



Vickery Meadow Target Area

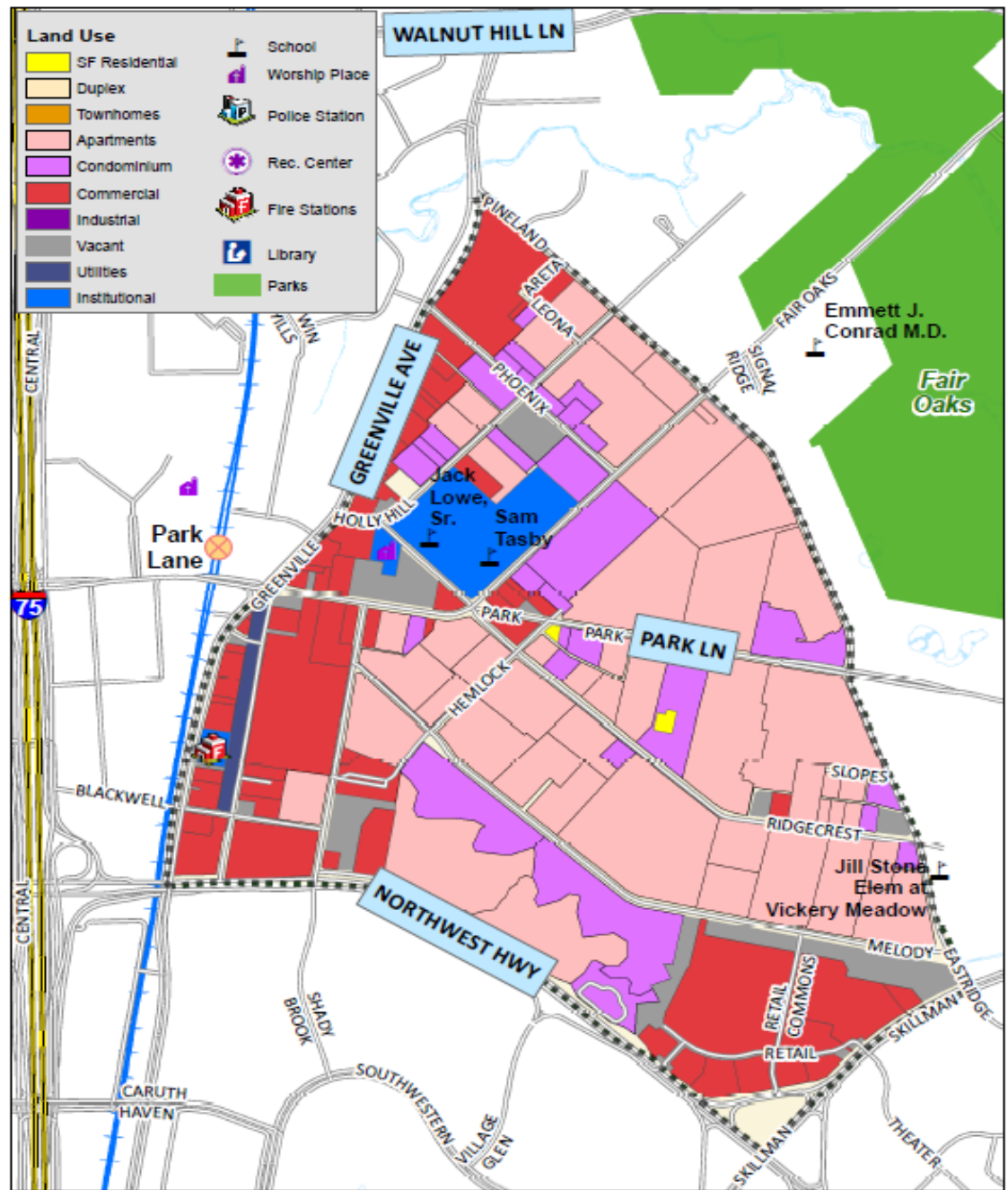
District 13
Councilmember Gates
Team Leader Monique Ward
June 2016



Target Area Highlights

- **Ethnically diverse** with about **50 different ethnicities**, many immigrants and refugees
- **Low income levels**; over **34% of households below poverty level** (citywide-24%)
- **High proportion of households with children (35.4%)**; mostly concentrated at the center and upper parts; Area **attracts young couples** with children
- **Rental housing dominate (94%)** and almost **entirely multifamily**
- Majority of housing consist of older **multi-family apartments and condos** built in the 1970's
- **Commercial land use along Greenville** includes a Walmart, ethnic grocery stores and health clinics affiliated with adjacent Texas Health Presbyterian Hospital medical district
- **Property values around Greenville Avenue have increased** more than twice the city mean, **but decreased everywhere else** within target area
- **High number of condo improvements** along Fair Oaks, north of Park Lane
- Proximity to major parks, but **lacking community facilities** like recreation centers
- **Poor sidewalks, street conditions and roadway configuration**
- **2 TIFs** (Vickery Meadow, Skillman Corridor), **2 PIDS**.
- Potential to partner with **Vickery Meadow Management Corporation/ Vickery Meadow Improvement District**
- Area has an **adopted TOD Plan** developed in 2013 under the HUD Community Challenge Planning Grant

Vickery Meadow Target Area Land Use Map



* Source: DCAD 2015

Vickery Meadow Demographics

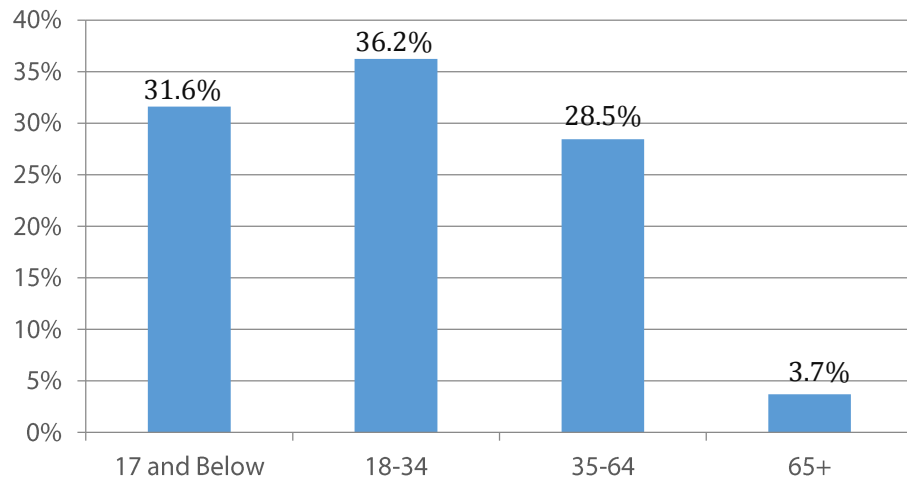
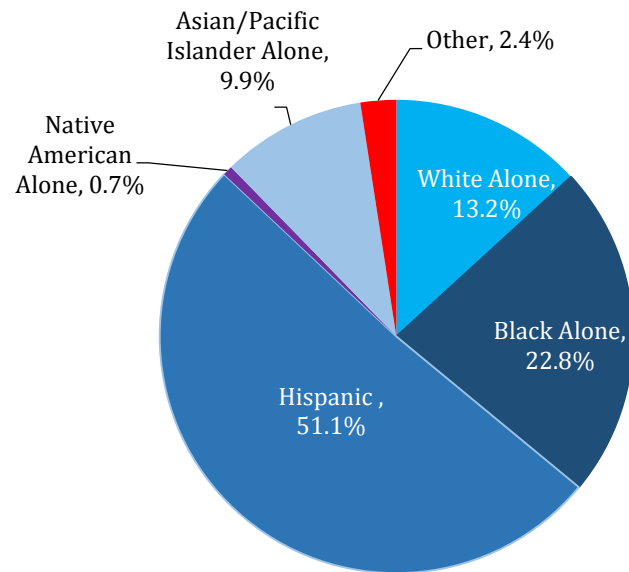
- **Total Population:** 20,067
- **Households:** 7,513
- **Age**
 - Younger population, 68% below 35 years old
 - Households with children 35%
 - High concentration of senior-led households at the center
 - Very large household size, 6 people per household- average

- **Race/Ethnicity**

- Ethnically diverse, over 50 different languages spoken in the area
- Majority Hispanic (51%)
- Has many African immigrants

