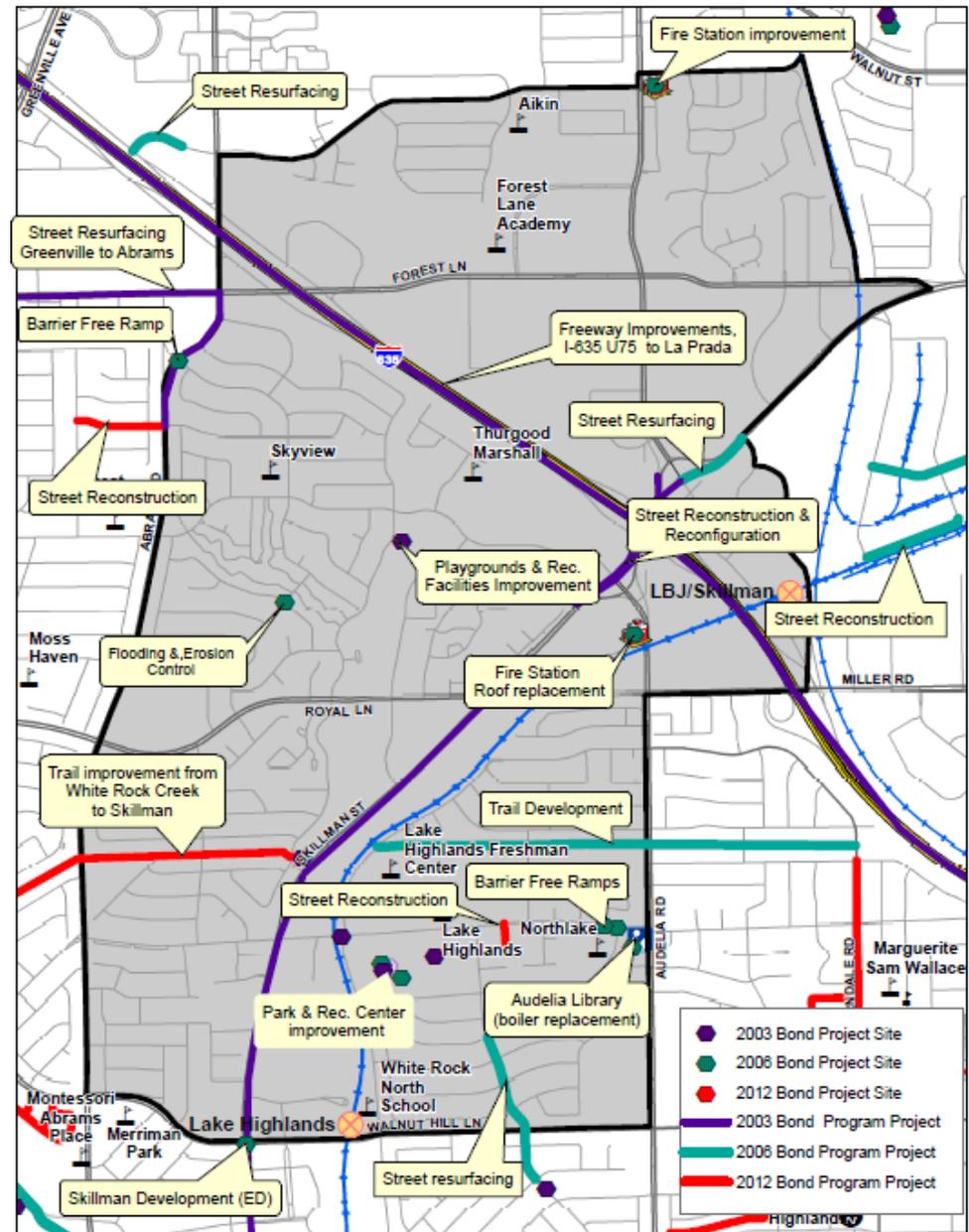
PIDs

- Lake Highlands PID
- Skillman Corridor PID
