



The Bottom Target Area

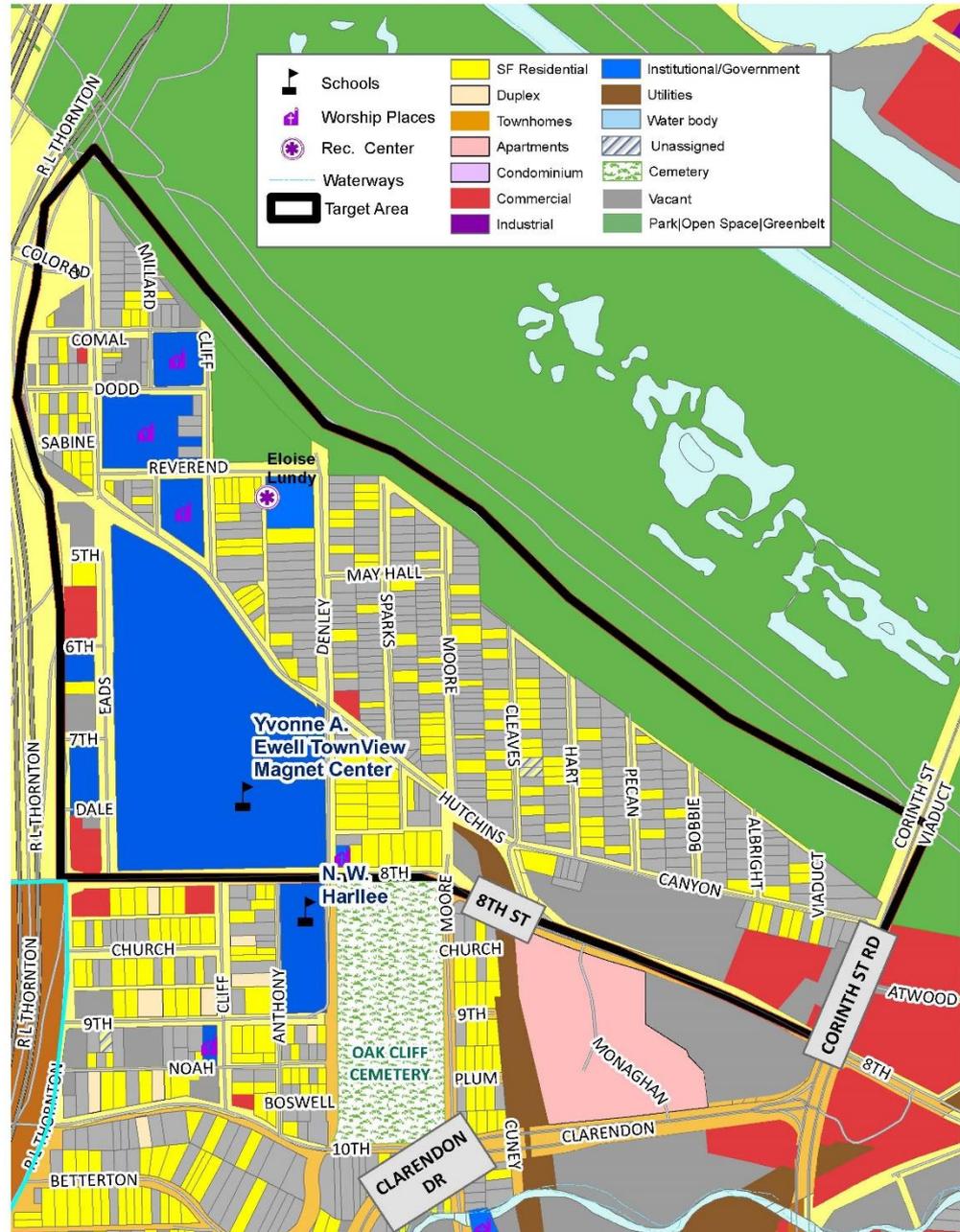
District 4
Mayor Pro-Tem Caraway
Team Leader Cobbie Ransom
June 2016



Target Area Highlights

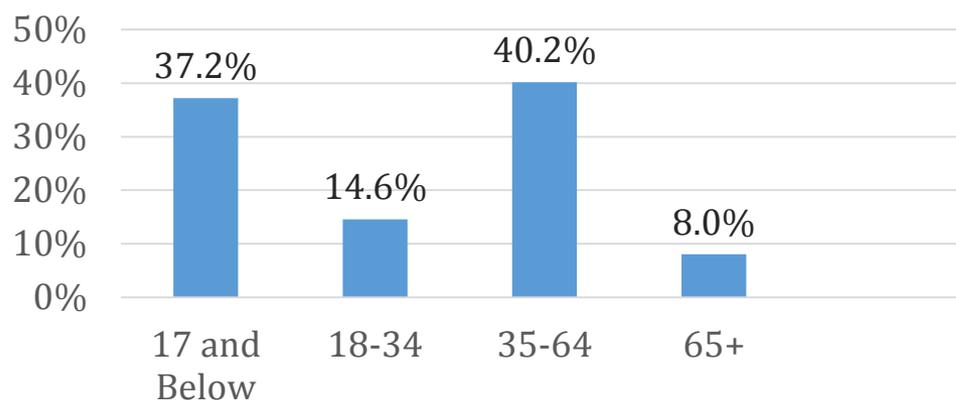
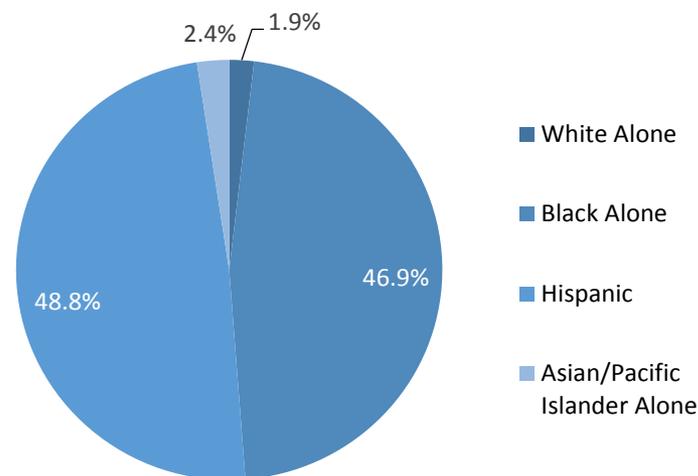
- Almost **evenly split** between Hispanic (49%) and African American (47%)
- High number of children/teens and older working age population (35-64 years)
- All **single family homes**
- Very **low household income**, area's median household income is 36% of the city's median household income
- Almost half of the households live below poverty, 49% poverty rate
- **63%** of the lots in the area are vacant
- **Lacks commercial uses** but institutional uses well represented in western part
- **Low educational attainment** with only 14% attaining Bachelors or higher degree (Citywide: 29.7%)

