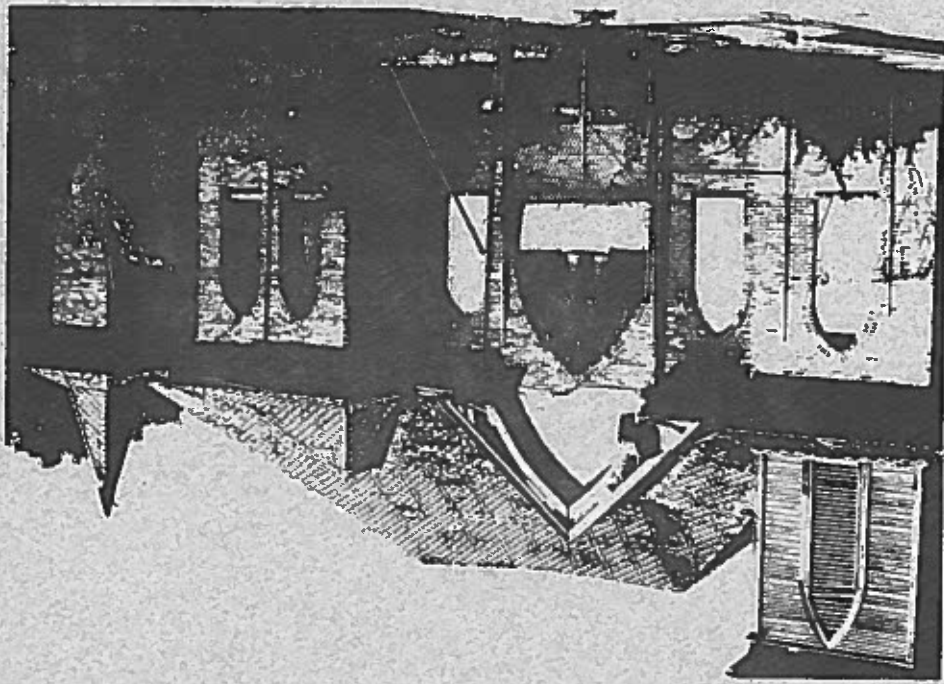


SUNSHINE ELIZABETH CHAPEL CHURCH



AN OBSERVATION OF THE REVITALIZATION
OF
THE TENTH STREET HISTORIC DISTRICT
DALLAS, TEXAS
Ken Lee Oliver
December 15, 1993

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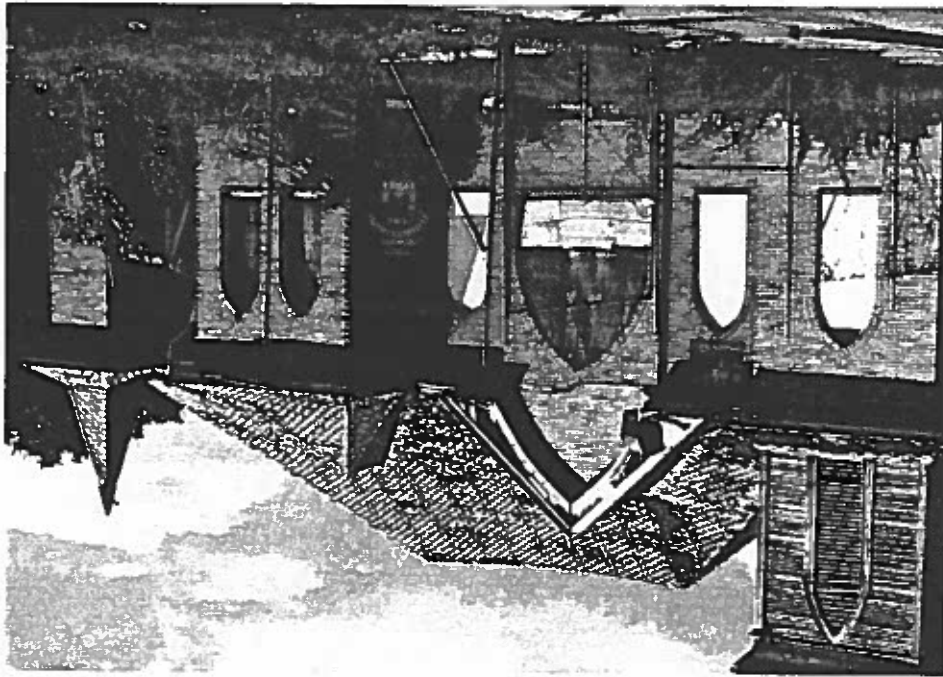
**A Professional Study
Submitted to the Department of Architecture
at Texas A&M University
in partial fulfillment of the
requirements for the degree of
Master of Architecture**

Graduate Advisory Committee

**Assistant Professor Dr. Charles Graham, Co-Chair, COSC
Distinguished Professor Dr. Malcolm Quantrill, Co-Chair, ARCH
Professor Albert Pedulla, Member, COSC**

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PURPOSE OF THE STUDY

The purpose of this study was to develop information which might help to expedite revitalization efforts in the Tenth Street Historic District, Dallas, Texas.

EXECUTIVE SUMMARY

EXECUTIVE SUMMARY

The Tenth Street Historic District is the oldest and most important African American neighborhood in Dallas, Texas. The District is the last remaining Freedman's Town in Dallas. The neighborhood was nominated to the National Register, and approved by the City on October 12, 1993, as a historically and culturally significant area of Dallas. According to the District's application to the City of Dallas Landmark Commission, only a few African American neighborhoods have survived in all of Dallas, those that have lack the social and historical integrity evidenced in the Tenth Street Historic District. Tenth Street is located one mile south of downtown Dallas in the Brackins Village area of Oak Cliff (refer to figure 1). A great many of the structures are structurally and functionally in poor-to-fair condition but still retain their historic character.

Tenth Street was one of eight neighborhoods in Dallas designated by the National Trust for Historic Preservation as endangered neighborhoods (refer to appendix B). The other

neighborhoods, besides Tenth Street, that face the possibility of demolition by the City of Dallas include: Alcade Street - Crocket School Historic District; Peak Suburban; Dallas Land and Loan Addition; Colonial Hills; Wheatley Place; Queen City; and Edgewood Place (refer to figure 2). These neighborhoods were established in the 1870's and continued in growth into the 1920's. They were able to survive the demolition and rebuilding boom of Dallas in the 1980's. More recently these neighborhoods have been considered by many as eyesores and nuisances.

However, these are important historical and culturally significant links to Dallas's past history and are destined to become extinct unless saved by the intervention of concerned citizens.

The purpose of this study was to develop information which might help to expedite revitalization efforts in the Tenth Street Historic District. The study has found several

organizations actively involved in restoration efforts. These organizations include two departments of the City of Dallas: the Department of Housing and Neighborhood Services; and the Department of Planning and Development. There are five non-profit organizations involved: National Trust for Historic Preservation; Historic Preservation League of Dallas; Dallas Neighbors; Black Dallas Remembered; and Tenth Street Community Development.

The study found several financial and service programs that could benefit restoration efforts in Tenth Street. The most beneficial programs include: CDBG, HOME, HOPE, and CRA funds; Neighborhood Renaissance Partnership Program; Programs for Intown Housing; Grants from Foundations and the National Trust for Historic Preservation; and Affordable Home Ownership Programs by Dallas Neighbors.

The study also attempts to determine the level of involvement and commitment by the residents of Tenth Street. The study included a survey of the residents in the neighborhood to obtain their opinions about various issues that could impact the restoration of Tenth Street. Because of the low participation rate in the resident survey, and as a result of direct interviews, this study concluded that the residents want to see evidence of tangible improvements to the neighborhood. Examples of important neighborhood improvements would include: housing repair and restoration; the clean up of debris; financial assistance; the elimination of drug traffic; and the elimination of the motel on the corner of Eighth Street and Cliff Street. If this can be accomplished, the study suggests that the residents will enthusiastically join in efforts to restore the Tenth Street Historic District.

BACKGROUND



BACKGROUND

HISTORICAL AND CULTURAL

The background information on the Tenth Street Historical District is excerpted from the City of Dallas Landmark Commission, Landmark Nomination Form: Tenth Street Historical District. The Historic District's application form was prepared by Dr. Marnie McKnight, President of Black Dallas Remembered, Inc., dated August 2, 1993.

The Tenth Street Historical District is the oldest and perhaps most important African American neighborhood in Dallas. The District is a sub-area of the Brackins Village area of Oak Cliff, just one mile south of downtown Dallas (refer to figure 1). The neighborhood was nominated to the National Register, and approved by the City on October 12, 1993, as a historically and culturally significant area of Dallas. Although much of the area is within the original suburb of Oak Cliff, the District's history is distinctly different from the rest of Oak Cliff. The District includes modest houses that have few stylistic ornamentation; but these houses provide a necessary link to an overlooked part of Dallas's past history. According to the District's application to the City of Dallas Landmark Commission, only a few African American neighborhoods have survived in all of Dallas, those that have lack the social and historical integrity evidenced in the Tenth Street Historic District. The Tenth Street Historic District is the last remaining Freedman's Town in Dallas. A great many of the structures are in poor-to-fair condition but still retain their historic character. There is little written documentation that indicates the historical development of the area.

The first African Americans arrived in the Tenth Street area with Judge Hord and his family. Judge Hord's family and their slaves, Daddy Bum, Mammy Juliet, and their one child

came to the area by covered wagon from Tennessee in 1845. The Hords built a log cabin, which was the first permanent structure in the area, on a hill overlooking the west bank of the Trinity River. For many years the area around the cabin was known as Hord's river. The Hord cabin is still standing and was moved to a tract near the Marsalis Zoo after it was given to the American Legion.

The exact date when African Americans began living in the Brackins Village area remains unknown, but it likely occurred during the Civil War. Due to the large number of farms in the area, it is believed that many of the farm laborers established themselves along the Trinity River.

In 1887, Oak Cliff was officially founded by T.L. Marsalis, a wealthy grocer and developer. During the same year, Marsalis bought all the Hord property, except the ten acres Hord decided to Frank Thomas and his son Frank Thomas, Jr., descendants of Daddy Bum.