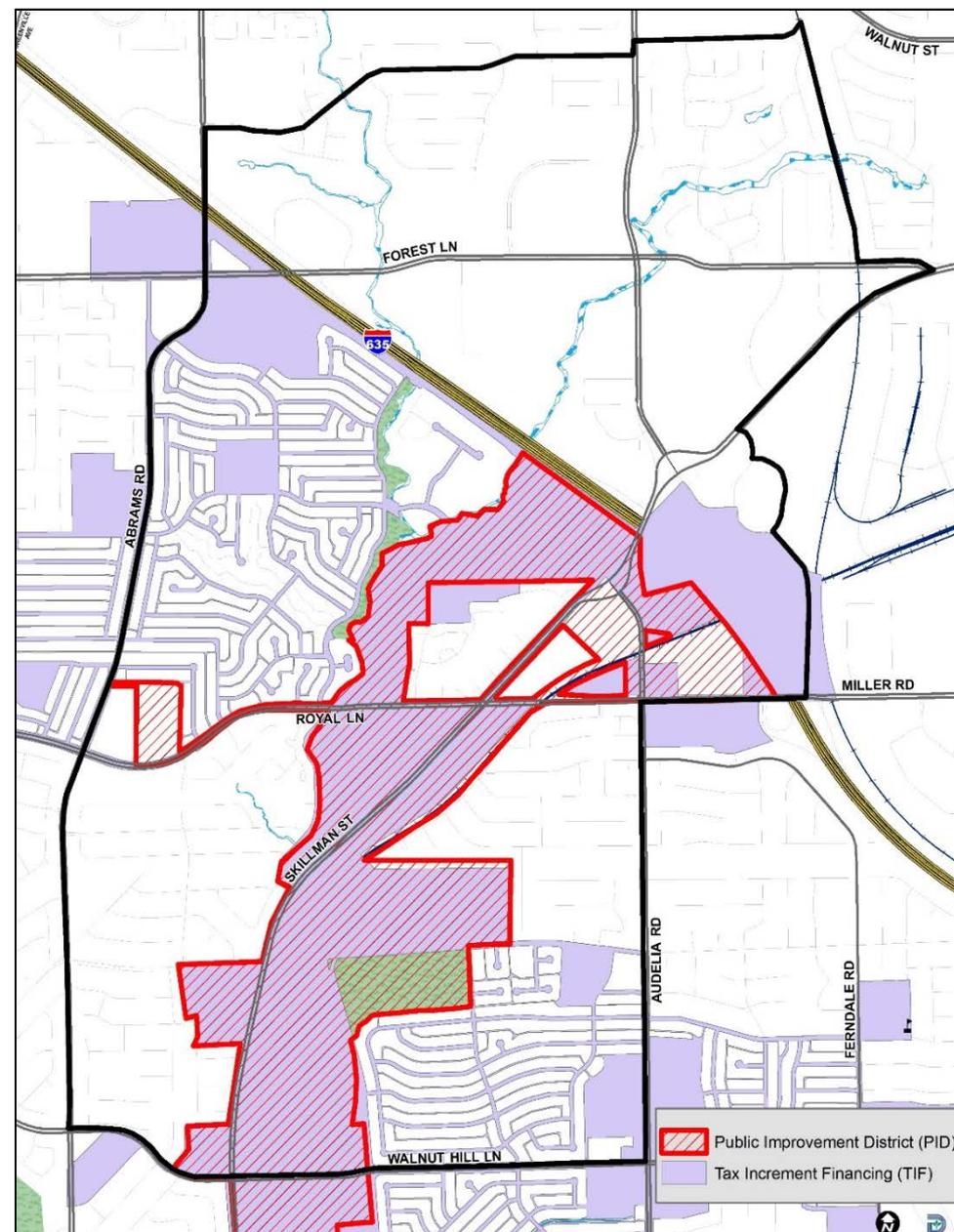
Source: City of Dallas Economic Development Department