- **Educational Attainment**

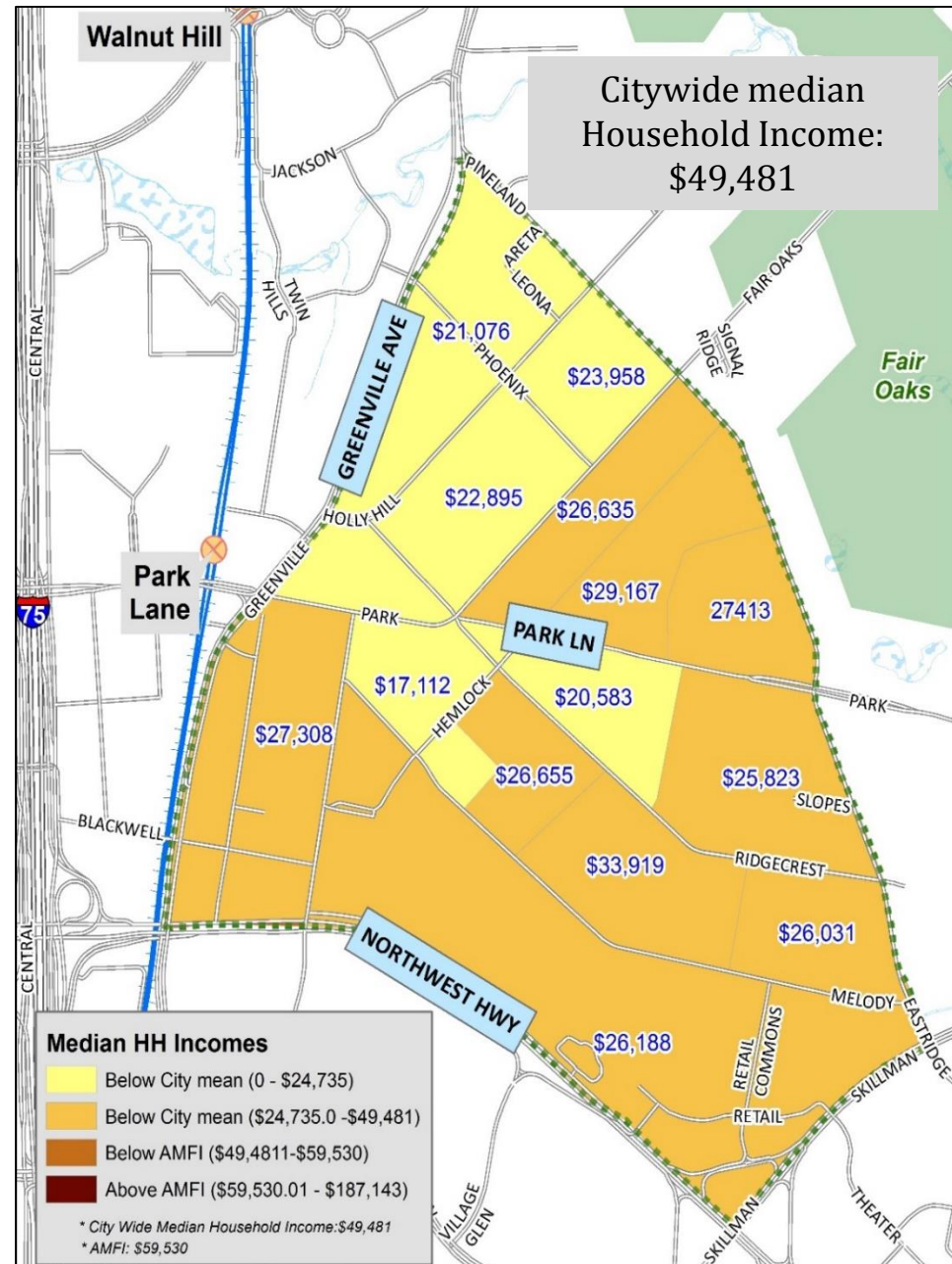
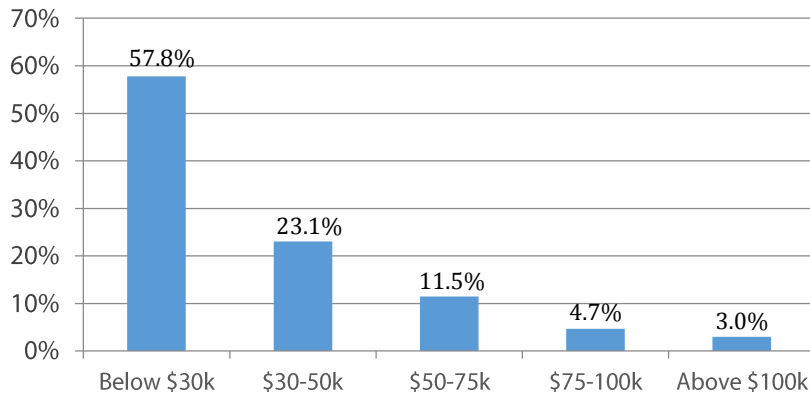
High school 64.8% (citywide 74%)
Bachelors degree or higher 20.1% (citywide 32%)



* Source: 2010-2014 5 year ACS Estimates

Income

- Low income levels throughout
- Area's median household income of \$26,411 is 51% of the city's median household income (\$49,481)
- About 58% of households earn less than \$30,000 a year
- Poverty level 34% (citywide 24%)
- Low income households concentrated in the northern part



* Source: 2010-2014 5 year ACS Estimates

Housing Overview

- **Housing Type:**

- Predominantly multi-family housing consisting of older (low-quality) mid-density apartment complexes built in the 1970's and 1980's

- **Housing Tenure/Vacancy**

- Rental housing (94%) dominate; homeownership is only 6% (citywide rate - 43%)
- Housing vacancy 21% (citywide - 11.2%)
- Very few single-family(SF) homes, only one single-family rental home

- **Housing Conditions**

- 86% of SF housing above average condition, significantly better than city average
- Housing conditions generally good throughout target area

- **Property Value**

- Property values increased more than twice the city average along lower portion of Greenville Avenue, but decreased mostly everywhere else within target area
- Increase primarily as a result of the development of the Shops at Park Lane

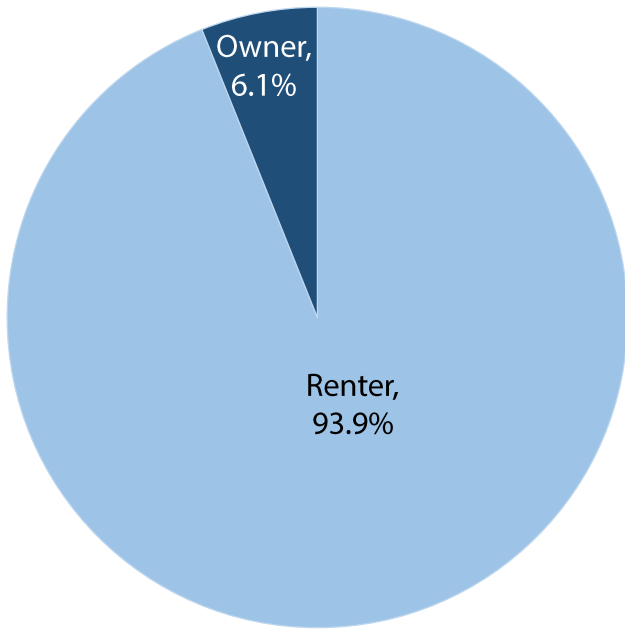
- **New Construction/Improvement Activity**

- 9 new single-family homes, several home improvement activities throughout target area, particularly in the apartment complexes east of the "Five Points".

Housing Tenure/Vacancy

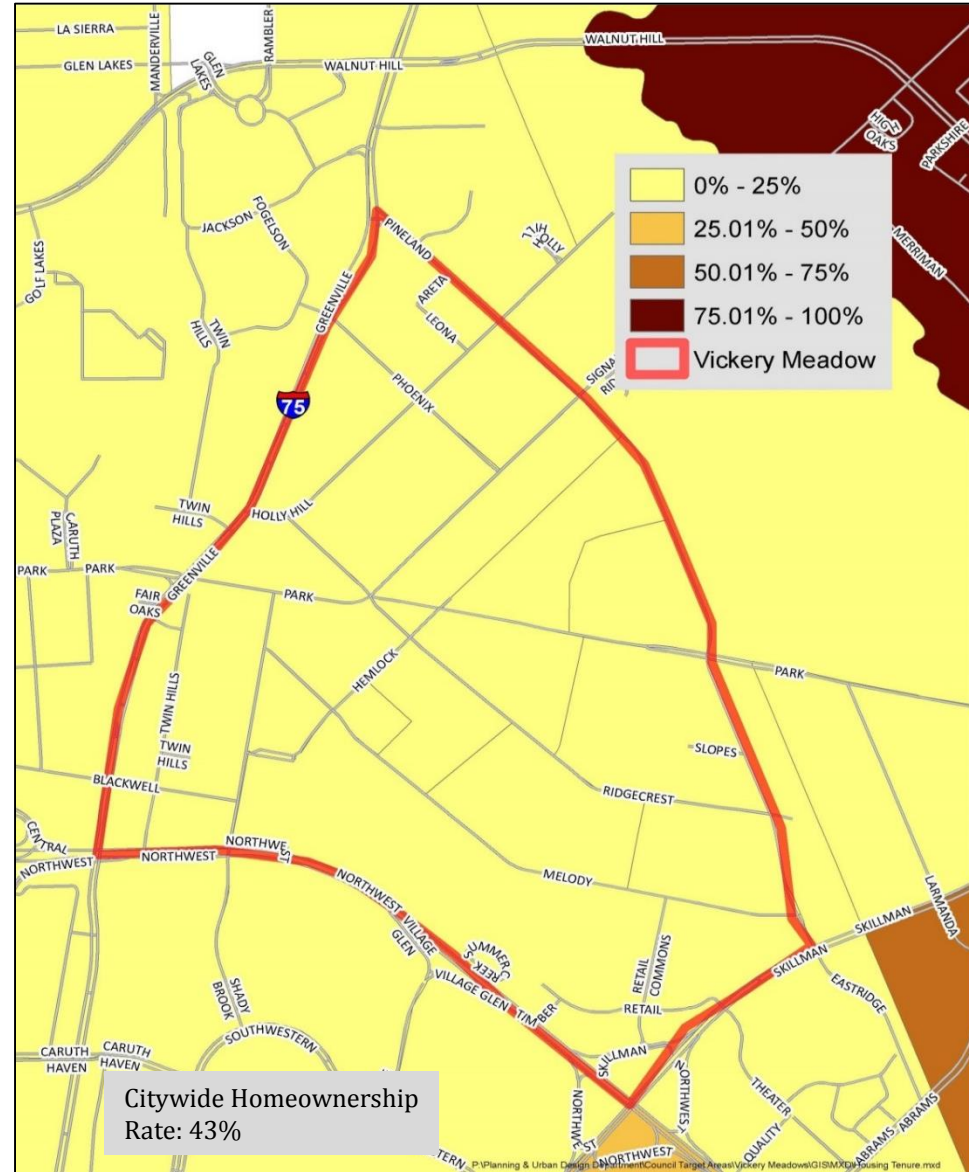
Housing Tenure Breakdown

Renter	7,057	93.9%
Owner	456	6.1%



Housing Vacancy

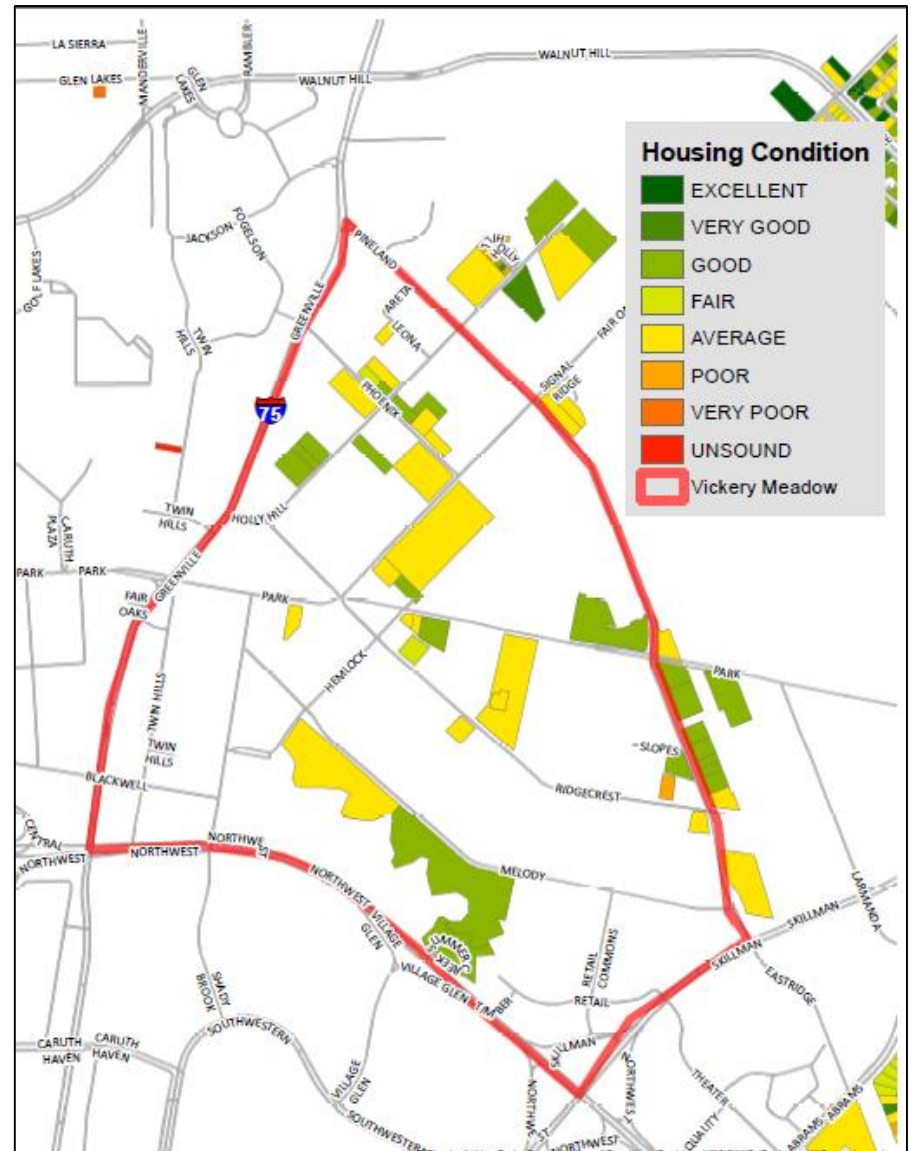
Vacant units	1,972	20.8%
Occupied units	7,513	79.2%