Some local historians speculate that former slaves of William Brown Miller, an early and prominent cotton grower in the Dallas region, settled on land that included the District. William Brown settled on the banks of the Trinity on the easternmost side of what is known as Oak Cliff. He became one of the largest slave owners in the state. The Miller plantation house, built by slave labor, was moved to the Old City Park area when the property was bought by the Good Street Church. The site is presently on Bonnie View Road between Kiest Boulevard and Illinois Avenue. Prior to 1886, the Baptists and Methodists worshipped in a brush arbor on Tenth Street. On December 2, 1889, land was purchased on Tenth Street for a place of worship for the two church congregations in the area, the Colored Methodist Episcopal Church and the Colored Missionary Baptist Church of Oak Cliff. A few years later the churches established their own places of worship and eventually assumed the name of Elizabeth Chapel CME and Greater El Bethel Baptist Church.

Although African Americans had settled in the area by the early 1880's, much of the land in the Tenth Street Historic District was developed by T.L. Marsalis and the Dallas Land and Loan Company. When the 1890 census was taken Oak Cliff had a population of 3,360, including 538 African Americans, most of whom presumably lived in the Tenth Street area. On May 10, 1900, the City of Dallas purchased land for a school for African American children. Later, the Fourth Ward School was established on Eighth Street east of the Oak Cliff Cemetery. The N.W. Harlee School was built on the same site in 1928. The African American community continued to expand in later years as evidenced by the formal dedication of the Betterton Circle Addition on February 17, 1904. Many African American owned businesses developed in the area along Tenth Street. These businesses included cafes, grocery stores, drug stores, barber shops, beauty salons, medical facilities, a funeral home, schools, clubs, and dance halls, in addition to the only African American owned bottling company in Dallas. The early churches in the area were Elizabeth Chapel Methodist, Greater El Bethel Baptist, Smith Chapel and the Golden Gate Baptist. It has been suggested that the Greater El Bethel Baptist Church was designed by William Pittman, the first African American architect in Dallas. Several medical doctors lived in the community and had offices there. In 1916 the Thompson Maternity Clinic, an obstetric and gynecology medical facility, stood on the corner of Tenth Street and Cliff Street.

Financing for businesses in the area was often scarce. George Boswell, a local resident of the period, is said to have operated a local bank out of a large safe he kept in his house. The great variety of businesses in the Tenth Street commercial area is reflected in the wide range of families living in the District's residential sections. Local historians note the peaceful juxtaposition of rich and poor families, and suggest that this was a common feature of early African American segregated urban neighborhoods.

ARCHITECTURAL AND PHYSICAL CHARACTER

The Tenth Street Historic District is a residential neighborhood encompassing about 12 city blocks. The District is located on the northeastern edge of the original Oak Cliff town plat on hilly terrain overlooking the Trinity River and downtown Dallas. The District is defined as a triangular sector contained by the boundaries of Interstate 35E on the west, East Eight Street on the north, the former Interurban right-of-way on the east, and Clarendon Drive and Eleventh Street on the south (refer to figure 3). The District has a number of houses surrounding the five neighborhood landmarks: The Gothic Revival inspired Elizabeth Chapel African Methodist Church, the Classical Revival Greater El Bethel Baptist Church, the Harlee Elementary School, the L-plan commercial store, and the Oak Cliff Cemetery which is the oldest public cemetery in Oak Cliff (refer to appendix A). One block away from the N.W. Harlee Elementary School is the site for the new Townview Magnet High School (refer to figure 5), which is scheduled to begin construction in 1994.

The cohesiveness of the District as a collection of modest early 20th century vernacular domestic structures in Dallas is adversely affected by empty lots between the adjacent houses. Demolition, rather than remodeling or new construction, has been the neighborhood's main adversary. Less serious integrity issues are raised by the modifications to most houses and their generally deteriorating physical conditions.

The modest vernacular housing that constitutes most of the District's buildings include traditional plan types such as two-room, small L-plan, and shotgun houses (refer to appendix A). Most of the houses demonstrate bungalow influences in their plan, form, and detailing. The largest concentration of bungalows are located on the east side of the Oak Cliff Cemetery. All of the area's houses are framed construction and most have wood siding. Throughout the District, evidence suggests that a large number of front porches have been altered or rebuilt.

The majority of structures in the Tenth Street Historic District were built in the early part of the 20th century. The earliest evidence of development activity in the area was the Oak Cliff Cemetery, dated 1846. Usually freed African Americans were given the undesirable land next to cemeteries, flood plains, and railroads, which explains in part the proximity of the present day Tenth Street Neighborhood to the Oak Cliff Cemetery and the Trinity River.

REVITALIZATION FACTORS



1. Figure (1) shows the location of the Tenth Street Historic District.
2. Figure (1) shows the Landmarks and Historic Districts of the City of Dallas, Texas.
3. Figure (1) shows the Tenth Street Historic District Boundary.

PHYSICAL FACTOR LOCATION



FIGURE (1)

TENTH STREET HISTORIC DISTRICT BOUNDARY

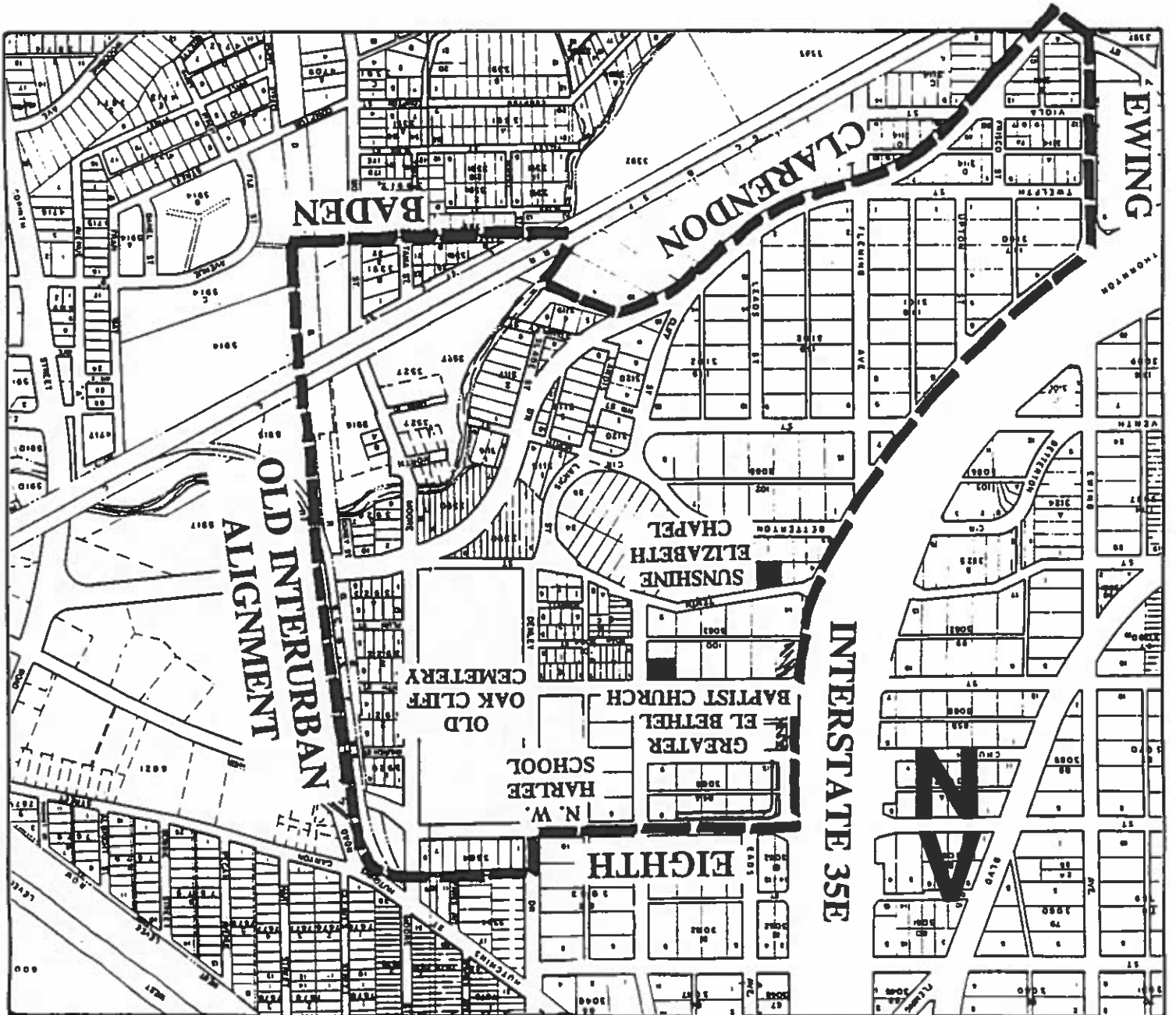


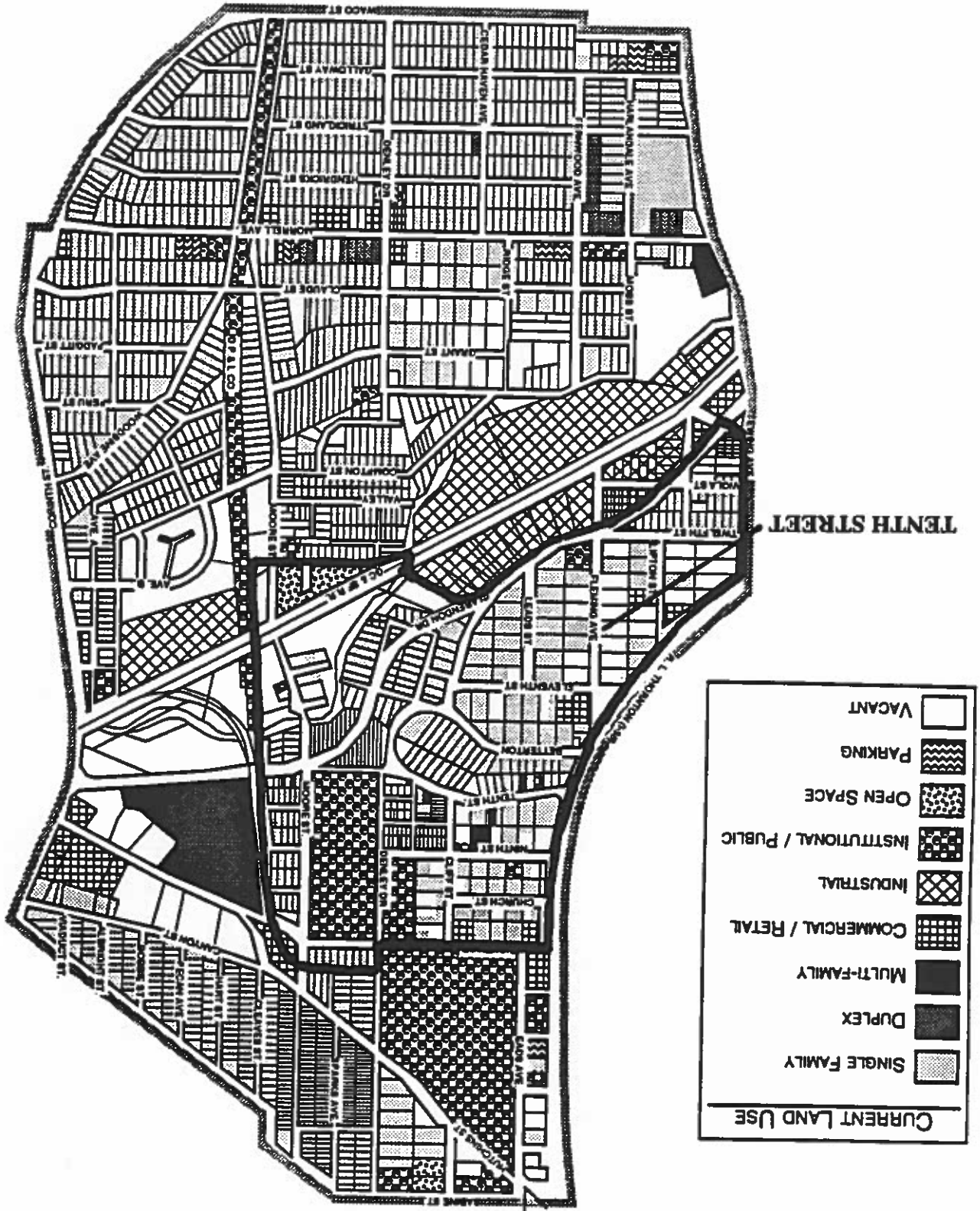
FIGURE (3)

