

Skyline Place Apartments Community Revitalization Plan

December 2016

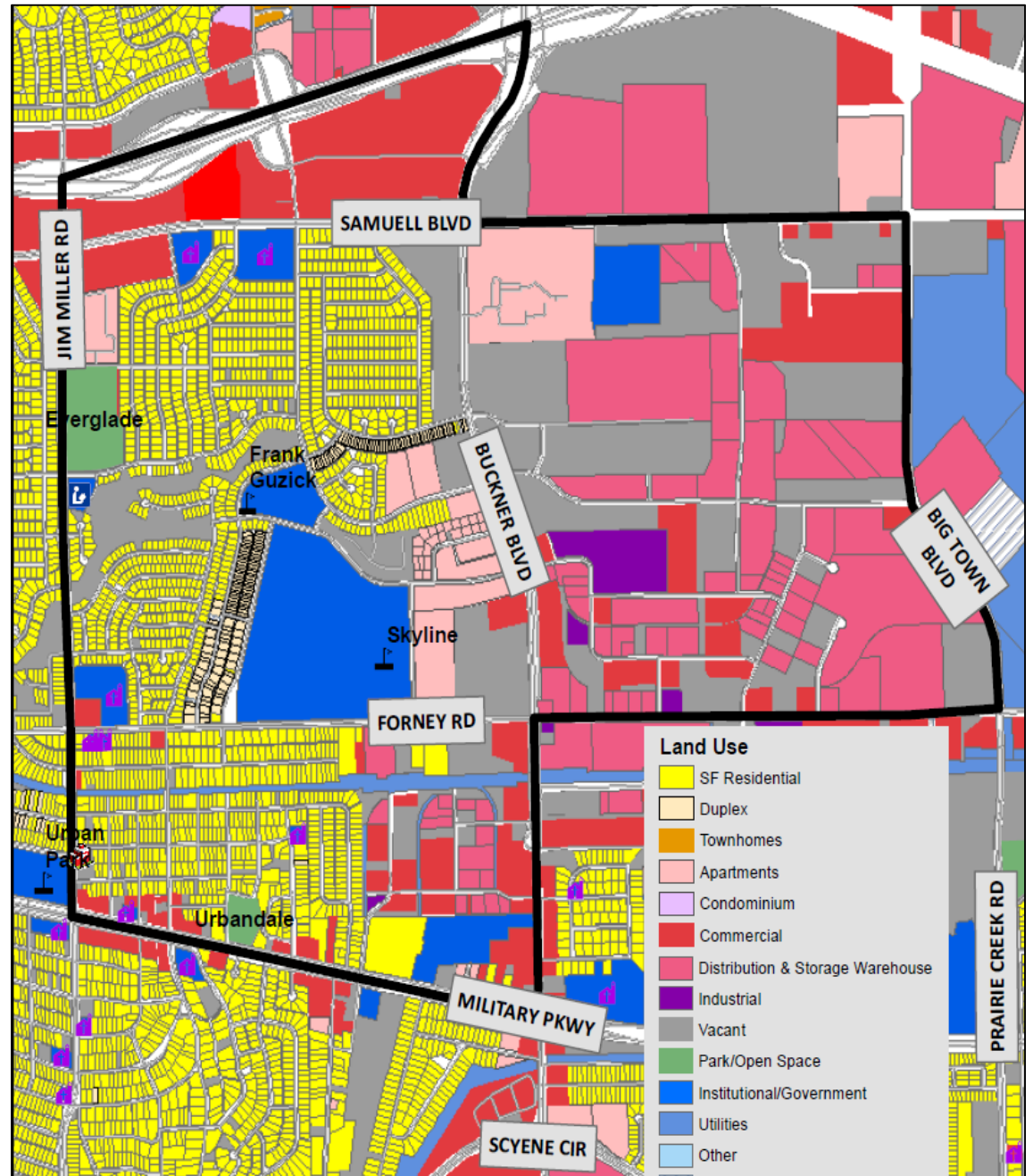


City of Dallas

Target Area Highlights

- Assets include Walmart Supercenter, Sam's Club, Skyline High School, First Baptist Academy, Buckner Baptist Children's Home, Buckner Park Industrial District and Samuel Boulevard Business Park and a Union Pacific intermodal facility (Union Pacific).
- Half the population (50%) is Hispanic, African-Americans are 43%
- Low-income households are concentrated on the eastern part
- Households headed by seniors are concentrated in the northwest segment
- Neighborhood is primarily single-family residential to the west with multi-family (apartments) at the center. Eastern portion clustered with commercial (distribution & warehousing)
- More than a quarter (26%) of the single-family homes in the area are rental properties
- Low rate of high school graduation rate of college education
- Incomes are generally lower than the city as a whole. Median HH income \$34,118
- Homeownership rate is lower than the city as a whole
- Between 2010-2015, property values increased modestly in the eastern segment primarily in the industrial park. The appreciation was very minimal in the western part, which is primarily residential.