* Source: 2010-2014 5-Year ACS Estimates

Single-Family Housing Conditions: 2015

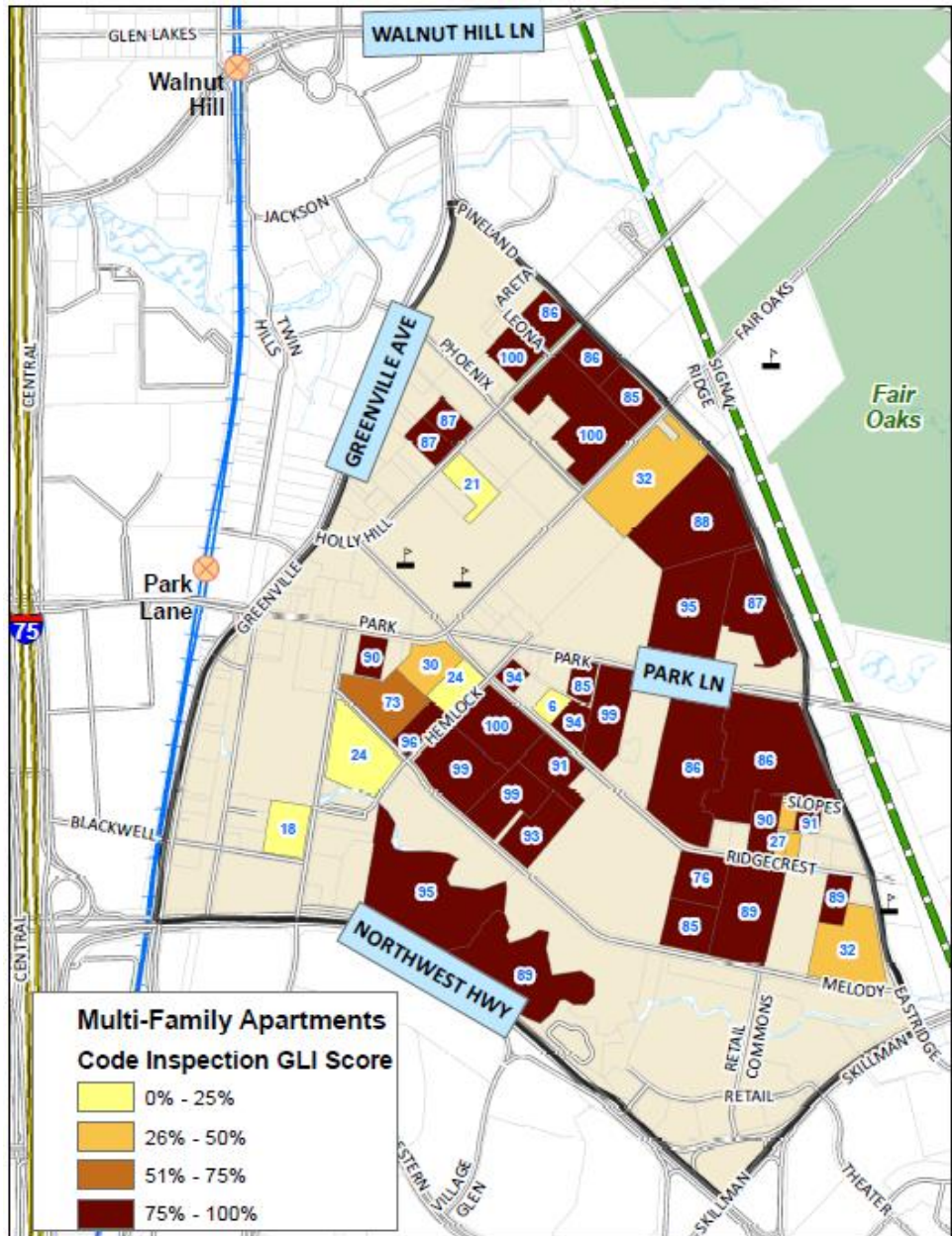
- Very few single-family homes in the target area



* Source: DCAD 2015

Multi-Family Apartments Code Inspection Ratings

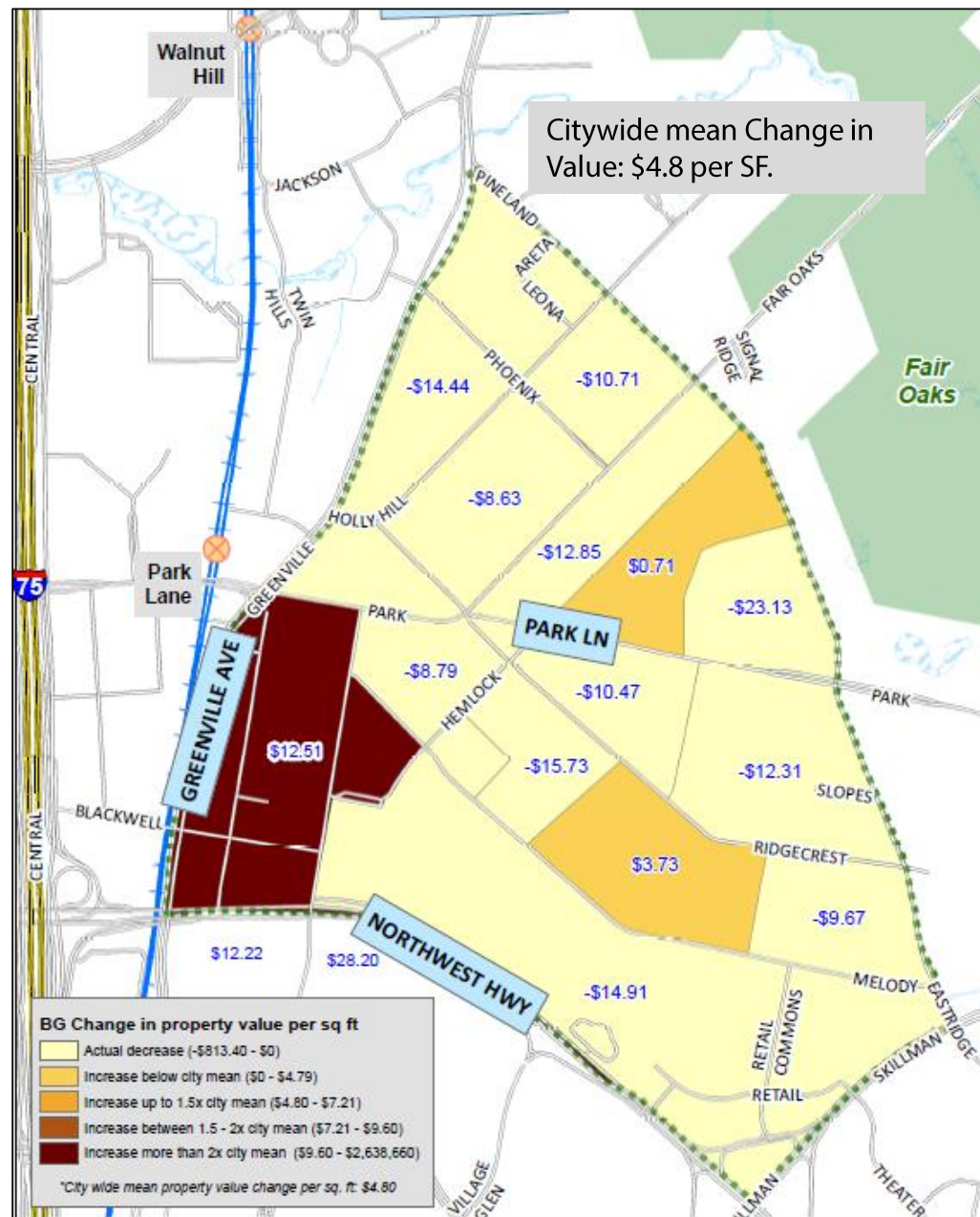
- The Code Compliance department inspects multifamily properties on a 0 to 100 score, 85 and above is a passing score. Interior and exterior factors are considered