1. Figure (4) shows the land use and development patterns in the Tenth Street Historic District and the larger neighborhood of Brackins Village.

PHYSICAL FACTOR LAND USE

BRACKINS VILLAGE

FIGURE (4)



1. Figure (5) shows the public facilities in the Tenth Street Historic District.
2. Figure (6) shows the location of Dart's new light rail station.

PHYSICAL FACTOR PUBLIC FACILITIES

TENTH STREET HISTORIC DISTRICT PUBLIC FACILITIES

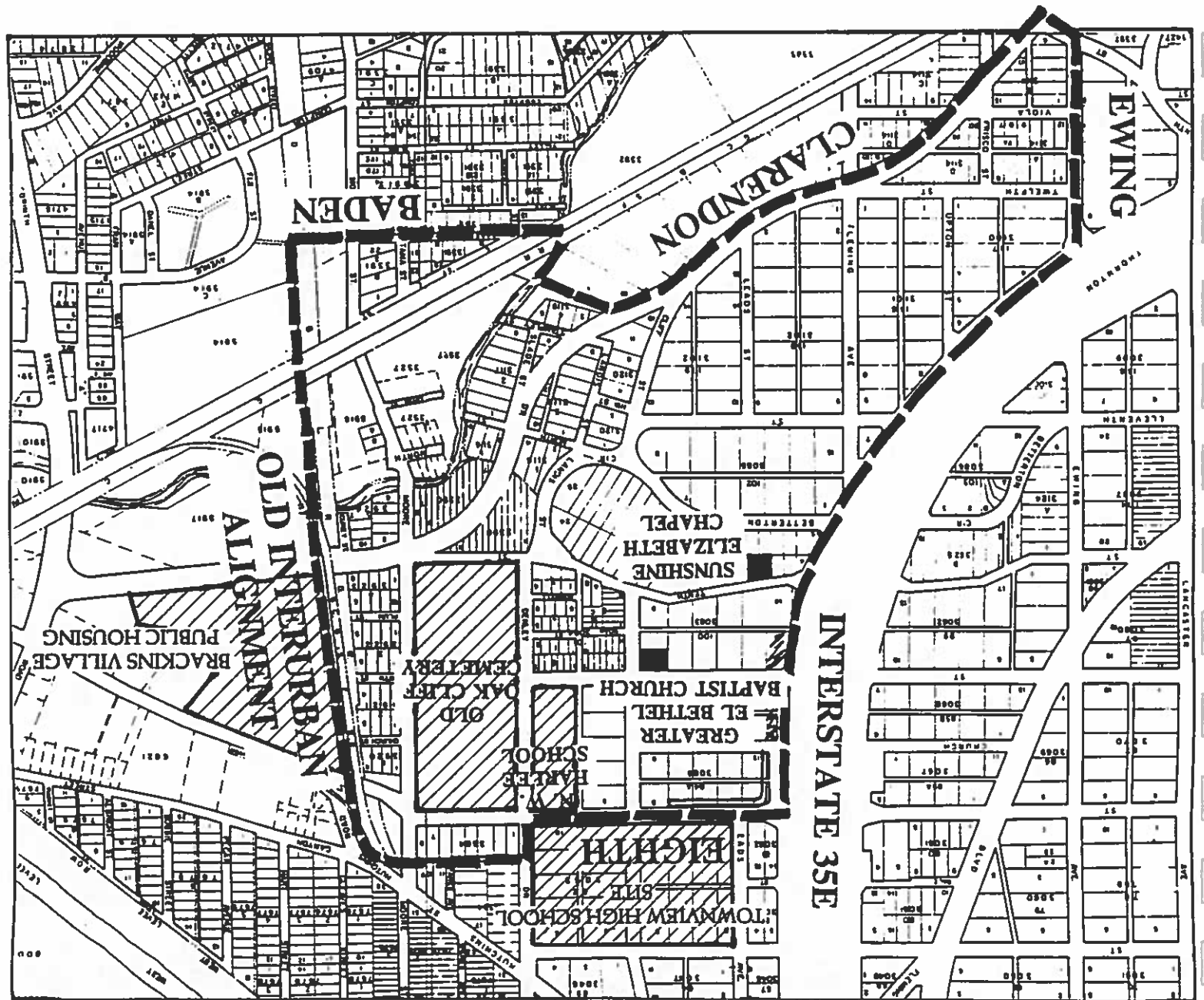
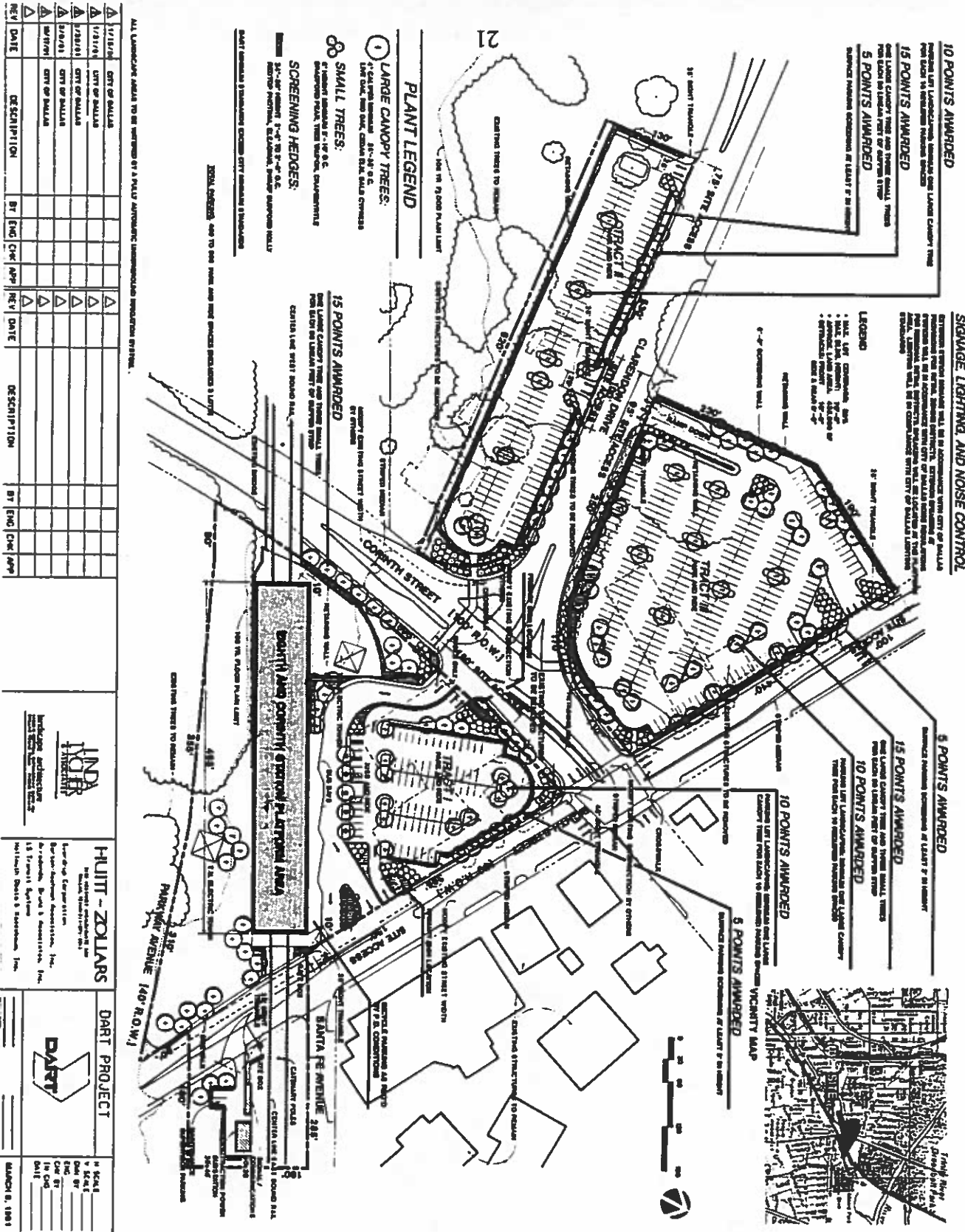


FIGURE (5)

FIGURE (6)



ALL LANDSCAPE PLANTS TO BE INSTALLED BY 1 WEEK AFTER THE COMMENCEMENT OF CONSTRUCTION.