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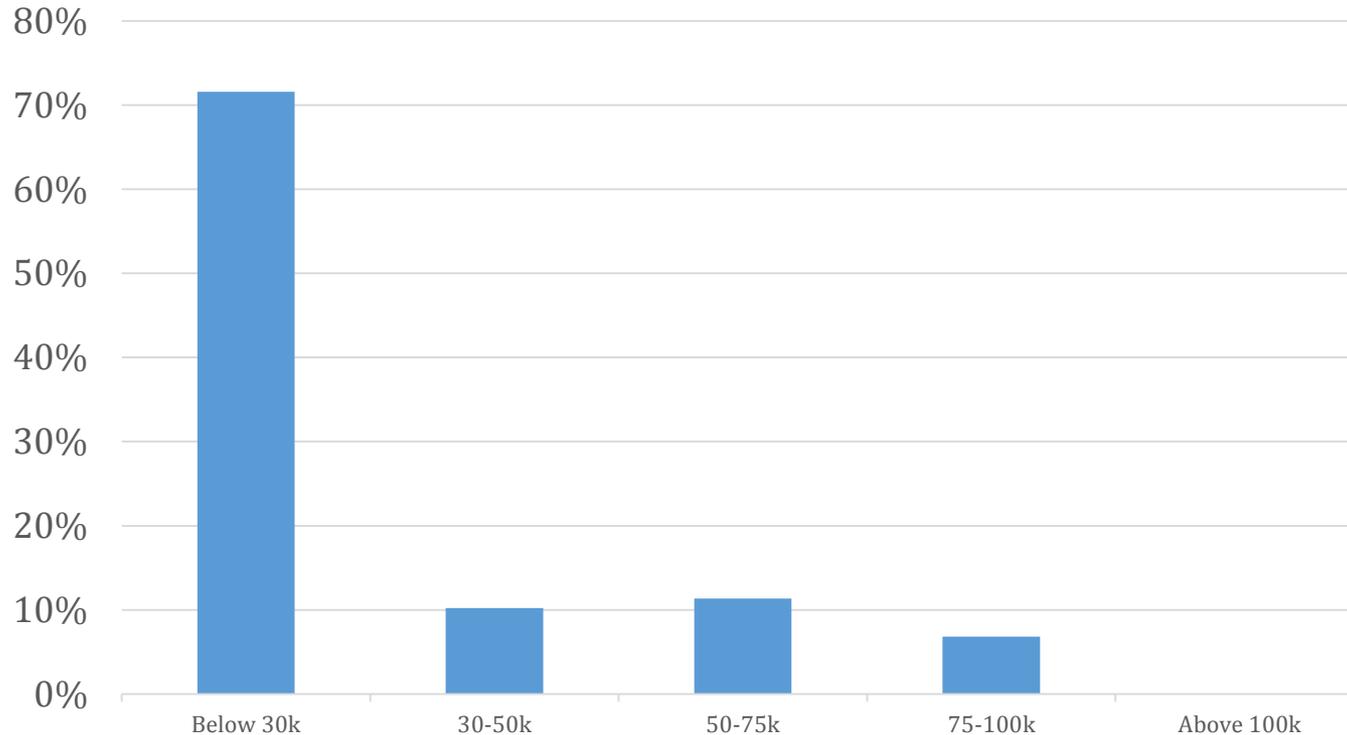
The Bottom Demographics

- **Total Population: 535**
- **Age**
 - High amount of children/teens and working age population
- **Race/Ethnicity**
 - Split between Hispanic and African American population
- **Educational Attainment**
 - Low rate of higher educational attainment (14% with Bachelors or higher compared to 32% for city)



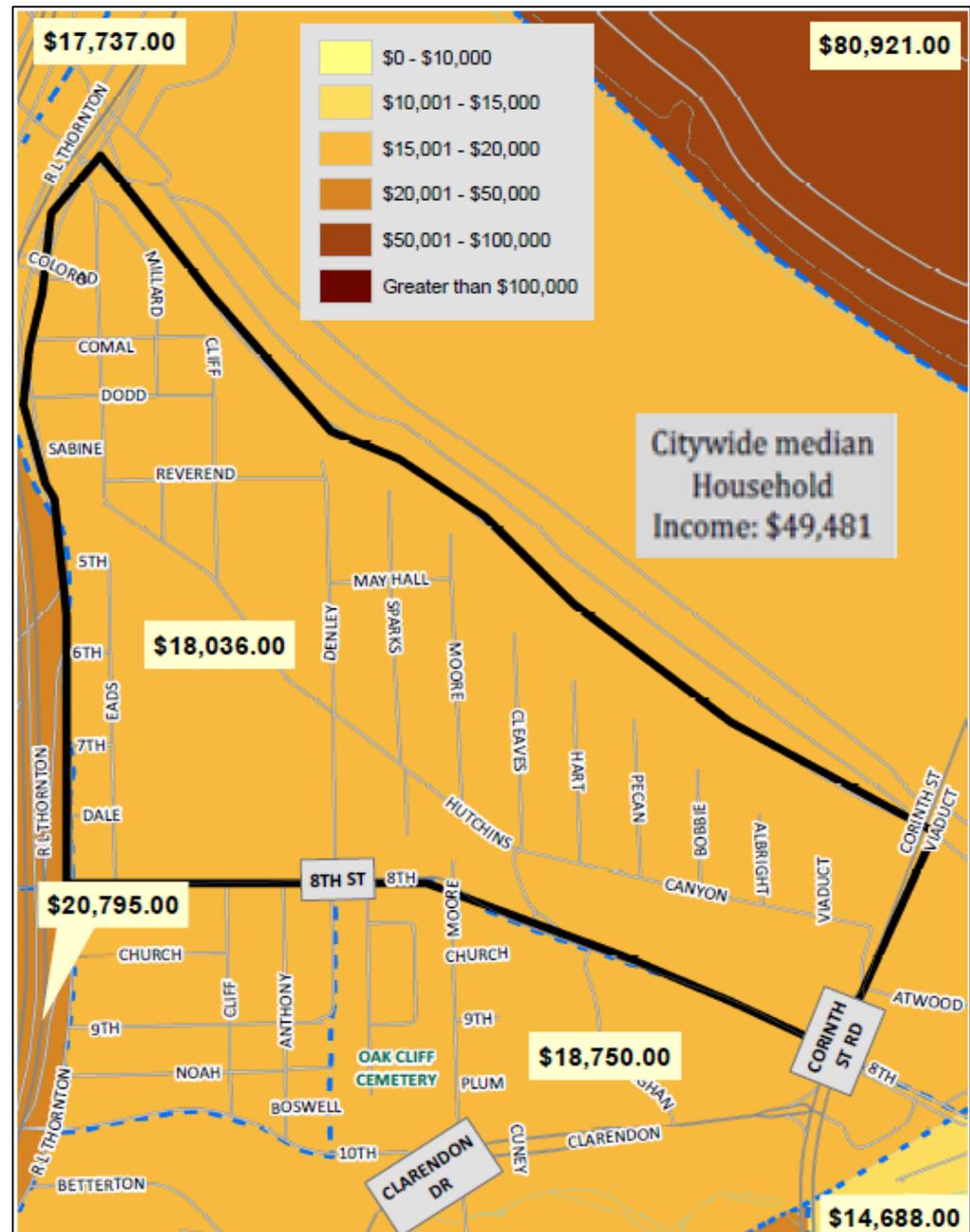
Income

- Majority of households make below 30k, significantly lower incomes than city as a whole
- Poverty Rate: 49% (24% for city)
- Median household income \$18,036