* Source: City of Dallas Code Compliance Department

Change in Property Value per Square Foot: 2010-2015

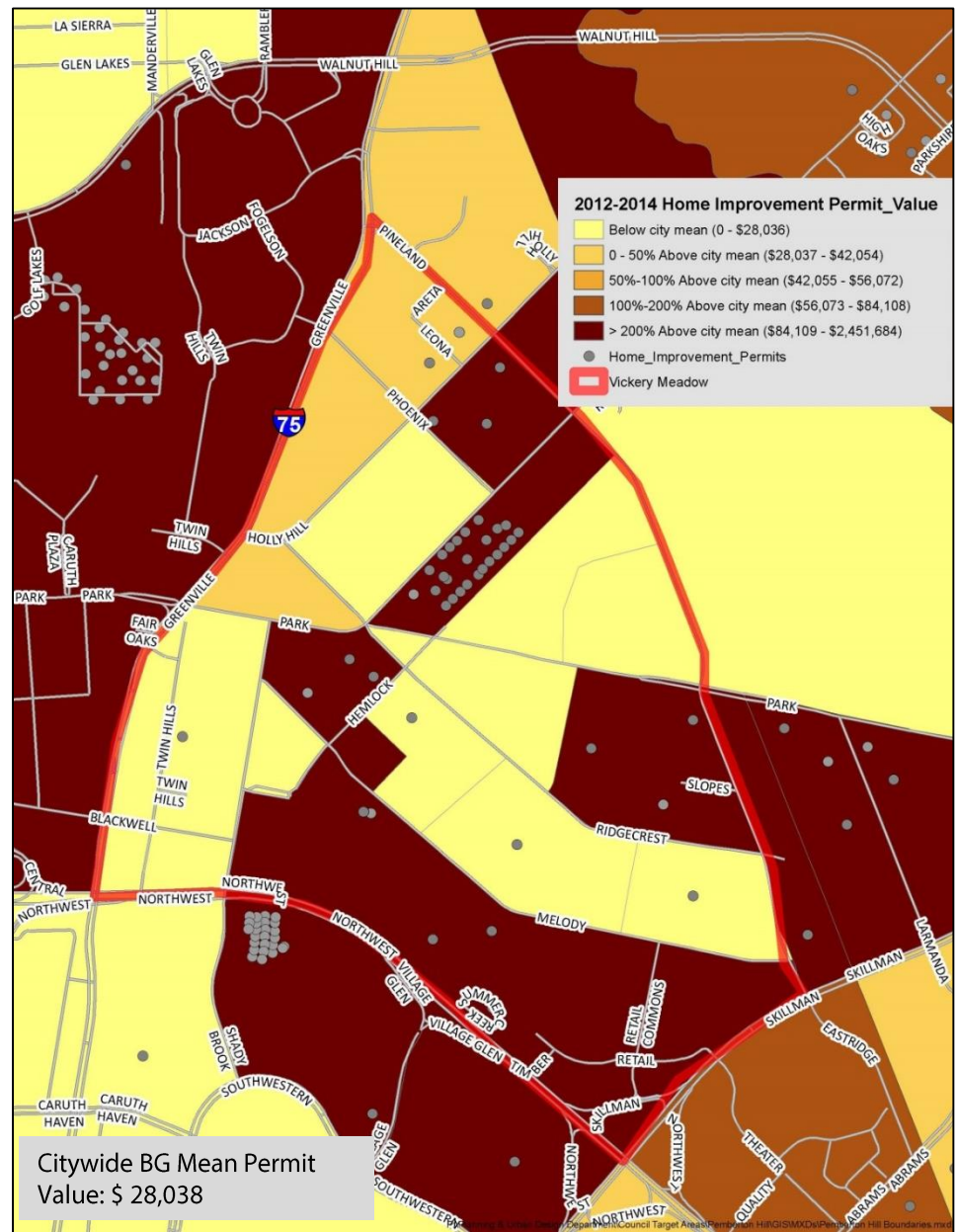
- Most block groups decreased in property values, with only three block groups experiencing an overall increase
- The block group at the northeast corner of Greenville and Northwest Highway experienced significant increase in property value (\$12.51) due to its proximity to the “Shops at Park Lane”, a major mixed-use development along I-75



* Source: DCAD 2010 & 2015 Property Appraisal

Home Improvement Permits:2012-2014

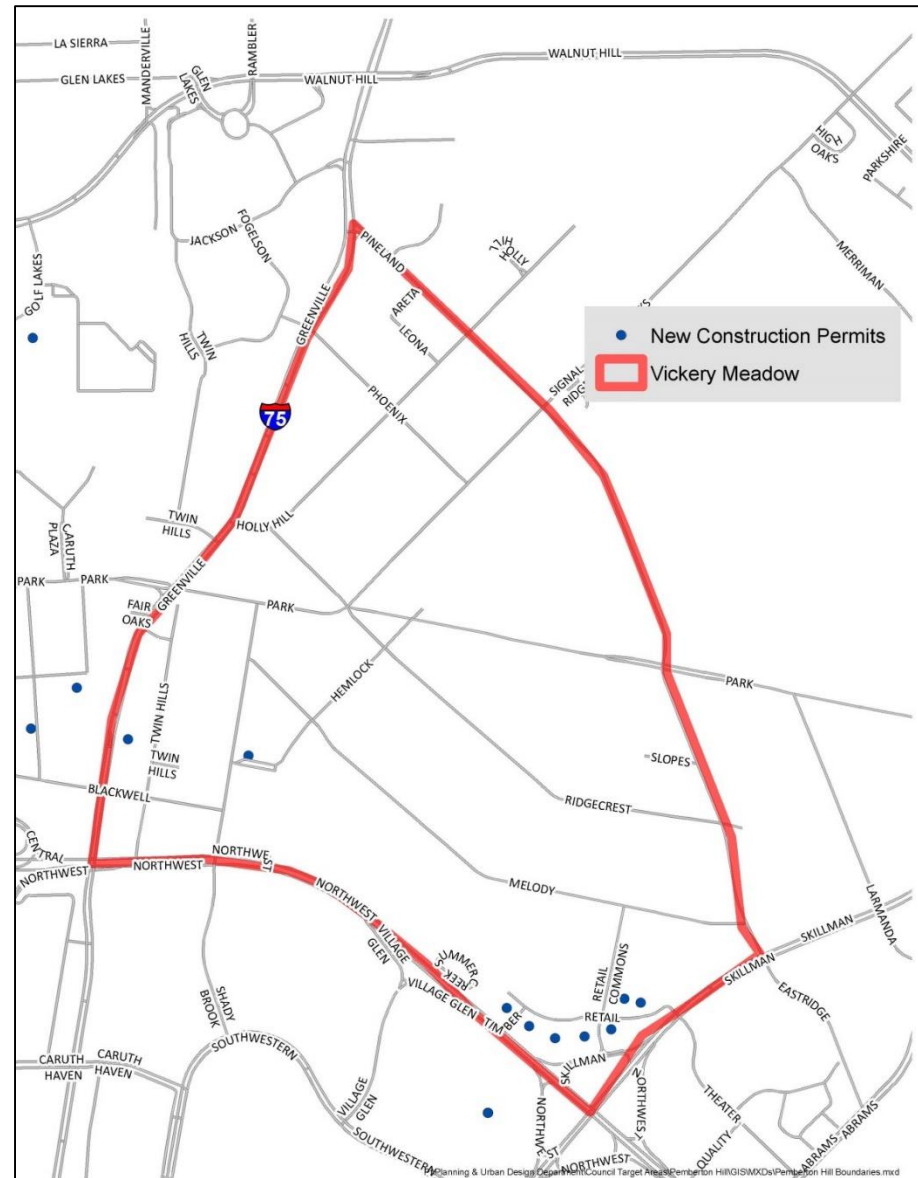
- Home improvement permits concentrated near the Five Point, adjacent to Hemlock and Park Lane
- Pockets of home improvement activities throughout the target area



* Source: City of Dallas 2012- 2014 Permit data

2012-2014 New Single-Family Homes

- Few single-family homes (9); most of them concentrated in the southern edge, along Skillman and Northwest Highway



* Source: City of Dallas 2012- 2014 Permit data

City of Dallas Initiatives

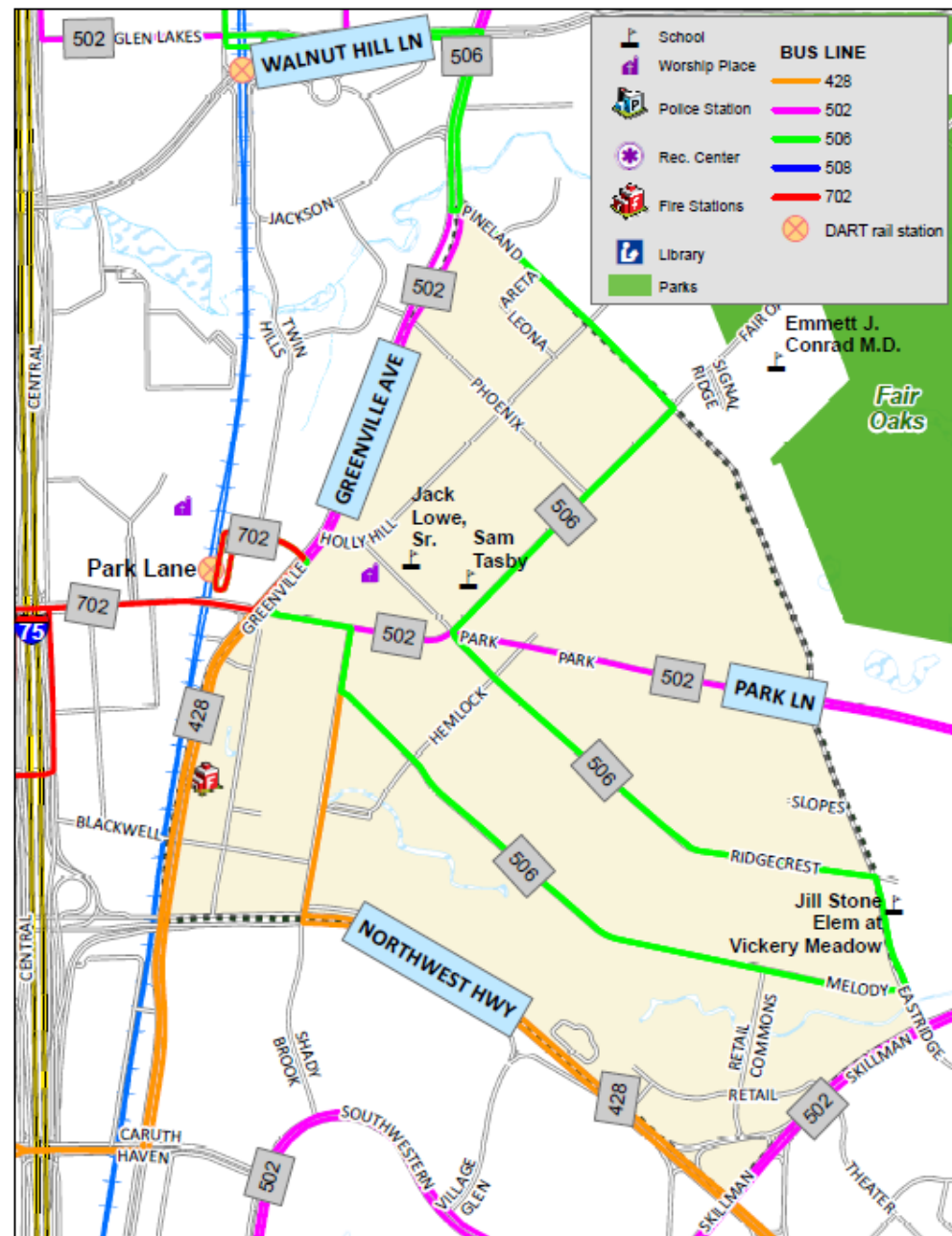
Department	Initiatives
Economic Development	Vickery Meadows TIF; Dallas B.R.A.I.N. at Skillman library; potential multifamily project involving the construction of a new Vickery Meadows library branch--- will also involve 9% LIHTC
Library	<ul style="list-style-type: none"> • Skillman Southwestern – income tax assistance; Skillman Players (theater group for seniors); 1 on 1 computer classes; English Conversation for Adults • Forest Green – income tax assistance; GED classes; 1 on 1 computers classes • Audelia Road – 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 Richardson ISD); Dallas B.R.A.I.N. office hours and programming
Parks and Recreation	This area has been identified as a high need area for parkland by the Trust for Public Land in 2015.
Other: Water Utilities, Public Works/Street Services,	Information in Appendix (See Bond Projects & Water Utilities maps)