REV	DATE	DESCRIPTION	BY	CHK	APP	DATE	DESCRIPTION	BY	CHK	APP
Δ	1/18/18	CITY OF DALLAS								
Δ	1/23/18	CITY OF DALLAS								
Δ	2/28/18	CITY OF DALLAS								
Δ	3/28/18	CITY OF DALLAS								
Δ	04/19/18	CITY OF DALLAS								

PLANT LEGEND

① LARGE CANOPY TREES:
 1'-6" CALIPER SPANISH OAK 20'-30'-0" O.C.
 1'-6" CALIPER SPANISH OAK 20'-30'-0" O.C.
 1'-6" CALIPER SPANISH OAK 20'-30'-0" O.C.

⊗ SMALL TREES:
 8" DIAMETER SPANISH OAK 10'-12'-0" O.C.
 8" DIAMETER SPANISH OAK 10'-12'-0" O.C.
 8" DIAMETER SPANISH OAK 10'-12'-0" O.C.

SCREENING HEDGES:
 3'-0" DIAMETER SPANISH OAK 10'-12'-0" O.C.
 3'-0" DIAMETER SPANISH OAK 10'-12'-0" O.C.
 3'-0" DIAMETER SPANISH OAK 10'-12'-0" O.C.

PLANT SPECIFICATIONS SHALL BE AS SHOWN ON CITY STANDARD SPECIFICATIONS.

200% COVERAGES AND TO ONE SIDE AND ONE SIDE PROVISIONS 3' WIDE

LEGEND

- 1" X 1" X 1" SIGNAGE
- 2" X 2" X 2" SIGNAGE
- 3" X 3" X 3" SIGNAGE
- 4" X 4" X 4" SIGNAGE
- 5" X 5" X 5" SIGNAGE
- 6" X 6" X 6" SIGNAGE
- 7" X 7" X 7" SIGNAGE
- 8" X 8" X 8" SIGNAGE
- 9" X 9" X 9" SIGNAGE
- 10" X 10" X 10" SIGNAGE

15 POINTS AWARDED
 15 POINTS AWARDED
 10 POINTS AWARDED
 10 POINTS AWARDED
 5 POINTS AWARDED

15 POINTS AWARDED
 15 POINTS AWARDED
 10 POINTS AWARDED
 10 POINTS AWARDED
 5 POINTS AWARDED

10 POINTS AWARDED
 10 POINTS AWARDED
 5 POINTS AWARDED
 5 POINTS AWARDED

5 POINTS AWARDED
 5 POINTS AWARDED
 5 POINTS AWARDED
 5 POINTS AWARDED

POINT TABULATION

NO.	DESCRIPTION	POINTS
01	PLANNED DEVELOPMENT (PD) SITE PLAN	15
02	EIGHTH AND CORINTH STATION	15
03	PLANNED DEVELOPMENT (PD) SITE PLAN	15
04	EIGHTH AND CORINTH STATION	15
05	PLANNED DEVELOPMENT (PD) SITE PLAN	15
06	EIGHTH AND CORINTH STATION	15
07	PLANNED DEVELOPMENT (PD) SITE PLAN	15
08	EIGHTH AND CORINTH STATION	15
09	PLANNED DEVELOPMENT (PD) SITE PLAN	15
10	EIGHTH AND CORINTH STATION	15
11	PLANNED DEVELOPMENT (PD) SITE PLAN	15
12	EIGHTH AND CORINTH STATION	15
13	PLANNED DEVELOPMENT (PD) SITE PLAN	15
14	EIGHTH AND CORINTH STATION	15
15	PLANNED DEVELOPMENT (PD) SITE PLAN	15
16	EIGHTH AND CORINTH STATION	15
17	PLANNED DEVELOPMENT (PD) SITE PLAN	15
18	EIGHTH AND CORINTH STATION	15
19	PLANNED DEVELOPMENT (PD) SITE PLAN	15
20	EIGHTH AND CORINTH STATION	15
21	PLANNED DEVELOPMENT (PD) SITE PLAN	15
22	EIGHTH AND CORINTH STATION	15
23	PLANNED DEVELOPMENT (PD) SITE PLAN	15
24	EIGHTH AND CORINTH STATION	15
25	PLANNED DEVELOPMENT (PD) SITE PLAN	15
26	EIGHTH AND CORINTH STATION	15
27	PLANNED DEVELOPMENT (PD) SITE PLAN	15
28	EIGHTH AND CORINTH STATION	15
29	PLANNED DEVELOPMENT (PD) SITE PLAN	15
30	EIGHTH AND CORINTH STATION	15

CONTRACT NO. _____ DATE _____

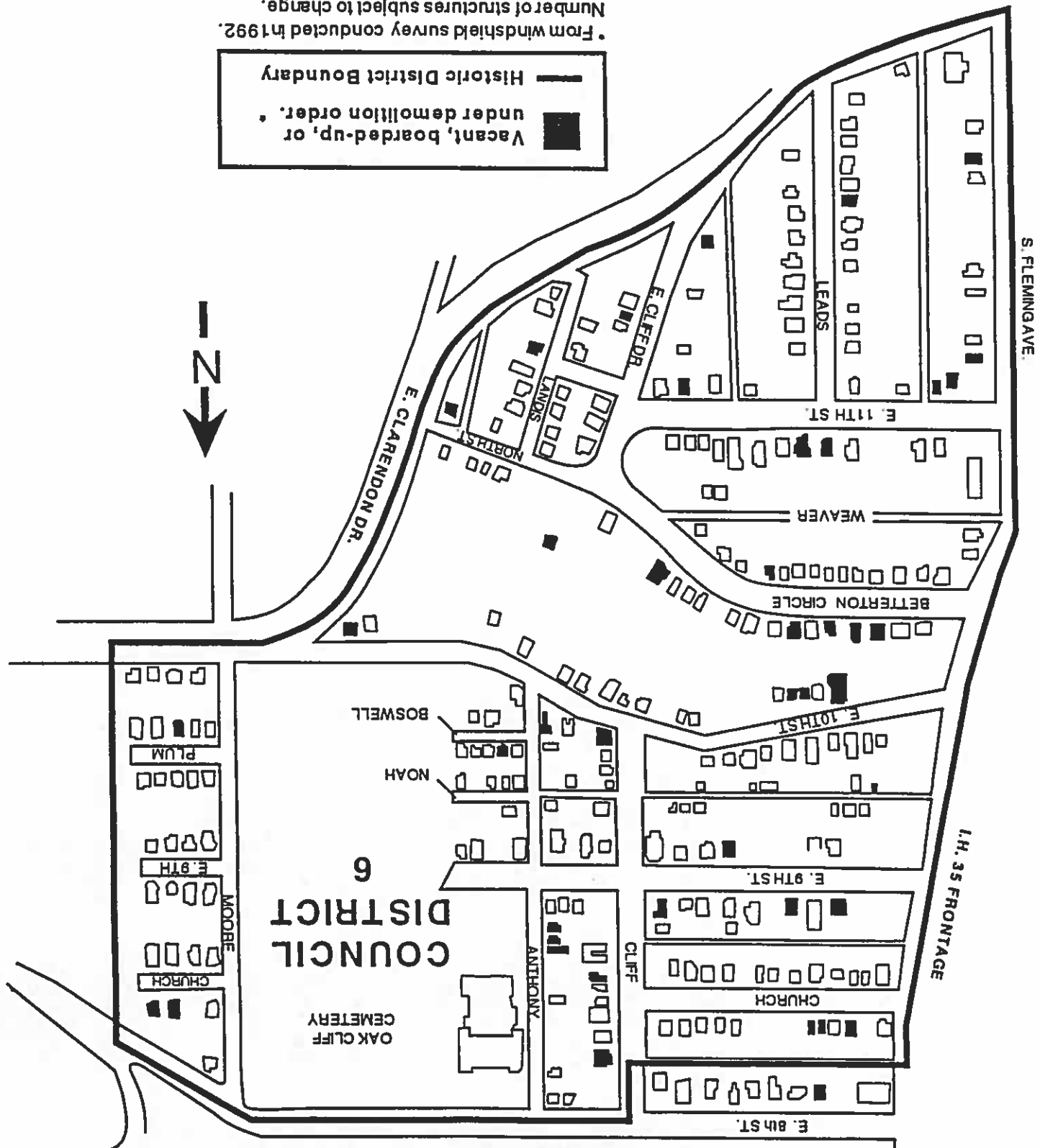
1. Figure (7) shows the properties in the Tenth Street Historic District that are vacant, boarded-up, or under demolition order.
2. Figure (7) shows an analysis of building conditions in the Tenth Street Historic District.

BUILDING AND HOUSING CONDITION

PHYSICAL FACTOR

Tenth Street Historic District

FIGURE (7)



From windshield survey conducted in 1992.
 Number of structures subject to change.

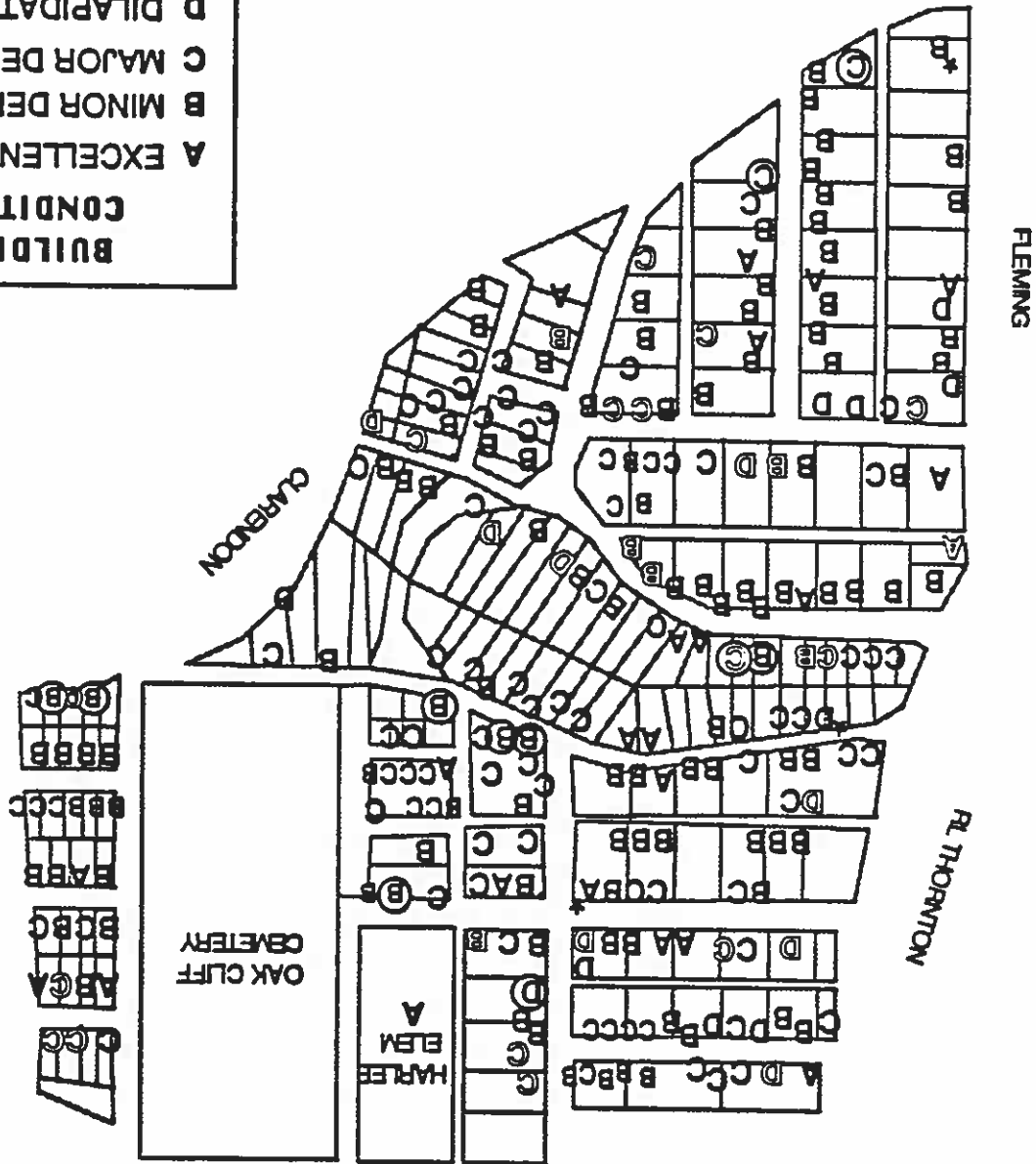
- Vacant, boarded-up, or under demolition order.
- Historic District Boundary