Income

- Area's median household income of \$18,036 is only 36% of City's median household income (\$49,481)



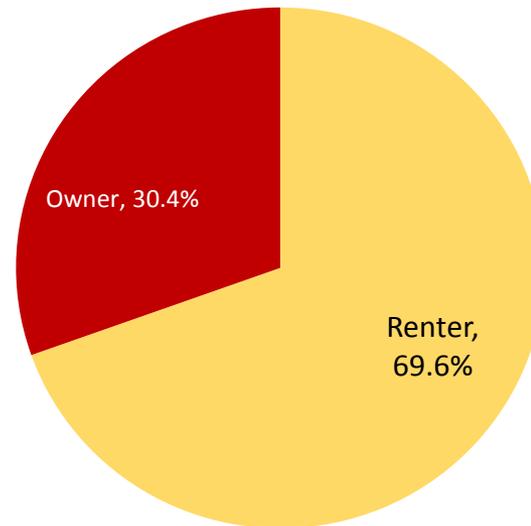
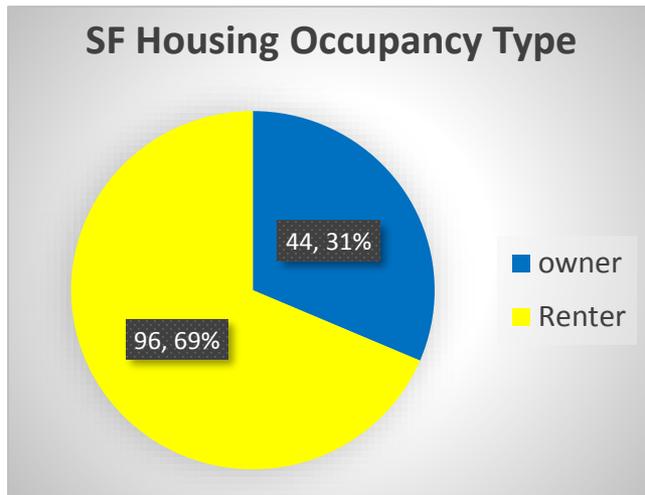
* Source: 2010-2014 5 year ACS Estimates

Housing Overview

- **Housing Type**
 - All Single Family
- **Housing Tenure/Occupancy**
 - High Rental Rate (71%)
 - Significant amount of vacant lots, majority owned by the City of Dallas, Texas Heavenly Homes and private owners
- **Housing Conditions**
 - Significant number of homes in poor or worse condition
- **Property Value**
 - Property values declined slightly overall (2010- 2015)
- **New Construction/Improvement Activity**
 - No new single family construction from 2012-2014, a few (2) home improvement permits

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

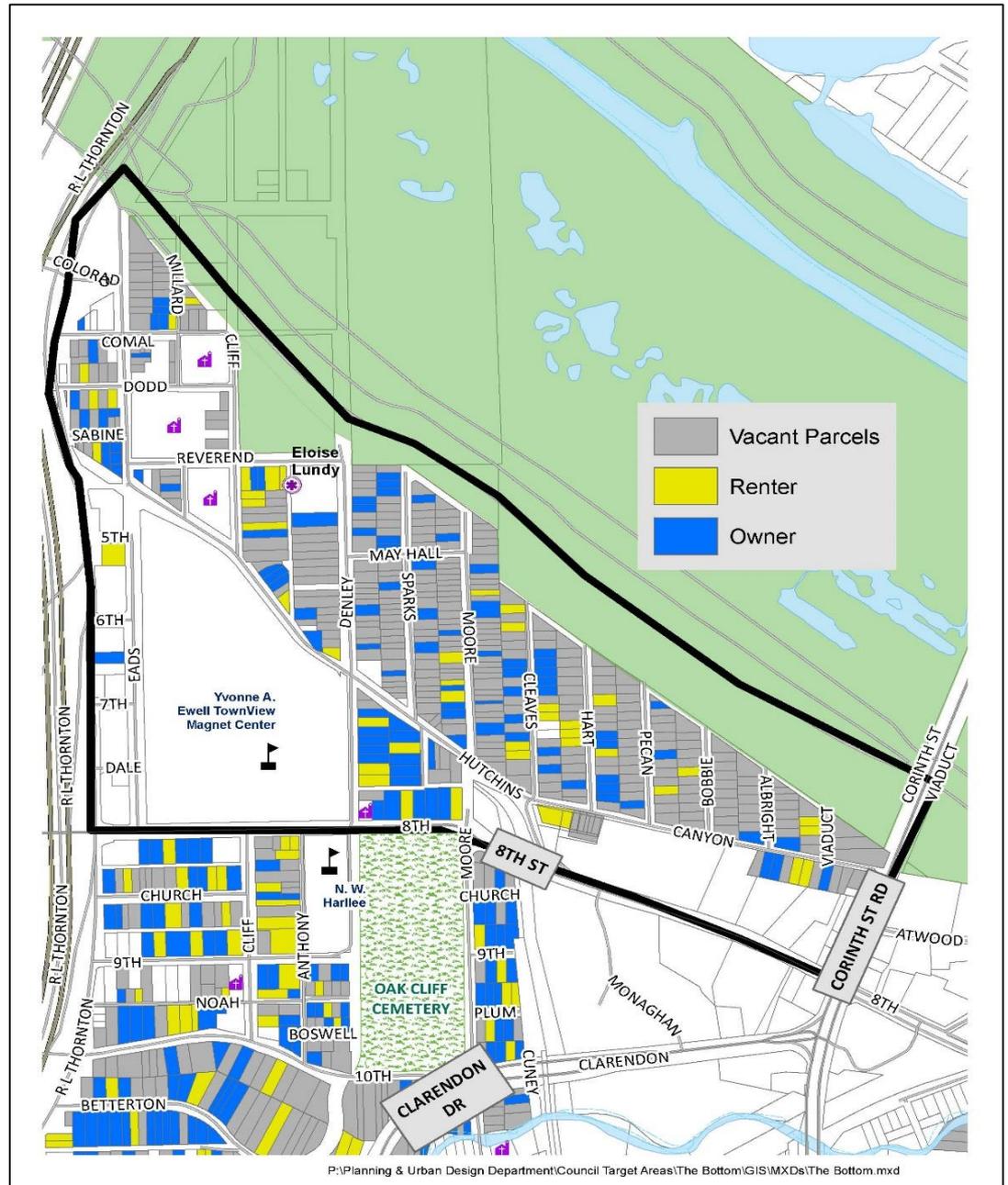
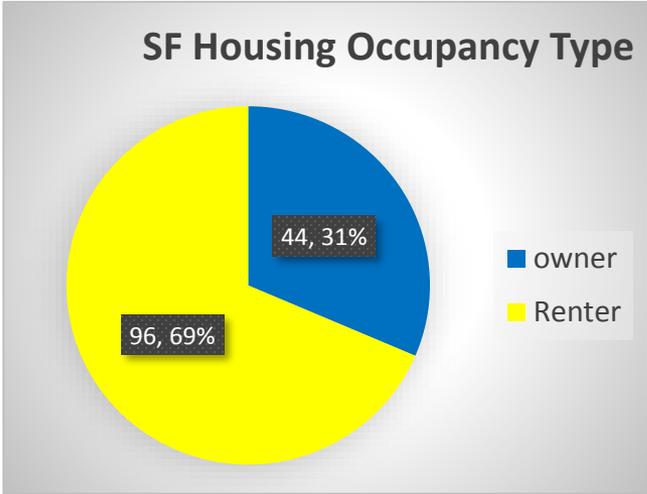
Housing Data Chart