Target Area Matrix

Category		Notes
In CDBG Eligible Area?	Yes	
In a DPD TAAG Area?	Yes	
DART Station Within ½ Mile?	Yes	Park Lane Station
Community Prosecution Area?	Yes	
Parks Within ¼ Mile?	Yes	Fair Oaks (233 Acres), Harry S. Moss Park
TIF/PID?	Yes	Skillman Corridor TIF, Vickery Meadow TIF, Vickery Meadow Premium PID, Vickery Meadow Improvement District
Library?	No	
Dallas ISD?	Yes	Jack Lowe Sr. Elementary School, Sam Tasby Middle School, Jill Stone Elementary School at Vickery Meadow
Charter School?	No	
Recreation Center?	No	
Major Issues:		<ol style="list-style-type: none"> 1. Substandard Structures including plumbing issues and inoperable apartments 2. Confined animals 3. Fire Inspection 4. Street Repair (Routine) <p>Additionally: Animal cruelty, abandoned Shopping Carts</p>

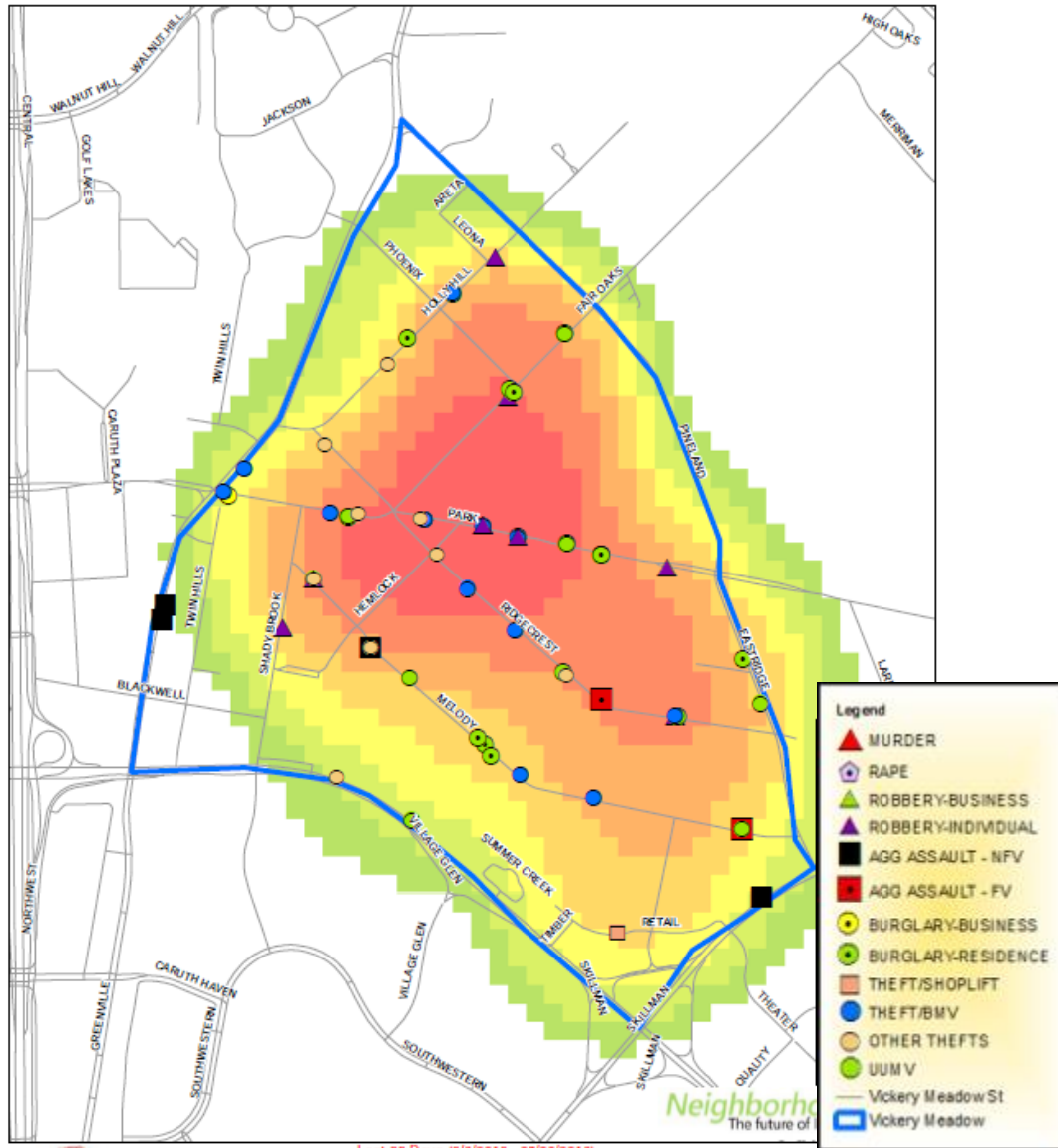
Transportation

- Good public transportation; served by 5 bus lines
- Proximity to 2 DART rail stations
- Modes of travel to work:
 - Public transit 11.1% (Citywide - 4.1%)
 - Automobile 78.6% (citywide - 88%)



* Source: DART

Crime Statistics



Legend

- ▲ MURDER
- ◆ RAPE
- ▲ ROBBERY-BUSINESS
- ▲ ROBBERY-INDIVIDUAL
- AGG ASSAULT - NFV
- AGG ASSAULT - FV
- BURGLARY-BUSINESS
- BURGLARY-RESIDENCE
- THEFT/SHOPLIFT
- THEFT/BMV
- OTHER THEFTS
- UUMV
- Vickery Meadow St
- ▭ Vickery Meadow

Last 28 Days (6/6/2016 - 07/03/2016)
 & YTD Crime Density (01/01/2016 - 07/03/2016)

Date: 7/7/2016

Sr. Cpl. DJ Beaty #7192

VICKERY MEADOW							
CRIME TYPE	Last 28 Days		LY28 Days	YTD LYTD (July 3)			
	2016	2015		2016	2015	Diff	%Ch
Violent Crimes	2016	2015	Diff	2016	2015	Diff	%Ch
Murder	0	0	0	0	0	0	NC
*Sexual Assault	0	1	-1	8	5	3	60.00
Robbery-Business	0	2	-2	2	9	-7	-77.78
Robbery-Individual	11	6	5	67	62	5	8.06
Agg Assault (NFV)	4	4	0	22	26	-4	-15.38
Agg Assault (FV)	2	6	-4	9	21	-12	-57.14
Total Violent Crime	17	19	-2	108	123	-15	-12.20
Non-Violent Crimes							
Burglary-Business	1	2	-1	9	10	-1	-10.00
Burglary-Residence	17	11	6	116	77	39	50.65
Theft-Shop Lift	3	10	-7	19	88	-69	-78.41
Theft-BMV/Auto Acc	16	14	2	90	75	15	20.00
Theft-Other Theft	12	14	-2	48	50	-2	-4.00
Auto Theft	10	5	5	45	29	16	55.17
Total Non-Violent	59	56	3	327	329	-2	-0.61
Total Index Crimes	76	75	1	435	452	-17	-3.76

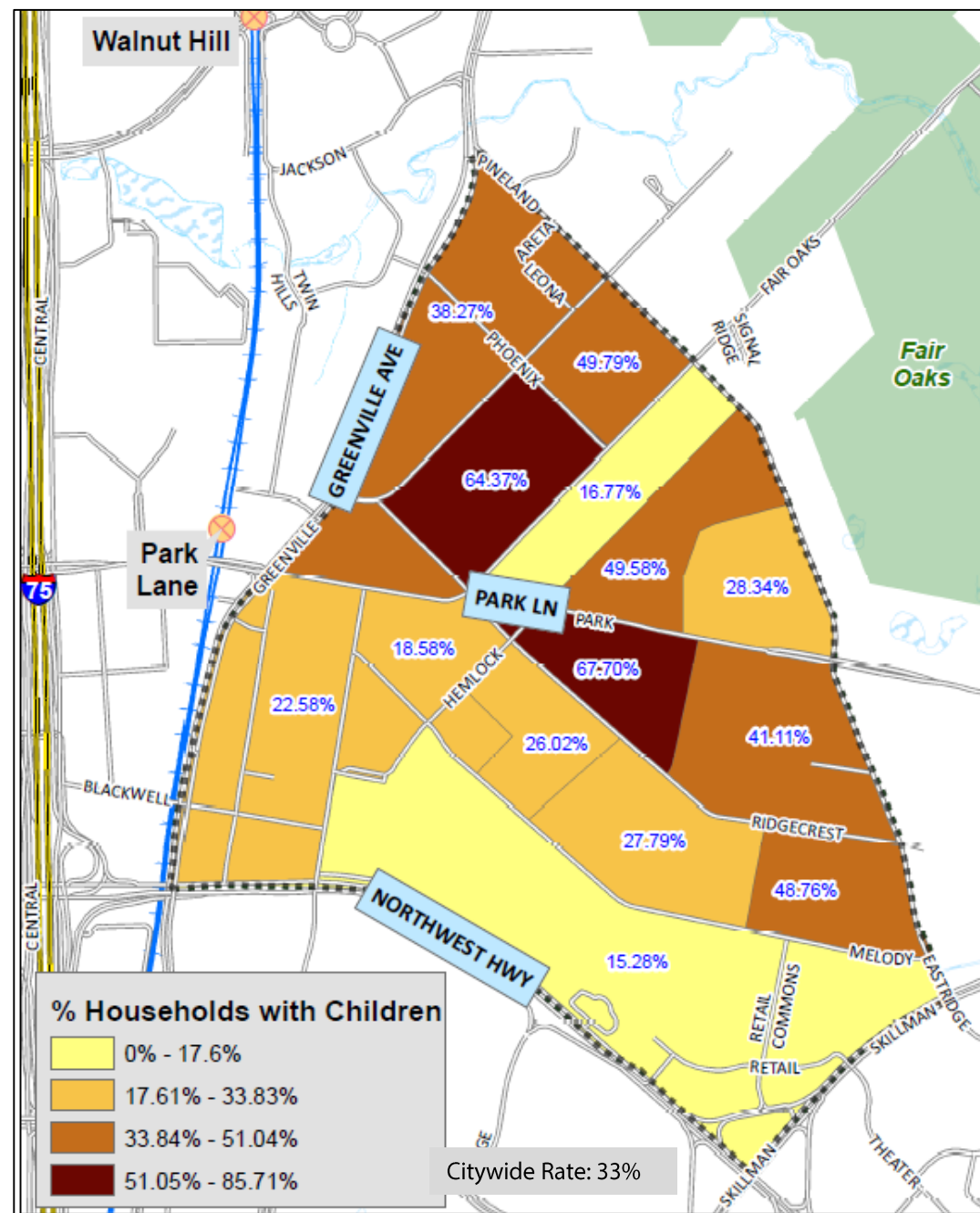
Last 28 Days (6/6/2016 - 07/03/2016) & YTD (01/01/2016 - 07/03/2016) NC = Not Calculable