Census Tract - 41
 City Services Analysis Area
 Near Southwest

TENTH STREET HISTORIC DISTRICT AREA STUDY

FIGURE (8)

EIGHTH



- BUILDING CONDITION
- A EXCELLENT
- B MINOR DEFICIENCIES
- C MAJOR DEFICIENCIES
- D DILAPIDATED
- (E) MULTI-FAMILY
- (*) CHURCH

POPULATION DEMOGRAPHICS



DEMOGRAPHIC ANALYSIS

PREPARED BY

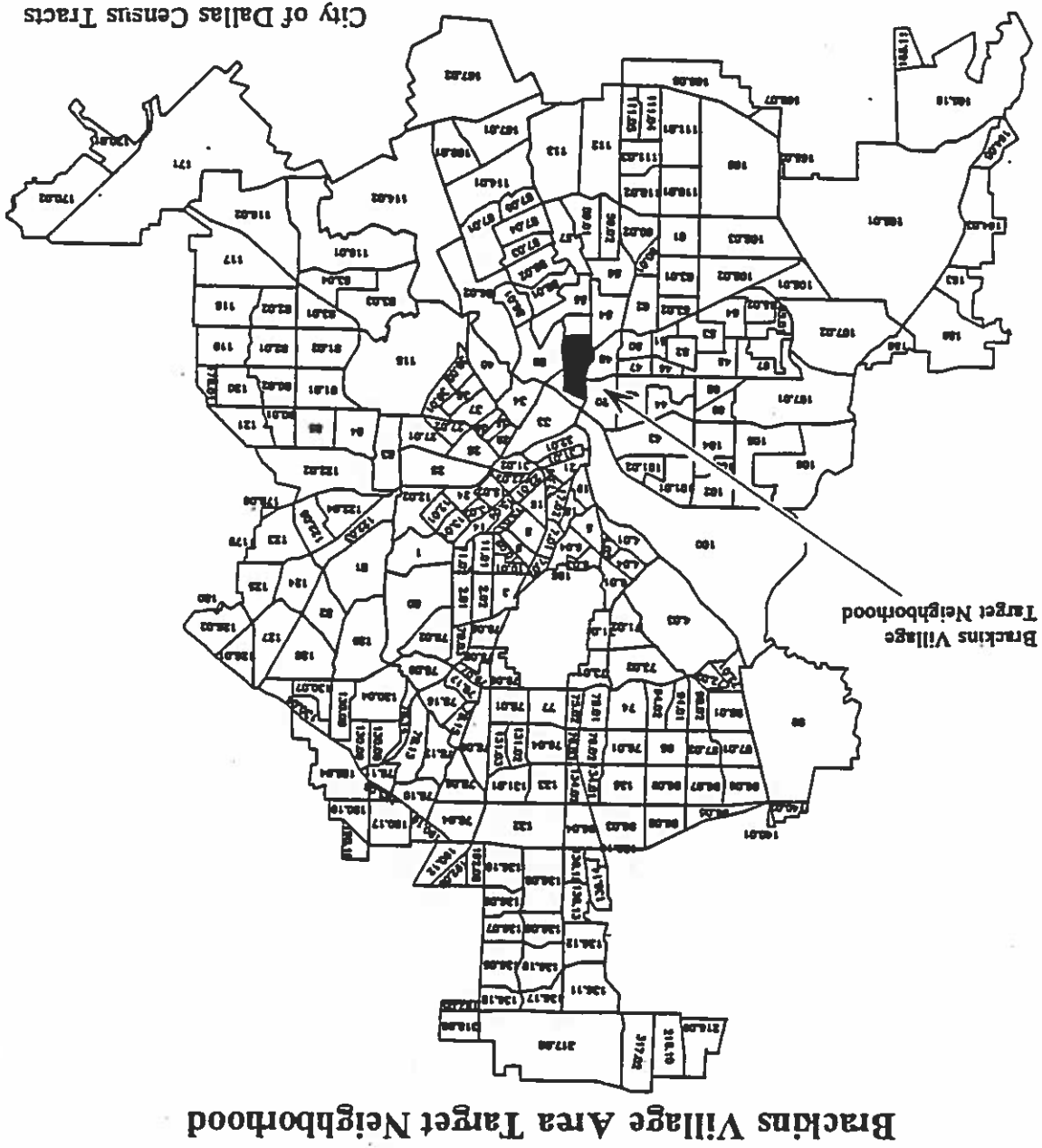
CITY OF DALLAS

DEPARTMENT OF HOUSING AND NEIGHBORHOOD SERVICES

1. Figure (9) shows the census tracts of the City of Dallas.
2. Table (1) shows the number of lots in the Tenth Street Historic District.
3. Table (2) shows the number of renter-occupied and owner-occupied homes in the Tenth Street Historic District.
4. Table (3) shows the household income, ethnic mix, age, and education of the residents of the Tenth Street Historic District.
5. Table (4) shows an analysis of owner-occupied homes over many years.
6. Table (5) shows an analysis of renter-occupied homes over many years.
7. Figure (10) shows an analysis of total housing over many years.
8. Table (6) shows an analysis of total housing and occupancy rate over many years.
9. Figure (11) shows an analysis of housing values.
10. Figure (12) shows an analysis of rent values.
11. Figure (13) shows an analysis of total population by decade.
12. Table (7) shows an analysis of population changes by decade.
13. Figure (14) shows an analysis of Brackins Village's population vs. City-wide.
14. Table (8) shows an analysis of Brackins Village's population vs. City-wide.

TENTH STREET HISTORIC DISTRICT CENSUS TRACT 41

City of Dallas
Department of Housing and Neighborhood Services
Target Neighborhood Program
Dallas, Texas
June 26, 1993



Preliminary Report of Neighborhood Conditions
In The
Brackins Village Area Target Neighborhood
Brackins Village Target Neighborhood

TENTH STREET HISTORIC DISTRICT
 SELECTED DEMOGRAPHIC DATA
 TABLE (1)

Lots		
Type	Lots	% of Total
Total Lots	297	100%
Vacant Lots	76	25.6%

TABLE (2)

Homes		
Type	Homes	% of Total
Total Homes	282	100%
Owner-Occupied	105	37.2%
Renter-Occupied	120	42.6%
Vacant or Boarded Up	57	20.2%

TABLE (3)

Household Income			Ethnic Mix			Age			Education						
District		City-wide		Ethnicity		% of Total		Years		% of Total		Age 25 and Over		% of Total	
Income Ranges	% of Total	Income Ranges	% of Total	African-American	% of Total	0-5	8.6%	6-17	14.3%	Some High School	60.1%	Some College	17%	College Graduate	2.8%
\$0 - \$12,499	66.2%	\$0 - \$12,499	20.6%	Hispanic	13.6%	18-64	54.7%	Over 65	22.4%	High School Graduate	20.1%	Some College	17%	College Graduate	2.8%
\$12,500 - \$22,499	17.7%	\$12,500 - \$22,499	19.9%	White	4.8%	Over 65	22.4%	Other	0.4%	Other	21.1%	College Graduate	2.8%		
\$22,500 - \$34,999	5.1%	\$22,500 - \$34,999	21.1%												

Source: 1990 U.S. Census

TENTH STREET HISTORIC DISTRICT
CENSUS TRACT 41

		Total	550	100%	100%
1989 to March 1990	70	136	206	27%	53%
1985 to 1988	69	137	206	27%	35%
1980 to 1984	66	70	136	18%	7%
1970 to 1979	55	70	125	17%	4%
1960 to 1969	31	12	43	6%	1%
1959 or earlier	26	14	40	5%	0%
Census tract		41	49	Total	City %

Owner occupied

TABLE (4)

		Total	1135	100%	100%
1989 to March 1990	5	29	34	3%	9%
1985 to 1988	26	55	81	7%	19%
1980 to 1984	32	115	147	13%	16%
1970 to 1979	8	170	178	15%	26%
1960 to 1969	22	433	455	39%	17%
1959 or earlier	144	130	274	23%	12%
Census tract		41	49	Total	Target %

Renter occupied

TABLE (5)

HOUSING UNITS BY TENURE AND BY YEAR HOUSEHOLDER MOVED INTO UNIT

TENTH STREET HISTORIC DISTRICT
CENSUS TRACT 41

Year	Census Tract 41	Census Tract 49	Total Change	Occupancy Rate 41	Occupancy Rate 49
1950	1,507	1,583	----	97%	98%
1960	1,439	2,037	+12.5%	92%	94%
1970	1,280	2,129	-2%	88%	94%
1980	874	1,782	-22%	90%	88%
1990	748	1,592	-12%	74%	86%