* Source: 2010-2014 5 year ACS Estimates

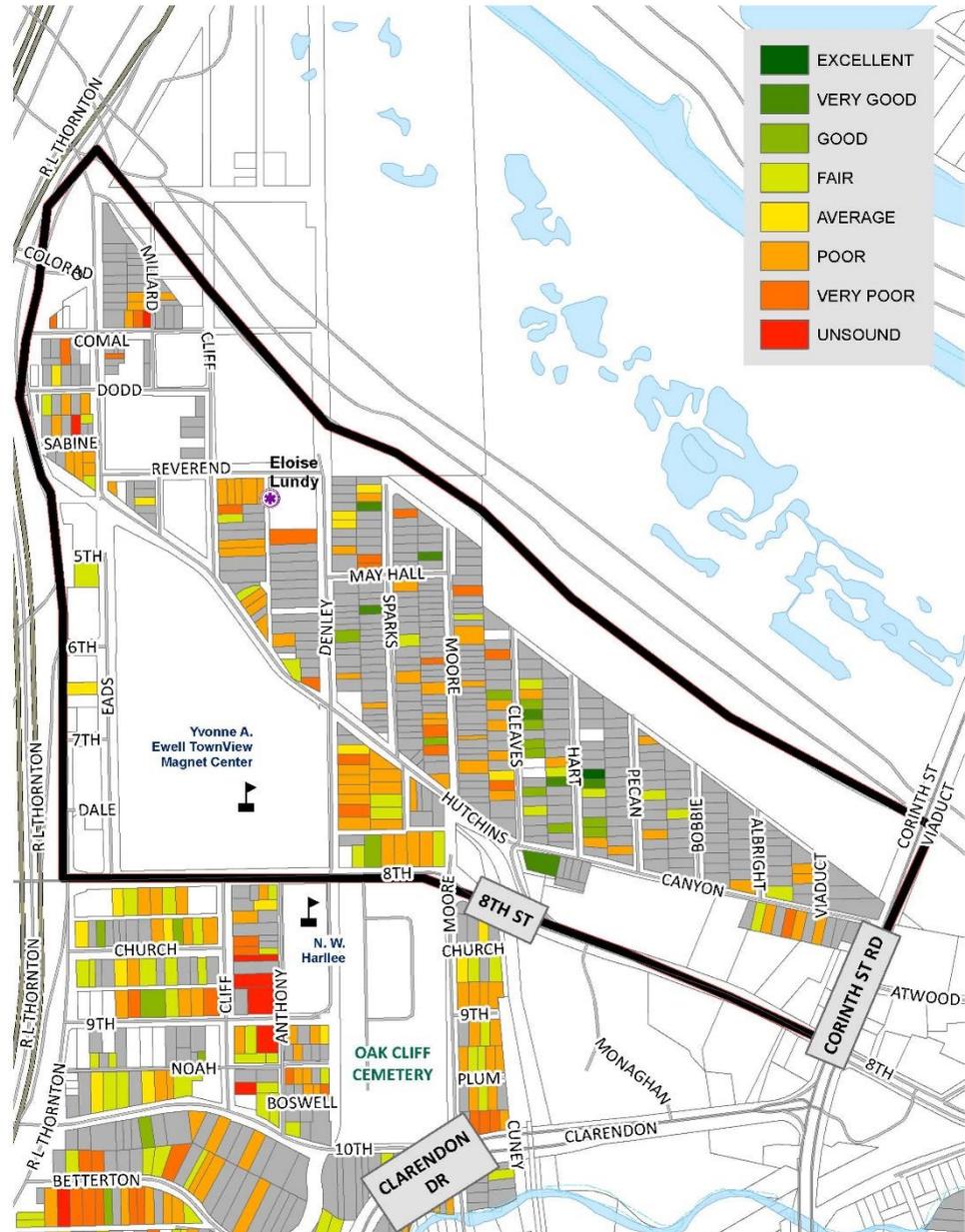
Single Family(SF) Rental

| TENURE | COUNT | TOTAL |
|--------|-------|-------|
| Owner | 44 | 31.4% |
| Renter | 96 | 68.6% |



* Source: DCAD 2015

Housing Condition



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Project Manager's Report (5/2/2016)

Short Term

- Initial cleanup/sweeps by Code, Streets, DPD, Community Prosecutor- dealt with property some long standing code issues including; swept the gutters, shoveled the dirt off of sidewalks that were almost buried, reported street light outages to Oncor, etc.