* Source: Dallas Police Department

Appendix

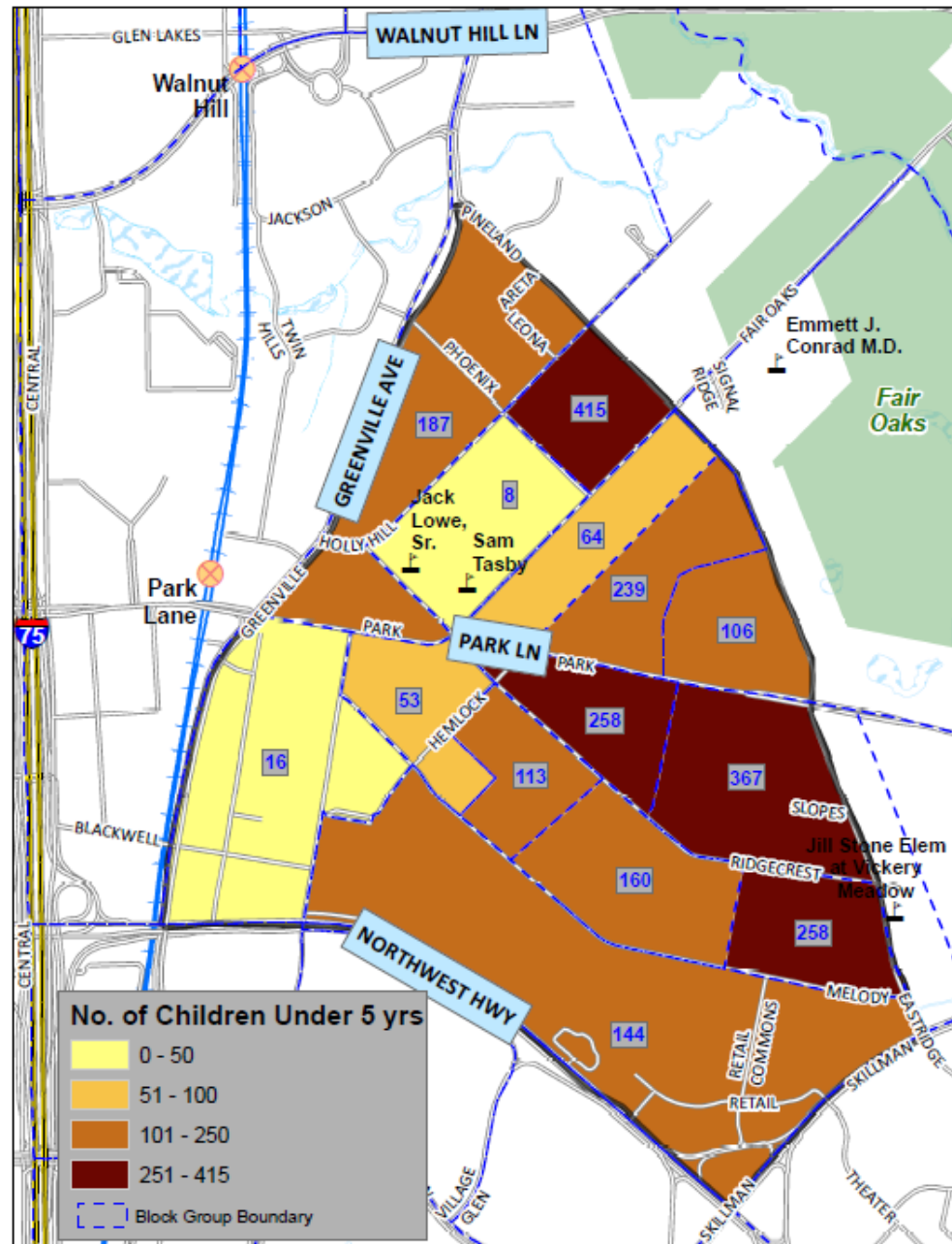
Households with Children: 2010-2014

- More children (17 years old and under) in the northern segment with highest concentration around the "Five Points" intersection



No. of Children under 5 years: 2016

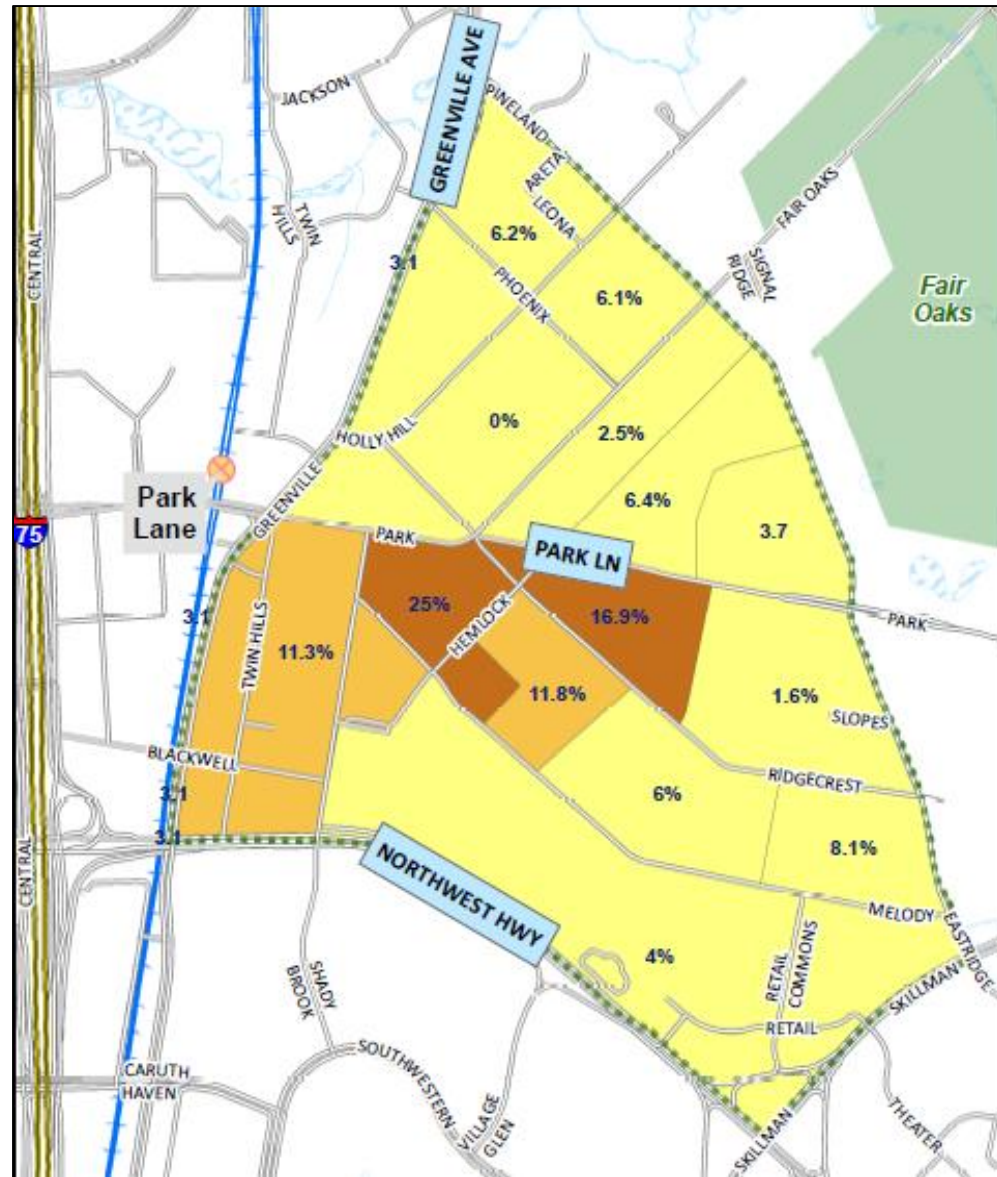
- High concentration of children under 5 years old in the eastern segment



* Source: 2010-2014 5-Year ACS Estimates

Households headed by Seniors (65yrs.& above)

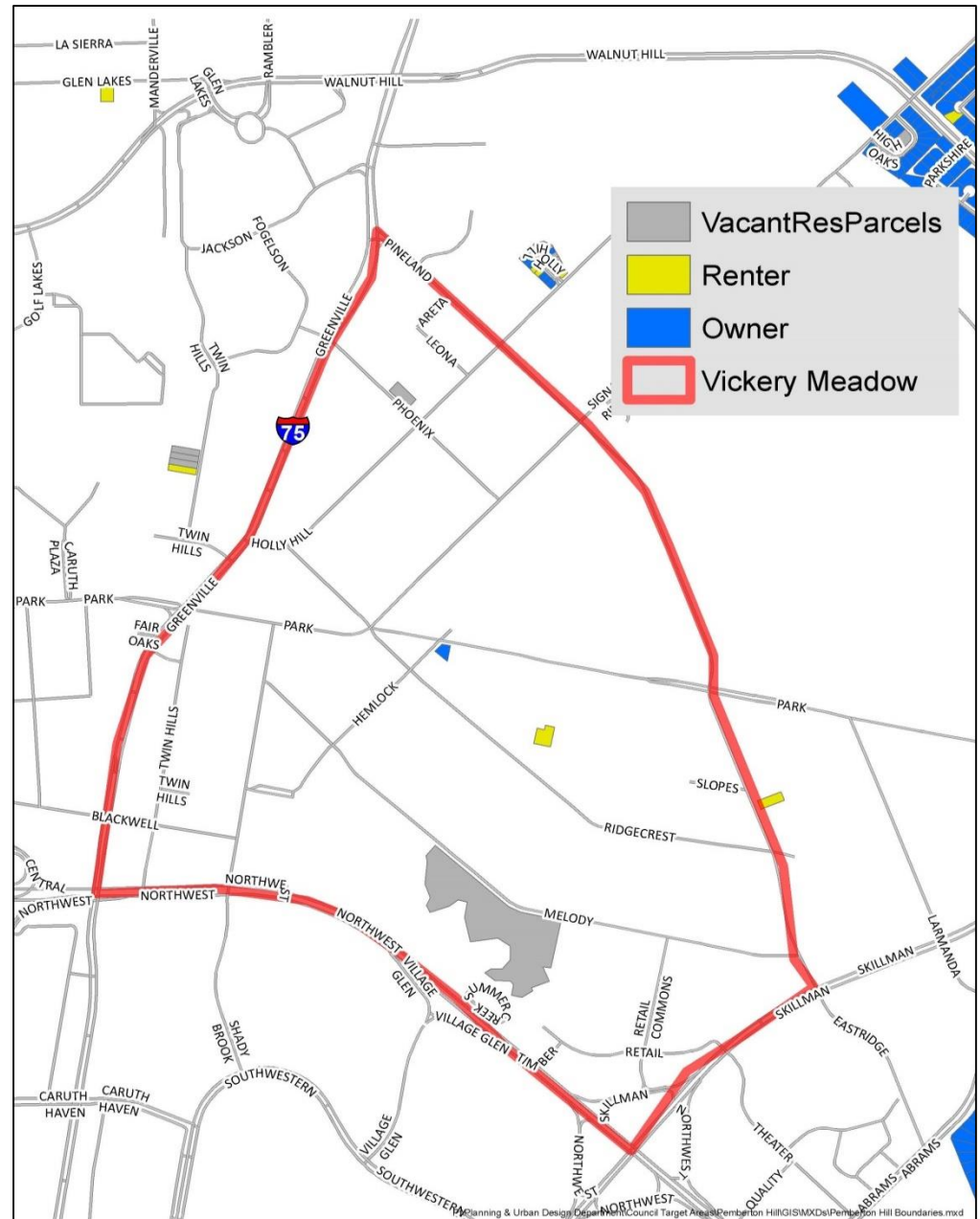
- High concentration of senior-led households at the center; south of the “Five Points” intersection