TABLE (6)

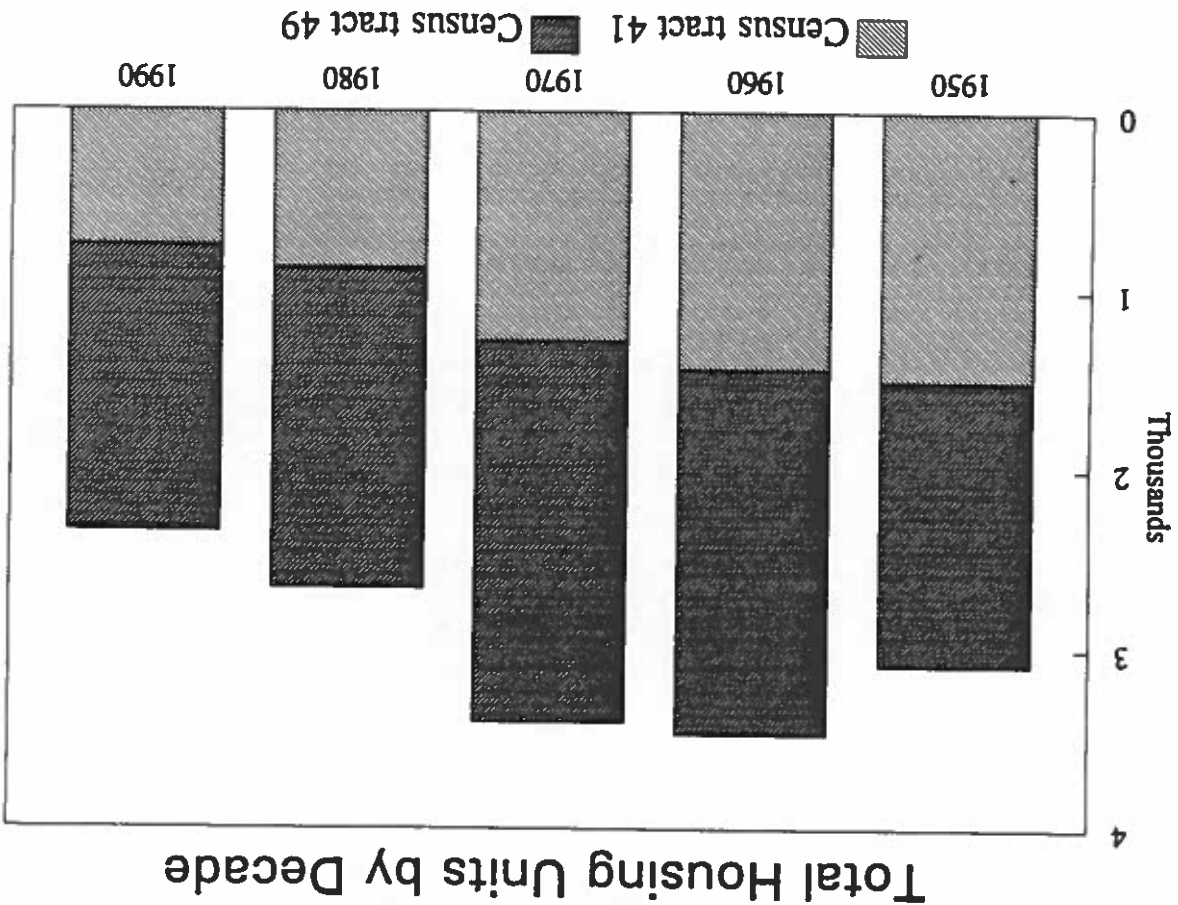
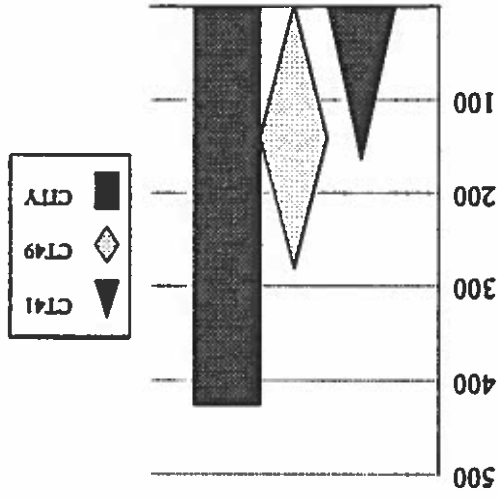


FIGURE (10)

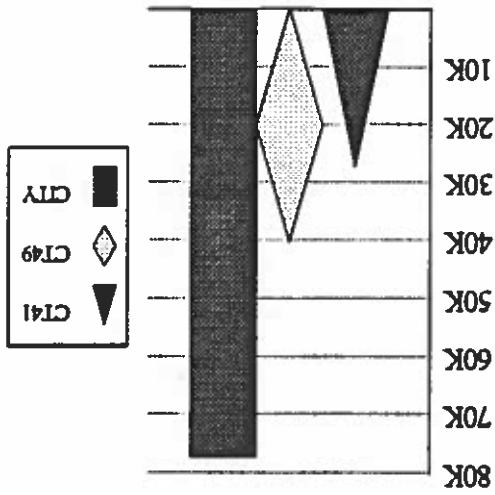
TENTH STREET HISTORIC DISTRICT
CENSUS TRACT 41



Median rent

FIGURE (12)

The median rent is also low compared to the city-wide averages. The median rent in census tract 41 is \$163. The median rent in census tract 49 is \$281. The average city-wide rent median is \$426.



Housing value

FIGURE (11)

The median housing values for census tracts 41 and 49 are both low compared to the city-wide average. In census tract 41 the median house value is \$27,200 and in census tract 49 the median house value is \$40,300. The Dallas city average median house value is \$77,100.

Housing Value

32
TENTH STREET HISTORIC DISTRICT
CENSUS TRACT 41

Year	Census tract 41	Census tract 49	Total Change
1990	1538	4152	-14.0%
1980	2258	5221	-23.0%
1970	3585	7597	+3.3%
1960	4683	6141	+6.4%
1950	4940	5233	-----

TABLE (7)

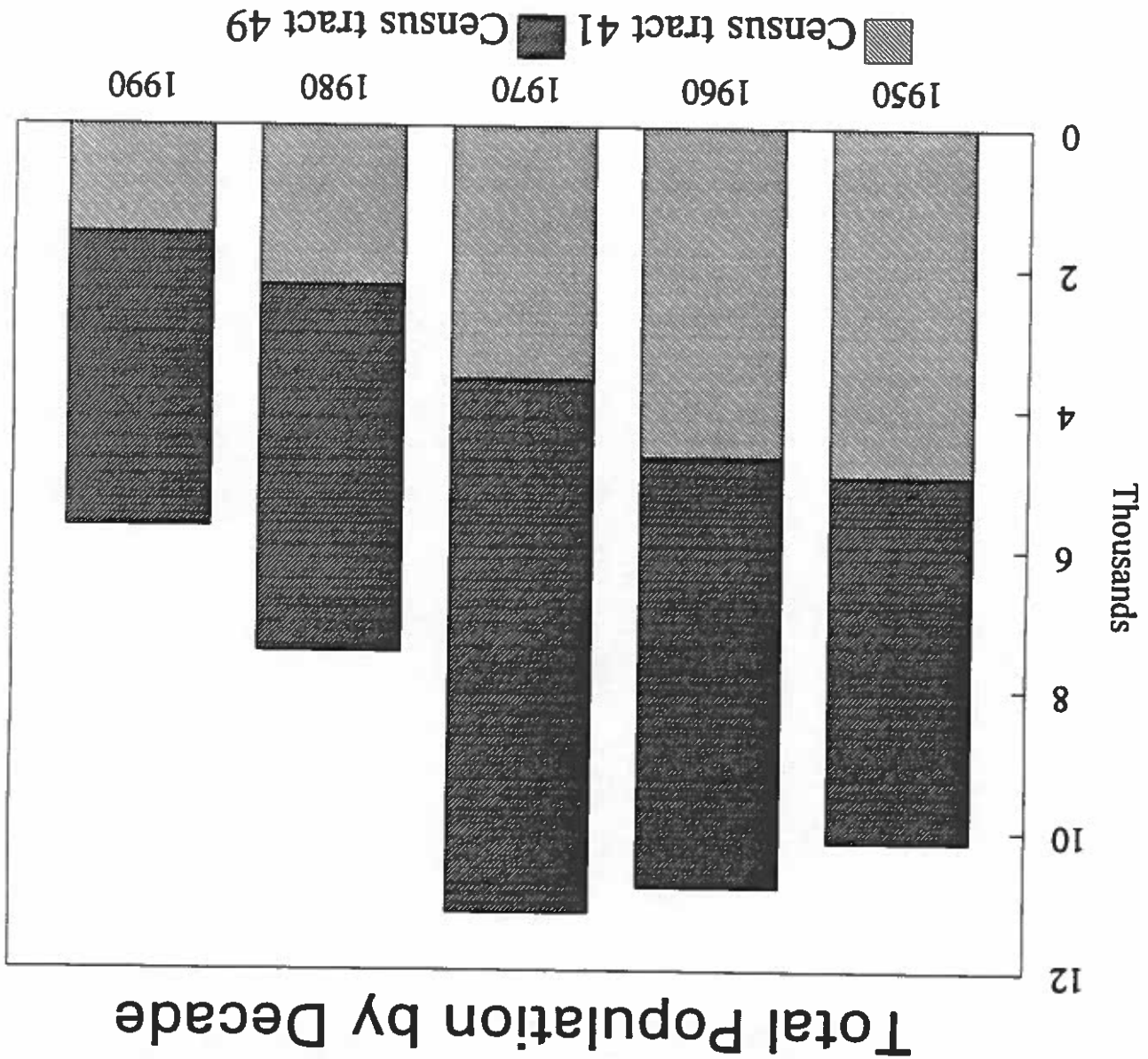


FIGURE (13)

TENTH STREET HISTORIC DISTRICT
CENSUS TRACT 41

Age Range	City-wide	Target Area
0-9	15.11%	14.67%
10-19	12.65%	15.92%
20-29	20.98%	14.81%
30-39	18.65%	13.29%
40-49	11.72%	8.52%
50-59	7.69%	11.52%
60-69	6.74%	10.78%
70-79	4.26%	7.70%
80+	2.22%	2.79%

City-wide	11.80%
Target Area	18.77%
over age 62:	
City-wide	11.80%
Target Area	18.77%