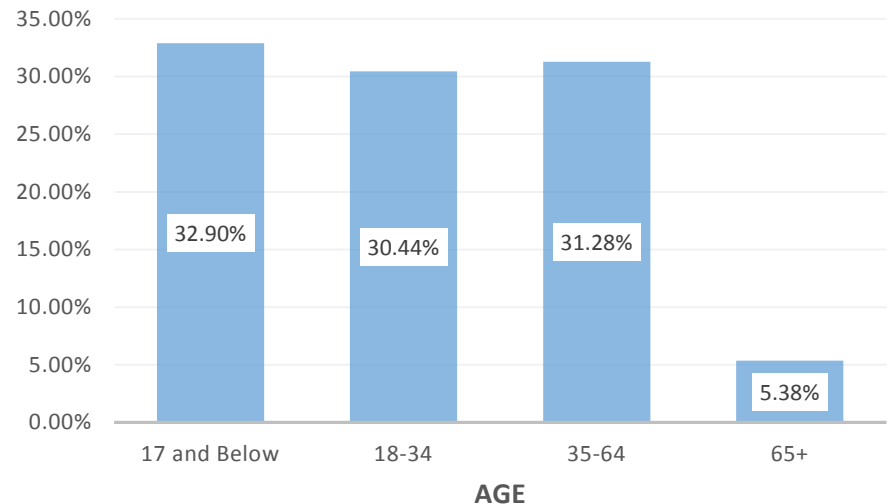
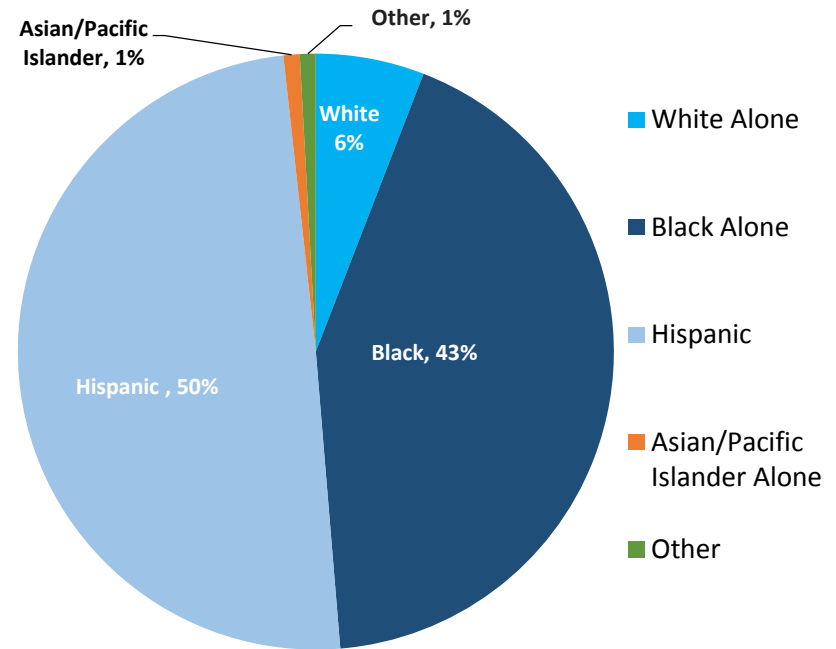
Skyline Apts CRP Area Land Use



* Source: City of Dallas Planning & Urban Design Department

Education Corridor Demographics

- **Total Population:** 10,226
- **Age**
 - Population is evenly distributed in the age cohorts, except the seniors category (65+ years) which accounts for only 5%
- **Race/Ethnicity**
 - Half of the population is Hispanic, African-Americans make up 43% of the total population
- **Education**
 - 61.78% of adult population have high school diploma (about 14% lower than the city's average)
 - 9.07% have Bachelors or higher degree (compared to about 30% citywide)



* Source: 2010-2014 5 year ACS Estimates

Housing Overview

- **Housing Type**

- Residential area is mostly single-family, with some multi-family housing at the center
- Non –residential is most commercial warehousing and distribution

- **Housing Tenure/Occupancy**

- 61.18% Owner Occupied, 38.82% Renter Occupied

- **Housing Conditions**

- Housing conditions in the area is significantly better than the city as a whole. Area housing condition above average (81%) , City's rate - 45% of Housing Units Above City Average

- **Property Value**

- Residential property values either slightly increased or slightly decreased (2010- 2015)
- Overall, the increase in property value was higher for non-residential properties (commercial and industrial)

- **New Construction/Improvement Activity**

- Several new constructions just south of Samuell Blvd, a few scattered in the southern end
- Home improvement activity scattered in the western segment

** Source: 2010-2014 5 year ACS Estimates and DCAD*