* Source: 2010-2014 5 year ACS Estimates

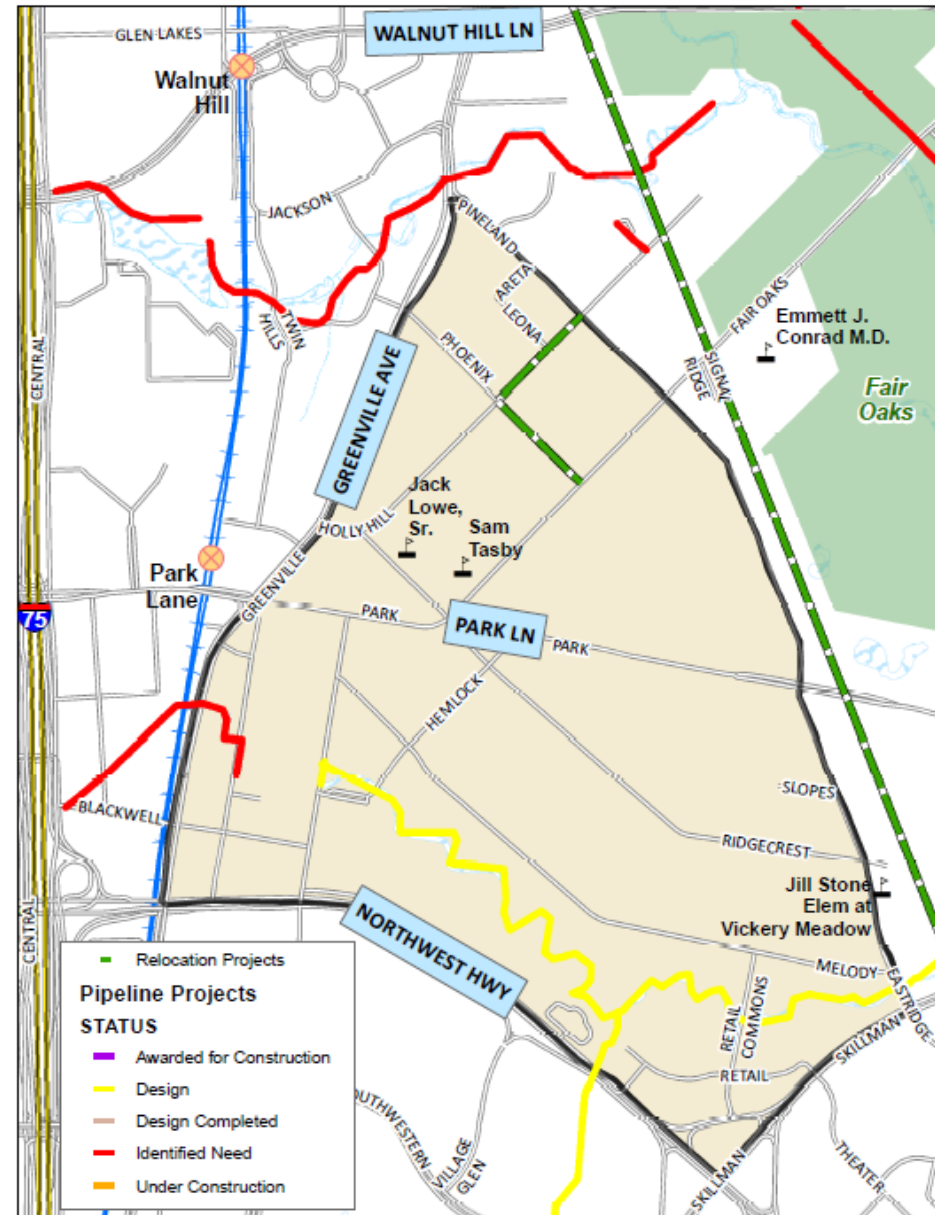
Single Family Rental/ Ownership: 2010-2014

- Single-family homes almost non-existent in the target area; only one rented and one owner-occupied



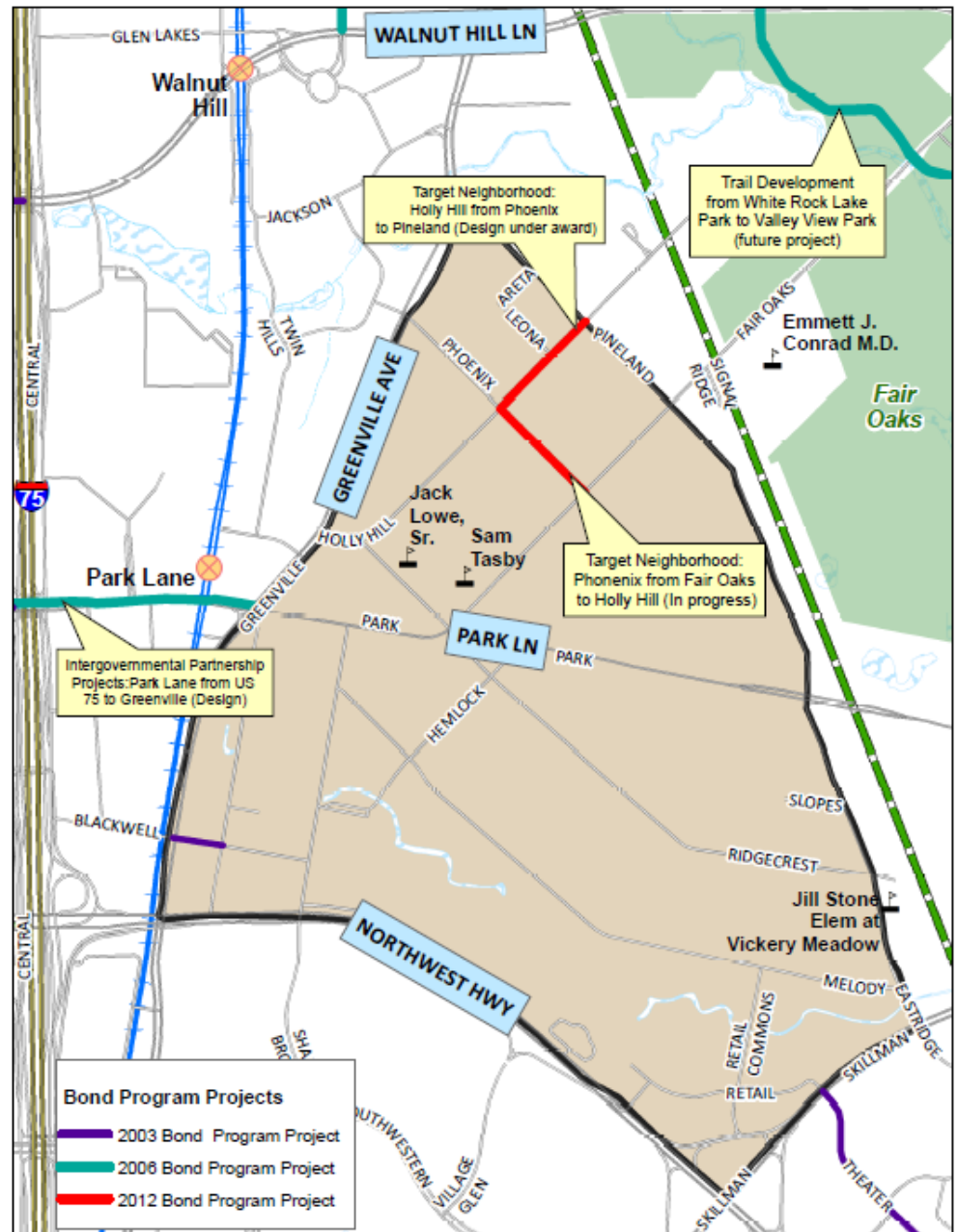
* Source: 2010-2014 5-Year ACS Estimates