TABLE (8)

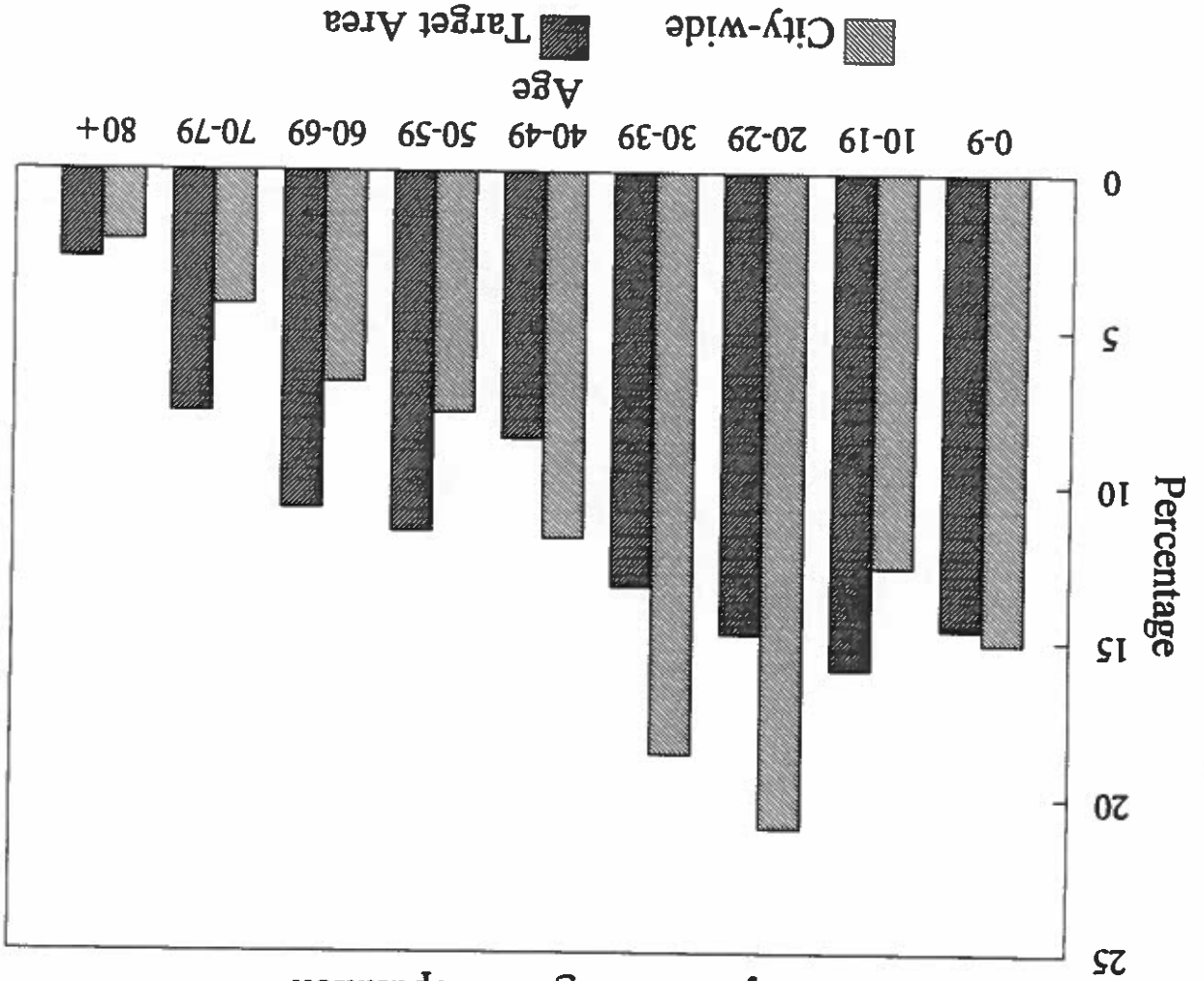


FIGURE (14)

BRACKIN VILLAGE TARGET NEIGHBORHOOD

Boundaries: Sabine, imaginary line through West Levee to Cornith, Morrell, Waco, Ewing, R.L.Thornton (east side only)
 Census Tract(s): pt. 41.00, 49.00
 Mapscor: pt. 55 - A,B,C,E,F,G,J,K

Population: 90.3% African-American
 8.2% Hispanic
 1.3% Anglos

Median Household Income: CT 41.00: \$6,446 CT 49.00: \$14,688
 City-wide: \$27,489

Housing:

Conditions
 37% met minimum housing standards
 51% required minor repair
 (needing paint, roof repairs, broken glass, etc.)
 10% required major repair
 2% of the structures were dilapidated
 78% of housing stock built before 1960

Tenure

39.7% of the housing units are renter-occupied. (City-wide 56%)
 58.7% of the housing units are owner-occupied. (City-wide 44%)

Type

Predominately single family, commercial and light industrial spine along Clarendon Drive

Target Neighborhood Planning:

Planning Process

- ▼ Community wide meetings were held in June and July
- ▼ Plan development participants: Citizen Planning Advisory Committee, community leaders, neighborhood associations, church organizations, DART, Dallas Neighbors, Tenth Street C.D.C., Common Ground E.D.C., City of Dallas Departmental representatives.

Proposed and Planned Community Projects

- ▼ Renovation and revitalization of neighborhood serving retail
- ▼ Rezoning to match current use and provide for appropriate development of
- ▼ Encourage increased participation in community organizations, formation of active crime watch groups
- ▼ Improve gateway entrance points
- ▼ Continue outreach and recruitment for City of Dallas housing programs
- ▼ Recruit non-profits for housing rehabilitation

Major Projects in the community

- ▼ Three (3) DART light rail stations: Zoo, Eight Street, Morrell Avenue
- ▼ Town View Magnet High School
- ▼ Designation of Tenth Street Historic District

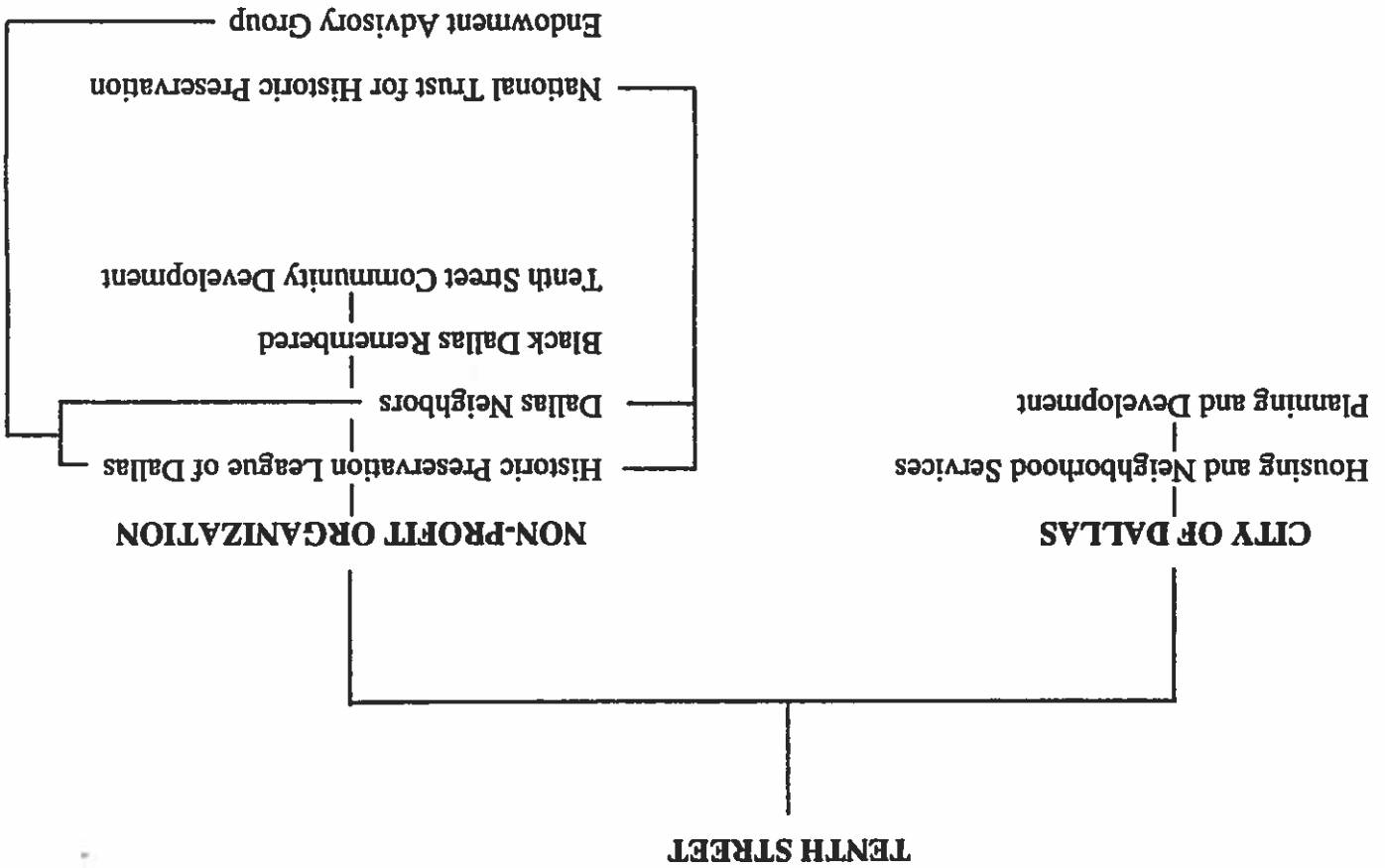
**TENTH STREET HISTORIC DISTRICT
 CENSUS TRACT 41**

COMMUNITY LEADERSHIP



COMMUNITY LEADERSHIP STRUCTURE

1. Figure (15) shows the participants that are actively involved with revitalization efforts in the Tenth Street Historic District and the relationship between them.
2. The Tenth Street Historic District's List of Organizations identify organizations that have interests in or programs for the revitalization efforts.