Long Term

- PBW/DWU assessed infrastructure condition and began a plan to upgrade.
- DWU has already done some water line replacements and have more planned for The Bottom.
- Trinity is doing a flood study to determine what improvements are needed associated with the sump that floods a portion of the area.
- Public Works prepared cost estimates for improving the streets in conjunction with DWU's work to connect the dead end streets in the area and provide wayfinding/ neighborhood monuments at entry points to the neighborhood.
- Once the flood study is complete, a plan will be finalized for infrastructure improvements that can be phased using Housing funds for a first phase followed by future bond funds for additional phases.
- Funding for the Charlie Pump station and associated drainage improvements is also needed.
- Housing is working with a developer to get him started on infill homes on privately owned and land bank lots.
- City council has authorized funding to build 10 homes that will be constructed in The Bottom. RFQ underway to solicit developer qualifications/interest
- The Bottom rezoning (proposed): Plan Commission to consider authorized Public Hearing for neighborhood rezoning

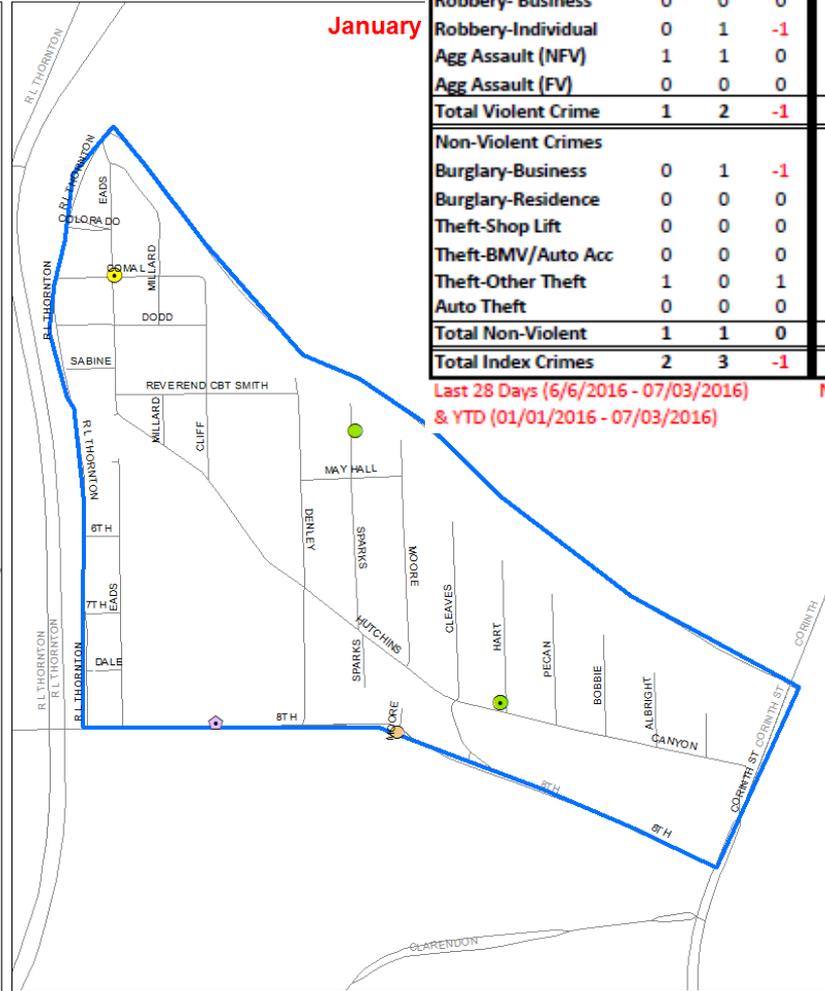
Departmental Initiatives

(Preliminary report as of 5/2/16)

| Department | Initiatives |
|---|---|
| Housing Department | <ul style="list-style-type: none"> Working with a developer to get him started on infill homes on privately owned and land bank lots. Land Bank has been active in the neighborhood for nearly a decade acquiring tax foreclosed properties. |
| City Design Studio | <ul style="list-style-type: none"> Developed a plan with the Neighborhood in 2015. Previous community-wide Master Plan developed by GFF in 2009. |
| Library | <ul style="list-style-type: none"> Lancaster-Kiest – computer classes; community engagement – Empower Oak Cliff, community bike tour; summer lunch location; afterschool programming; income tax assistance; healthcare marketplace enrollment assistance North Oak Cliff Branch – GED classes, adult art classes; community engagement – school visits, Oak Cliff Earth Day; drawing and writing contests for children, preschool programming; summer lunch location; AARP Income Tax Assistance |
| Parks and Recreation | The funded Trinity Skyline Trail goes through this neighborhood. |
| Other: Water Utilities, Public Works/Street Services, | Information in Appendix |

| Category | | Notes |
|-----------------------------|-----|--|
| In CDBG Eligible Area? | Yes | |
| In a DPD TAG Area? | No | |
| DART Station Within ½ Mile? | Yes | 8 th and Corinth |
| Community Prosecution Area? | No | |
| Parks Within ¼ Mile? | Yes | Moore Park |
| TIF/PID? | Yes | TOD |
| Library? | No | |
| Dallas ISD? | Yes | Townview Magnet Center |
| Charter School? | No | |
| Other Assets | | Parks department: the funded Trinity Skyline Trail |
| Recreation Center? | Yes | Eloise Laundry |
| Top 5 311 Issues | | <ol style="list-style-type: none"> 1. High Weeds 2. Litter 3. Graffiti 4. Animal Attack/Animal Loose 5. Dead Animal Pick Up |

Crime Statistics



| THE BOTTOM | | | | | | | |
|----------------------------|--------------|------------|-----------|----------|-----------|-----------|---------------|
| CRIME TYPE | Last 28 Days | LY 28 Days | | YTD | LYTD | (July 3) | |
| | Days | Days | Diff | 2016 | 2015 | %Ch | |
| Violent Crimes | 2016 | 2015 | Diff | 2016 | 2015 | Diff | %Ch |
| Murder | 0 | 0 | 0 | 0 | 0 | 0 | NC |
| *Sexual Assault | 0 | 0 | 0 | 1 | 0 | 1 | NC |
| Robbery- Business | 0 | 0 | 0 | 0 | 0 | 0 | NC |
| Robbery-Individual | 0 | 1 | -1 | 0 | 2 | -2 | -100.00 |
| Agg Assault (NFV) | 1 | 1 | 0 | 1 | 2 | -1 | -50.00 |
| Agg Assault (FV) | 0 | 0 | 0 | 0 | 0 | 0 | NC |
| Total Violent Crime | 1 | 2 | -1 | 2 | 4 | -2 | -50.00 |
| Non-Violent Crimes | | | | | | | |
| Burglary-Business | 0 | 1 | -1 | 1 | 1 | 0 | NC |
| Burglary-Residence | 0 | 0 | 0 | 2 | 2 | 0 | NC |
| Theft-Shop Lift | 0 | 0 | 0 | 0 | 0 | 0 | NC |
| Theft-BMW/Auto Acc | 0 | 0 | 0 | 0 | 0 | 0 | NC |
| Theft-Other Theft | 1 | 0 | 1 | 3 | 1 | 2 | >100 |
| Auto Theft | 0 | 0 | 0 | 1 | 3 | -2 | -66.67 |
| Total Non-Violent | 1 | 1 | 0 | 7 | 7 | 0 | NC |
| Total Index Crimes | 2 | 3 | -1 | 9 | 11 | -2 | -18.18 |