Neighborhood Plus
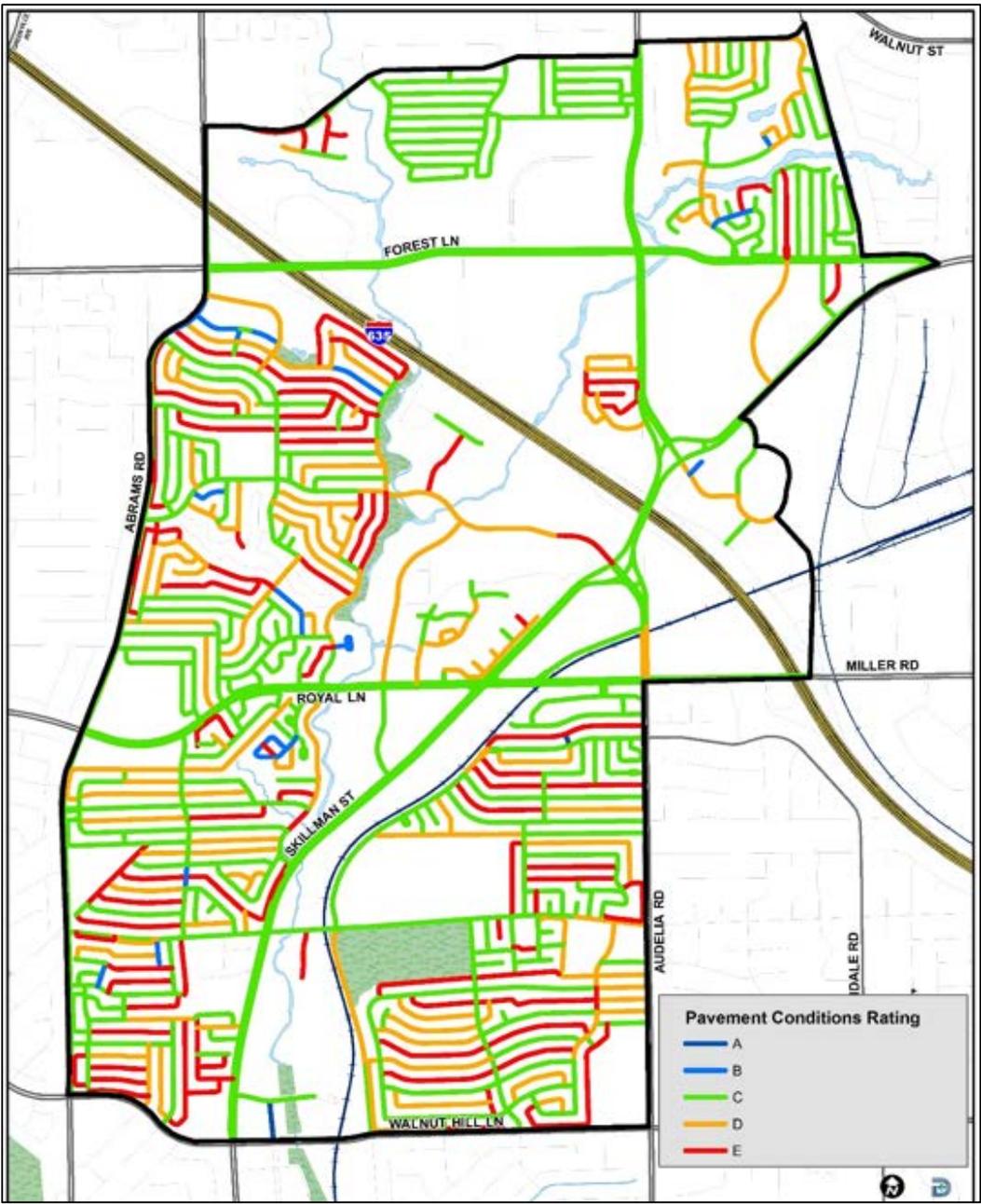The future of living in our city