Water Utilities Projects



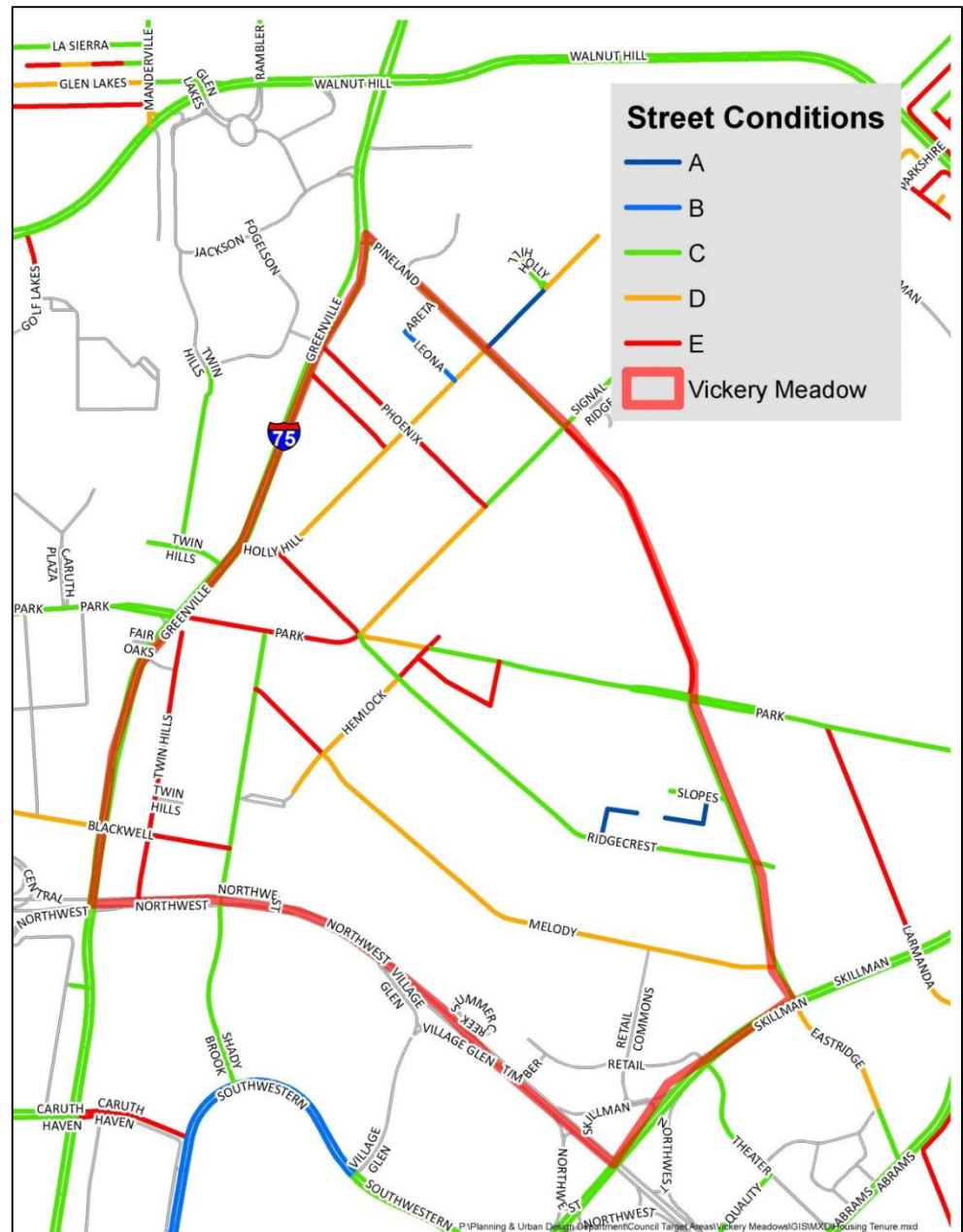
* Source: City of Dallas Water Utilities Department

2003-2012 Bond Projects



* Source: City of Dallas Public Works Department

Street Conditions



* Source: City of Dallas, Public Works Department

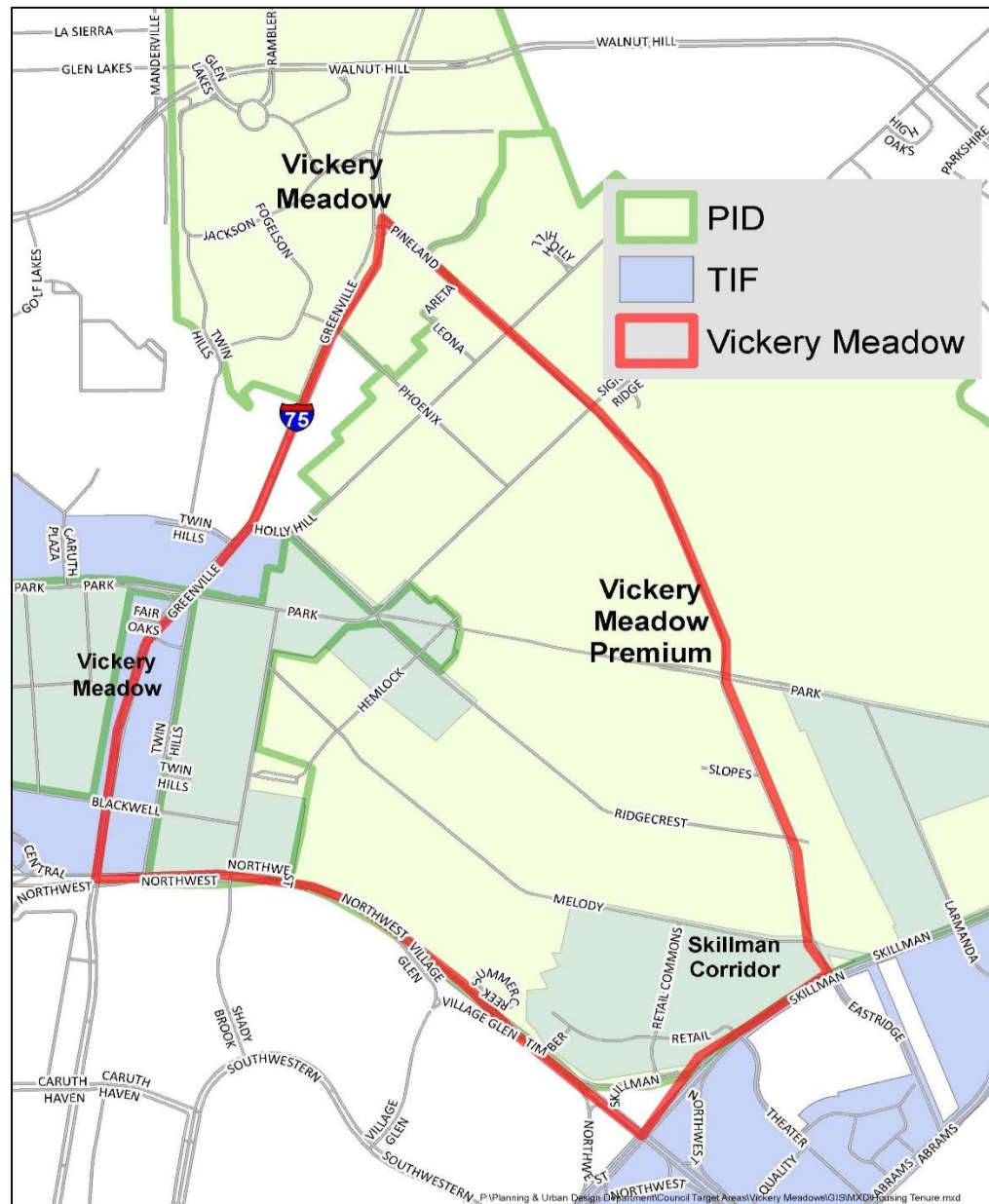
TIFs & PIDs

TIFs

- Vickery Meadow
- Skillman Corridor

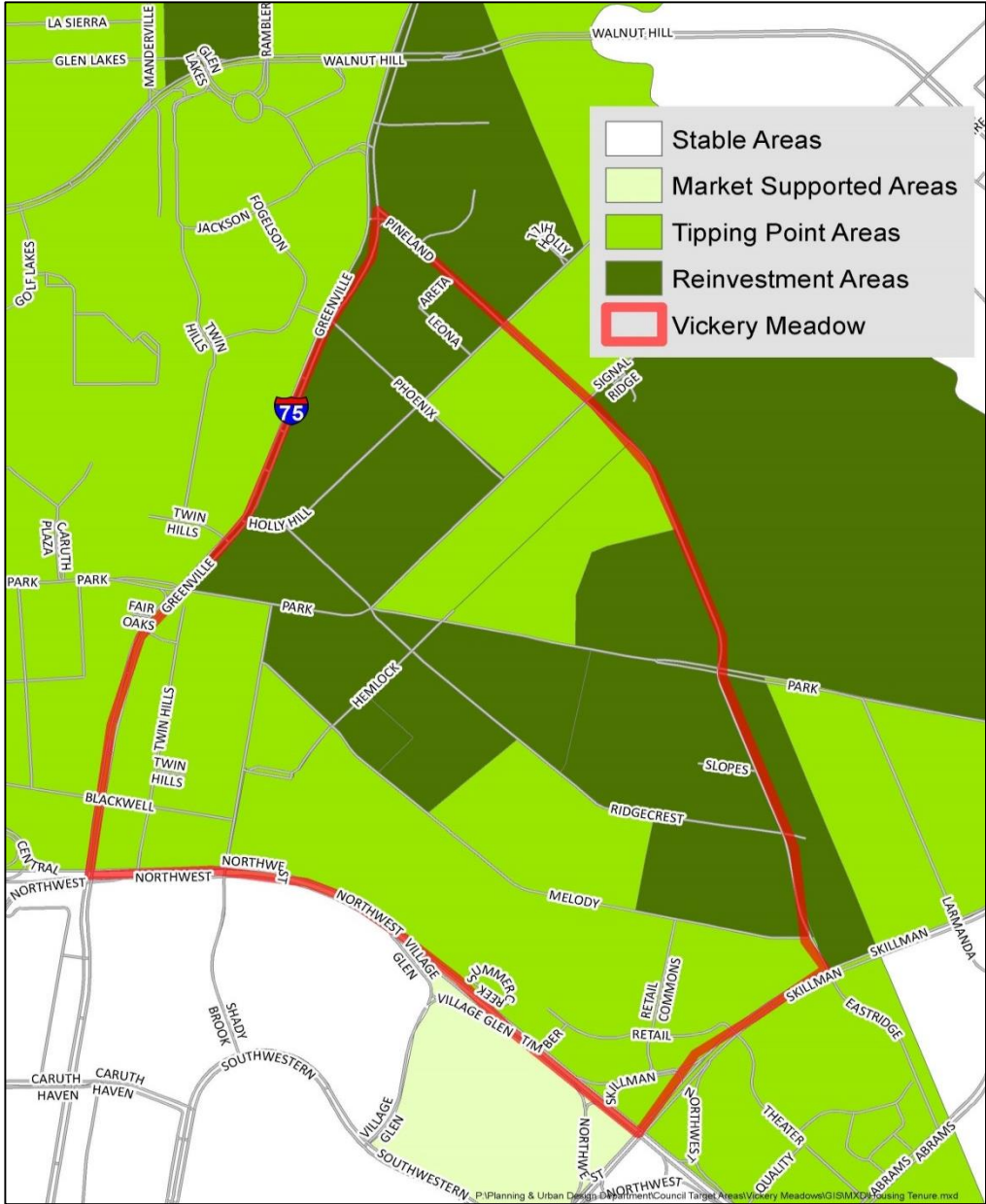
PIDs

- Vickery Meadow
- Vickery Meadow Premium



* Source: City of Dallas Economic Development Department

Neighborhood Classification Exercise



* Source: City of Dallas, Planning & Urban Design Department