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

This product is for informational purposes and may not have been prepared for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

The Bottom - Neighborhood Plus

1,200 600 0 1,200 Feet

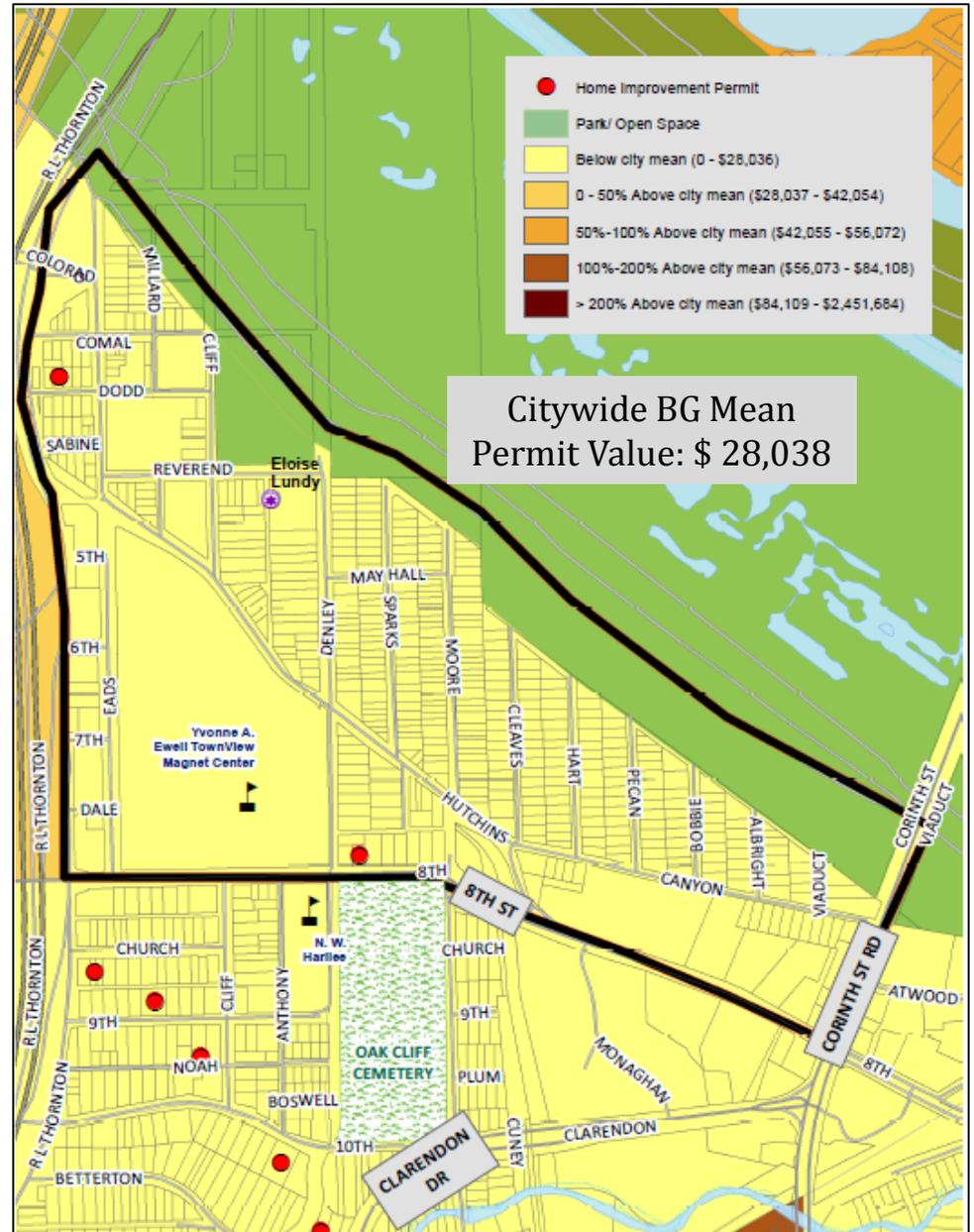


Author: #7192
Date: 6/2/2016

* Source: Dallas Police Department

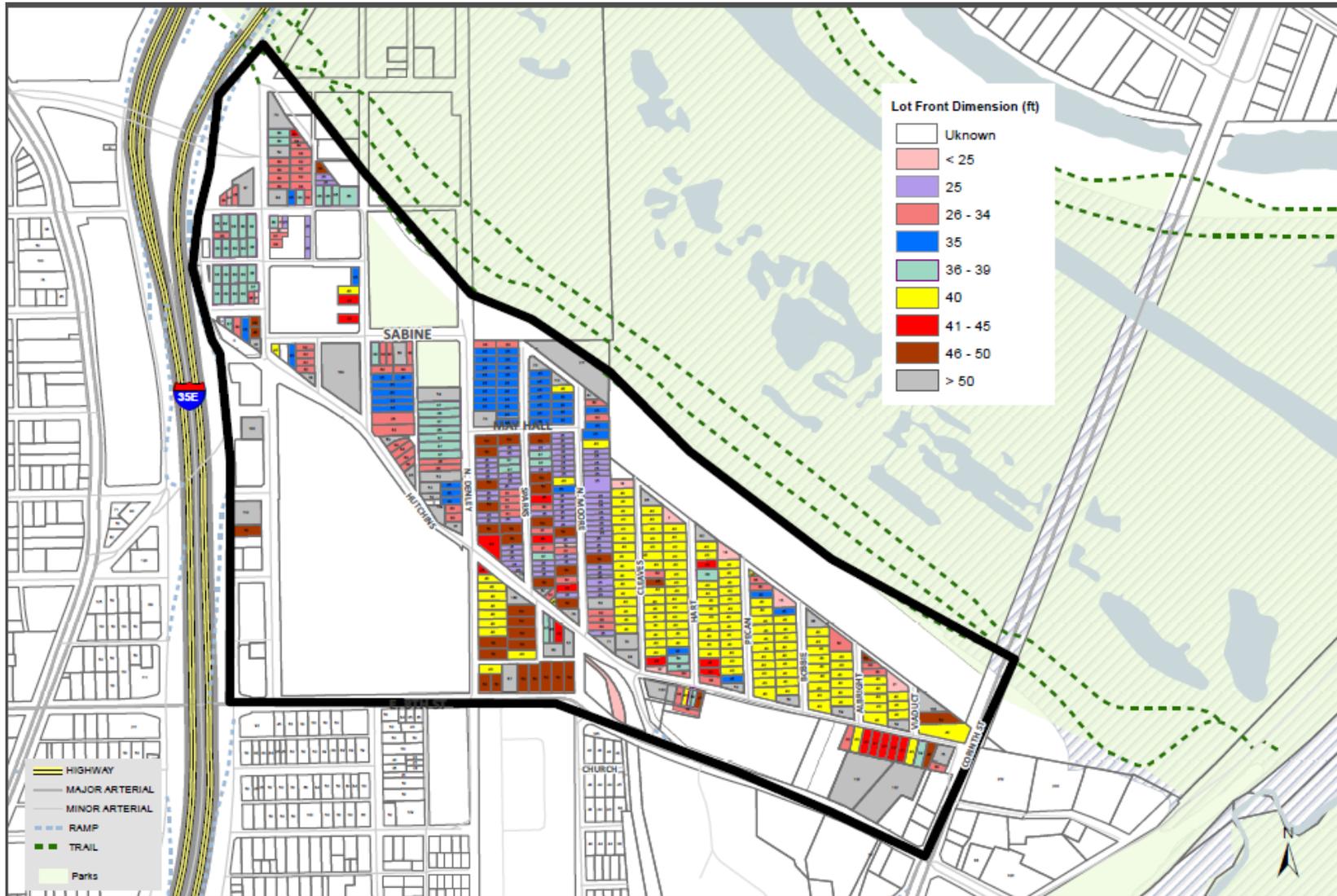
Appendix

Home Improvement Permits



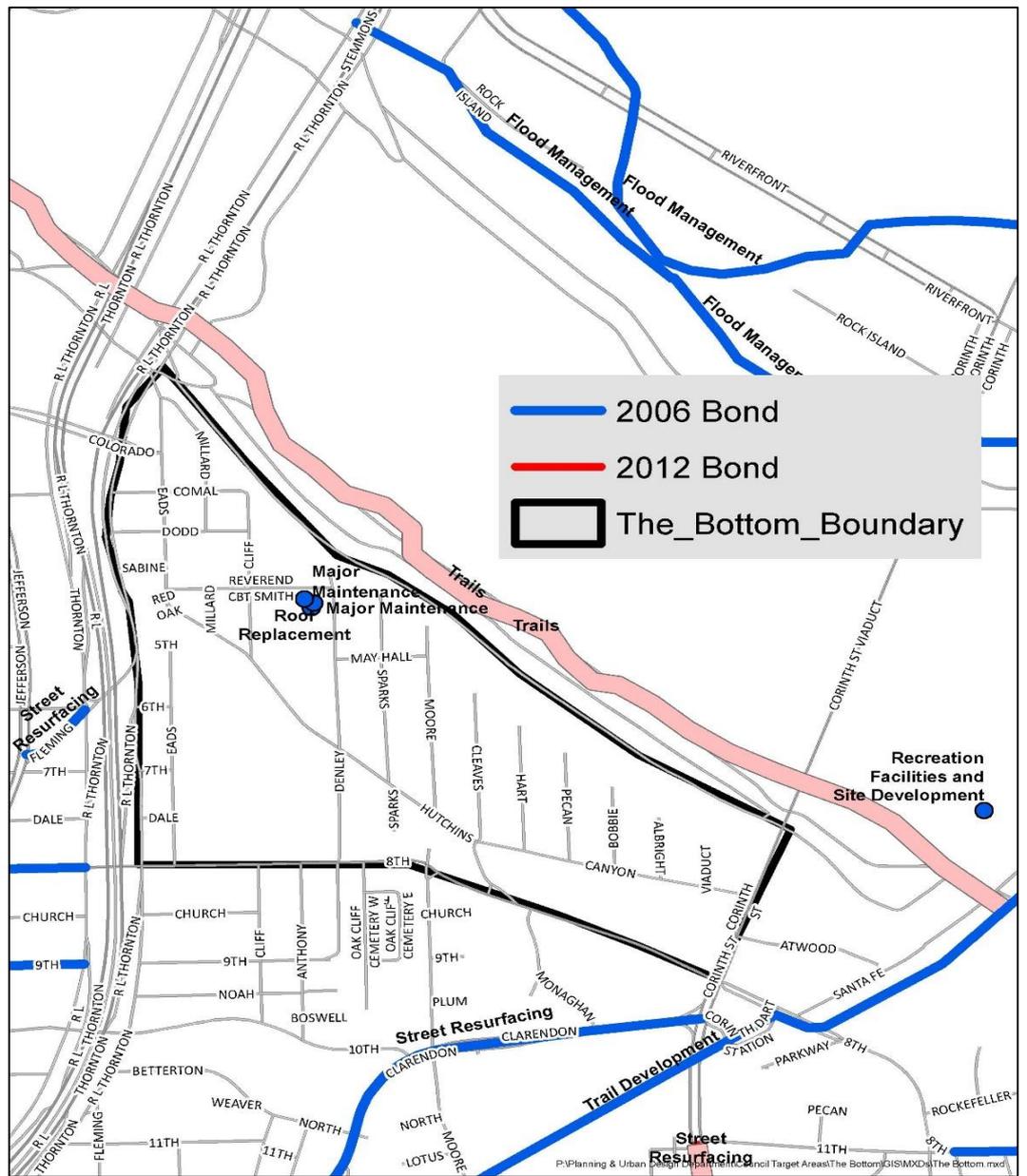
Source: City of Dallas 2012- 2014 Permit data