Water Utilities Projects: 2016
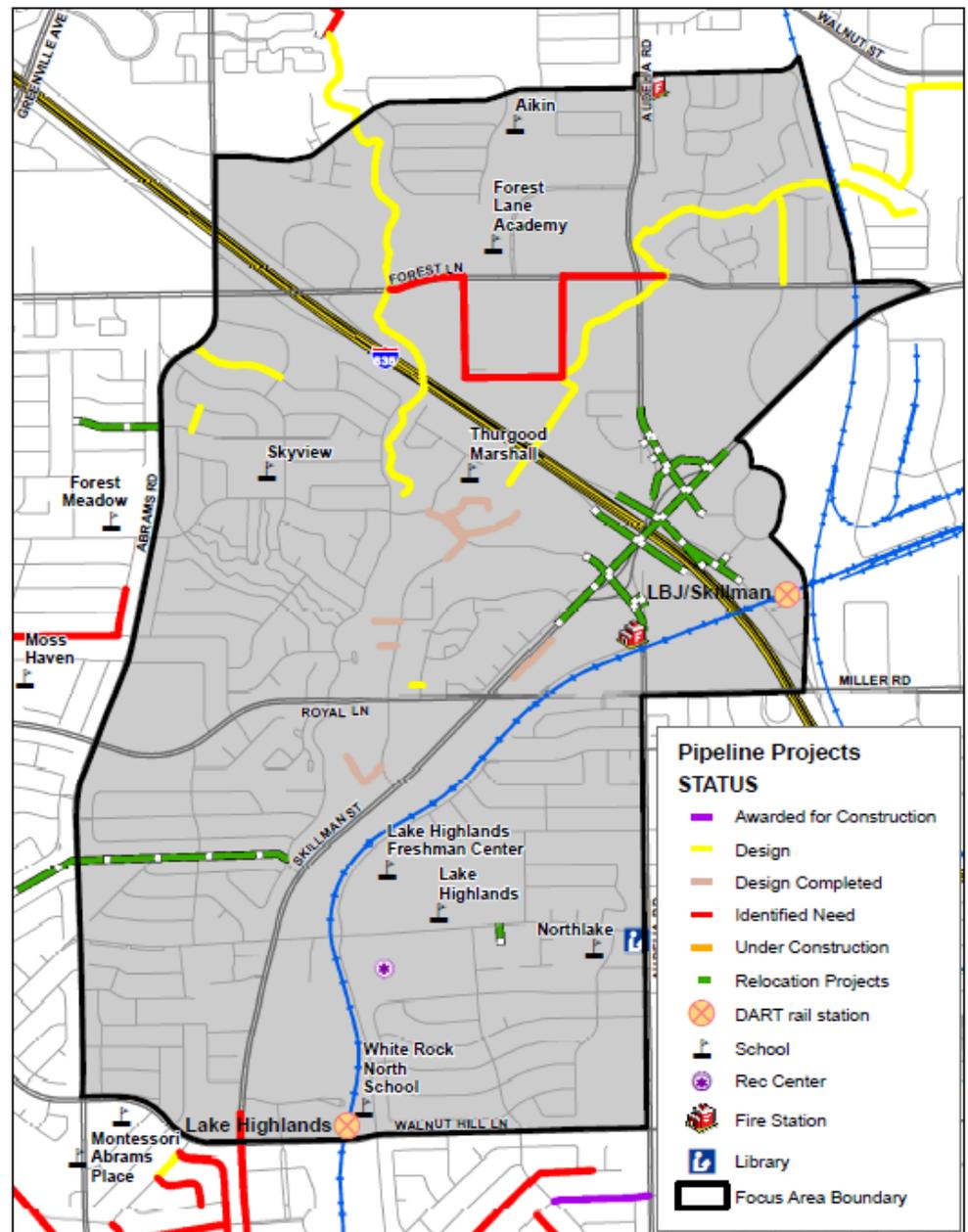
* Source: City of Dallas –Water Utilities Department

2003-2012 Bond Projects

* Source: City of Dallas –Water Utilities Department

Neighborhood Plus
The future of living in our city

Street Conditions

Source: City of Dallas Public Works Department