Front Lot Width



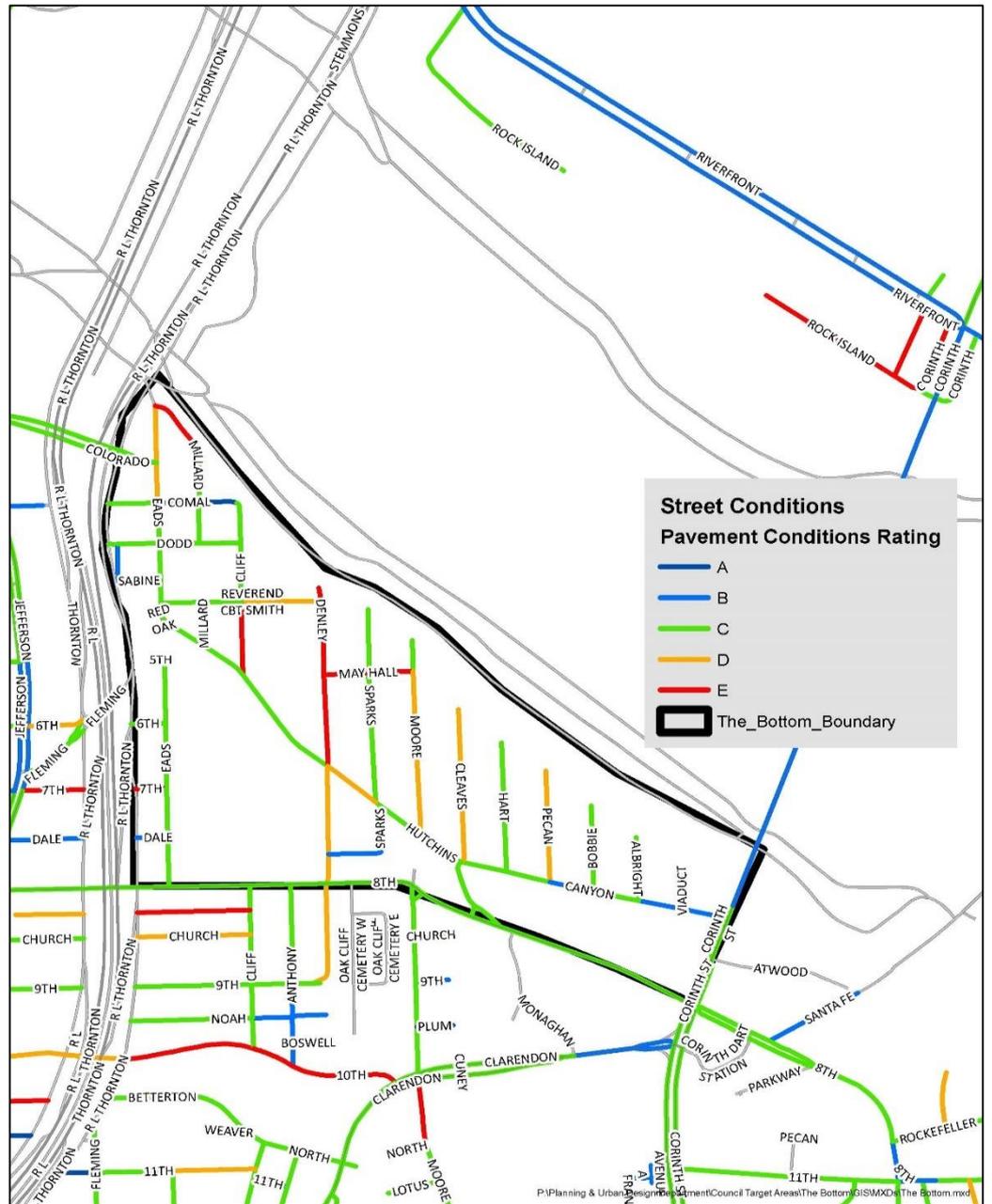
*Source: 2015 DCAD

Bond Projects



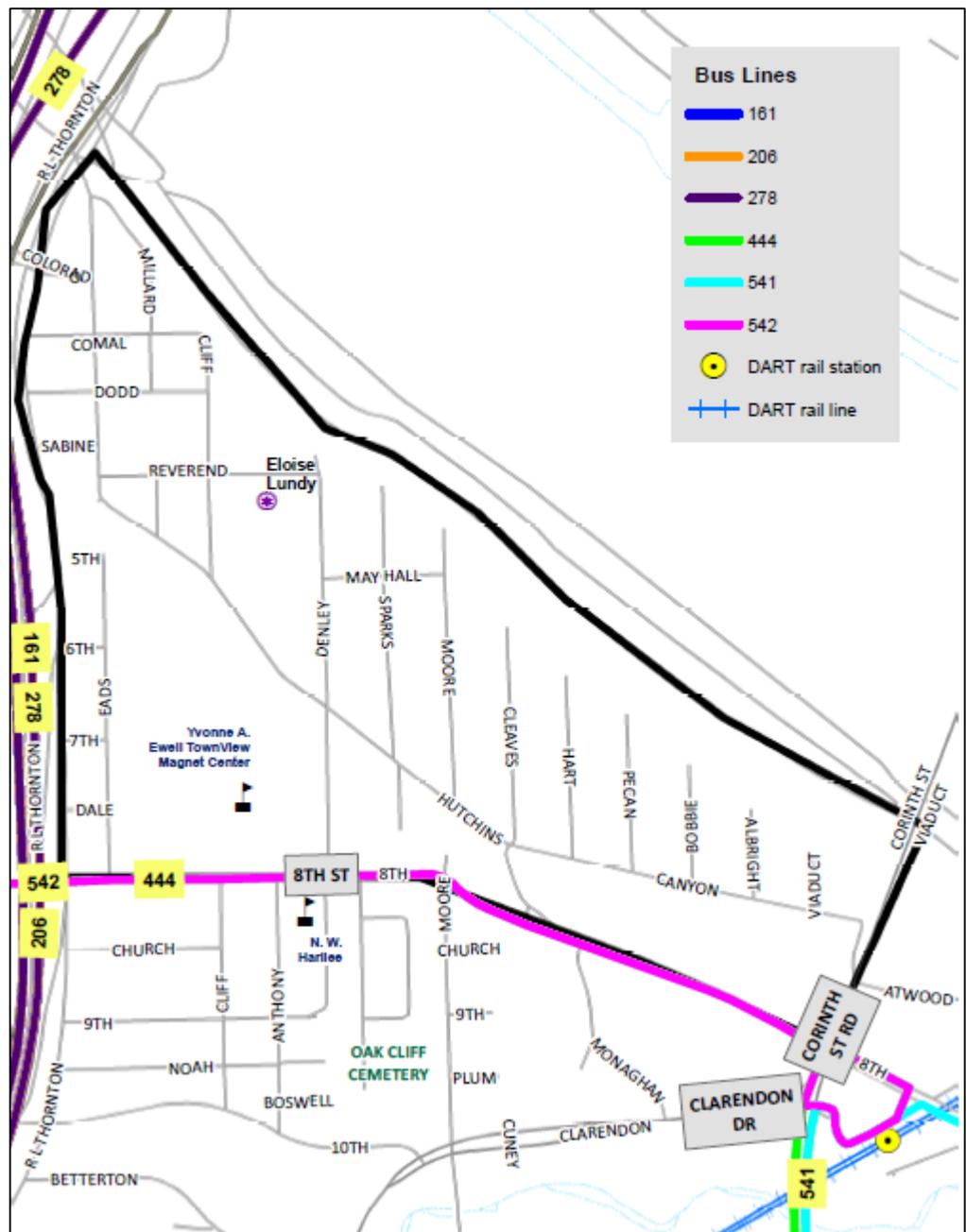
* Source: City of Dallas Public Works Department

Street Conditions



Public Transit

- Three bus lines runs on the southern edges of the target area
- DART rail station close by, on the southern part



* DART