ORGANIZATIONAL CHART - ACTIVE PARTICIPANTS

THE TENTH STREET HISTORIC DISTRICT

FIGURE (15)

THE TENTH STREET HISTORIC DISTRICT

LIST OF ORGANIZATIONS

CITY OF DALLAS

Department of Housing and Neighborhood Services
Target Neighborhood Planning Division
1500 Marilla Street - City Hall Room L2AN
Dallas, Texas 75201
Telephone 214 - 670-0652
Tom Cole, Urban Planner

Department of Planning and Development
Historic Preservation
1500 Marilla Street - City Hall Room 5DN
Dallas, Texas 75201
Telephone 214 - 670-4131
Jim Anderson, Urban Planner

Department of Economic Development
1500 Marilla Street - City Hall Room 4BN
Dallas, Texas 75201
Telephone 214 - 670-1685
Ceryl Geiser, Economic Development Analyst

Housing Authority of the City of Dallas
3939 N. Hampton Road,
Dallas, Texas 75212
Telephone 214 - 951-8300
Randy Tieszen, Planning Administrator

NON-PROFIT ORGANIZATIONS

National Trust for Historic Preservation
Texas - New Mexico Field Office
500 Main Street, Suite 606
Fort Worth, Texas 76102
Telephone 214 - 951-8300
Elizabeth Willis - Barker, Field Coordinator
Historic Preservation League of Dallas, Inc.
2922 Swiss Avenue
Dallas, Texas 75204
Telephone 214 - 821-3290
Catherine Horsey, Executive Director

ORGANIZATIONS

Dallas Area Rapid Transit, Inc.
1300 Pacific Avenue
Dallas, Texas 75201
Telephone 214 - 827-3990
Tom Marking, Planner
Endowment Advisory Group, Inc.
4106 Office Parkway
Dallas, Texas 75204
Telephone 214 - 827-3990
Robert Moss, Principal

Black Dallas Remembered, Inc.
922 Swiss Avenue
Dallas, Texas 75204
Telephone 214 - 821-3290
Dr. Marnie McKnight, President
Tenth Street Community Development
400 Chisholm Place, No. 408
Piano, Texas 75075
Telephone 214 - 424-8500
Councilman David Perry
Dallas Habitat for Humanity, Inc.
5809 Hudson
Dallas, Texas 75206
Telephone 214 - 827-3990
Wink Dickey, Executive Director

Dallas Neighbors, Inc.
2922 Swiss Avenue
Dallas, Texas 75204
Telephone 214 - 823-8883
Norm Alston, Executive Director

ASSISTANCE PROGRAMS



1. The Tenth Street Historic District's List of Revitalization Assistance Programs identify programs that could benefit the revitalization efforts.

ASSISTANCE PROGRAMS

THE TENTH STREET HISTORIC DISTRICT

LIST OF REVITALIZATION ASSISTANCE PROGRAMS

FEDERAL GOVERNMENT

CDBG, HOME, and HOPE FUNDS

U.S. Department of Housing and Urban Development

CITY OF DALLAS

Neighborhood Renaissance Partnership Program

Department of Housing and Neighborhood Services

1500 Marilla Street - City Hall Room L2AN

Dallas, Texas 75201

Reference - Appendix C

Citizen Participation Plan

Programs for Intown Housing

Department of Economic Development

1500 Marilla Street - City Hall Room 4BN

Dallas, Texas 75201

Reference - Appendix C

NON-PROFIT ORGANIZATIONS

Loans

The Enterprise Foundation

Dallas, Texas

Grants for Revitalization Strategies

National Trust for Historic Preservation

Texas - New Mexico Field Office

500 Main Street, Suite 606

Fort Worth, Texas 76102

Grants for Charities

The Meadows Foundation

3003 Swiss Avenue

Dallas, Texas 75204

Affordable Home Ownership Programs

Dallas Neighbors, Inc.

2922 Swiss Avenue

Dallas, Texas 75204

BANKS AND FINANCIAL INSTITUTIONS

Community Reinvestment Act Funds

COMMUNITY SURVEY



COMMUNITY SURVEY SURVEY METHODS

1. There were many reasons for the study to survey the participants involved with the revitalization of the Tenth Street Historic District, the more important reasons include:
(1) the need to assess the level of commitment of the participants; (2) the need to determine the cooperation level between participants; (3) the need to locate financial and support programs that will help the revitalization effort; and (4) the need to identify important factors affecting Tenth Street.
2. The study surveyed government agencies, non-profit organizations, and residents that have an interest in or live in the Tenth Street Historic District.
3. The study received completed surveys from all of the above participants.
4. The study used the following methods to collect survey information: telephone and direct interviews of government agencies and non-profit organizations; distribution of the resident survey through active local churches; and a door-to-door interview of the residents.

COMMUNITY SURVEY

SURVEY CONCLUSIONS

RESIDENT SURVEY

1. Do you know of any organization providing assistance to Tenth Street ?
The following were typical comments:
(1) Refer to Survey Summary and Analysis.
2. Please list any assistance that would directly benefit you while also improving the neighborhood.
The following were typical comments:
(1) Financial assistance to repair homes; (2) Services for Senior Citizens.
3. Do you own or rent your home ?
The following were typical comments:
(1) Refer to Survey Summary and Analysis.
4. Please underline the length of time you have live in the neighborhood.
The following were typical comments:
(1) Refer to Survey Summary and Analysis.
5. Please circle your sex category.
The following were typical comments:
(1) Refer to Survey Summary and Analysis.
6. Please underline your age group category.
The following were typical comments:
(1) Refer to Survey Summary and Analysis.
7. Please mark, with the [], the number of males in each category in your household.
The following were typical comments:
(1) Refer to Survey Summary and Analysis.
8. Please mark, with the [], the number of females in each category in your household.
The following were typical comments:
(1) Refer to Survey Summary and Analysis.
9. Please underline your occupation category.
The following were typical comments:
(1) Refer to Survey Summary and Analysis.
10. Please underline your racial category.
The following were typical comments:
(1) Refer to Survey Summary and Analysis.

- 1. Why is your department interested in Tenth Street ?
The following were typical comments:
(1) Importance of the Historic District; (2) Interest in African American neighborhoods;
(3) Tenth Street is adjacent to Brackins Village.
- 2. How long has your department been involved with the Tenth Street revitalization ?
The following were typical comments:
(1) From 6 months to 5 years.
- 3. Does your department provide revitalization assistance to Tenth Street ?
The following were typical comments:
(1) Partner in the Tenth Street Demonstration Project; (2) Acquire and restore dilapidated properties for resale to low and low-moderate income families; (3) Tax incentives and facade improvement programs; (4) Provide improved access and outreach programs; (5) Refer to Assistance Programs.

NON-PROFIT ORGANIZATION AND GOVERNMENT AGENCY SURVEY

- 11. Please underline your education background category.
The following were typical comments:
(1) Refer to Survey Summary and Analysis.
- 12. Which category below best fits your total family income range ?
The following were typical comments:
(1) Refer to Survey Summary and Analysis.
- 13. Many neighborhood concerns affect Tenth Street's Future.
The following were typical comments:
(1) Refer to Survey Summary and Analysis.
- 14. Do you feel that the Tenth Street area should be designated as an historical district by the City of Dallas ?
The following were typical comments:
(1) Refer to Survey Summary and Analysis.
- 15. Do you feel the City of Dallas is committed to improving the Tenth Street District ?
The following were typical comments:
(1) Refer to Survey Summary and Analysis.
- 16. Do you perceive a problem with communications between the City of Dallas and the residents of Tenth Street ?
The following were typical comments:
(1) The city does not communicate with the residents on a person-to-person basis.
- 17. What suggestion would you propose to improve the Tenth Street revitalization efforts ?
The following were typical comments:
(1) No suggestions given; (2) Refer to Summary and Analysis.

- 4. What resources are available from other agencies that would benefit Tenth Street ?
The following were typical comments:
(1) Refer to appendix Assistance Programs.
- 5. Does your department share information about Tenth Street with others ?
The following were typical comments:
(1) Refer to Survey Summary and Analysis.
- 6. Does your department know of any obstacle to the Tenth Street revitalization ?
The following were typical comments:
(1) History of abortive projects conceived by well-meaning groups; (2) The need to develop and implement a revitalization strategy; (3) Adequate funding; (4) Real commitment; (5) Education of current owners; (6) Lack of coordination and communication among groups.
- 7. Why is Tenth Street important to the City of Dallas ?
The following were typical comments:
(1) The last remaining Freedman's Town; (2) Significance of vernacular architecture; (3) The cultural importance of the African American community; (4) Because of the Historic Designation.
- 8. What other issues are important to Tenth Street that this survey has not addressed ?
The following were typical comments:
(1) The commercial aspect of the neighborhood; (2) The need to market Tenth Street to younger families; (3) The need to educate the residents and the City about the importance of Tenth Street.
- 9. There are many factors affecting Tenth Street's Future.
The following were typical comments:
(1) Refer to Survey Summary and Analysis.
- 10. There are many neighborhood concerns affecting Tenth Street's Future.
The following were typical comments:
(1) Refer to Survey Summary and Analysis.

1. The Tenth Street Historic District Questionnaire shows the survey format and questions.
2. The Question Distribution Analysis identifies survey methods and participation rates.
3. The Resident Survey Summary, Tables (9), (10), and (11), lists the survey responses.
4. The Resident Survey Analysis, Tables (12), (13), and (14), summarizes the survey.
5. Figures (16), (17), and (18) graphically indicate the analysis of question 13.

RESIDENT SURVEY AND ANALYSIS

COMMUNITY SURVEY

THE TENTH STREET HISTORIC DISTRICT A REVITALIZATION STRATEGY QUESTIONNAIRE

RESIDENT SURVEY

1. Do you know of any organization providing assistance to Tenth Street? If yes, please list.

2. Please list any assistance that would directly benefit you while also improving the neighborhood.

3. Do you own or rent your home? (circle answer) Own Rent
4. Please underline the length of time you have lived in the neighborhood.
0 to 5 years 6 to 10 years 11 to 15 years 16 to 20 years more than 20 years
5. Please circle your sex category. Male Female
6. Please underline your age group category.
18 to 25 years 26 to 39 years 40 to 65 years 65 or more years

7. Please mark, within the [], the number of males in each age category in your household.
[] 0 to 5 [] 6 to 18 [] 19 to 25 [] 26 to 39 [] 40 to 65 [] 65 or more
8. Please mark, within the [], the number of females in each age category in your household.
[] 0 to 5 [] 6 to 18 [] 19 to 25 [] 26 to 39 [] 40 to 65 [] 65 or more

9. Please underline your occupation category.
managerial professional service industry laborer sales
farming craft operator homemaker retired other (list) _____
10. Please underline your racial category.
White Non-Hispanic Hispanic Black Other (list) _____

11. Please underline your education background category.
0 - 8 grade 9 - 12 grade high school grad. 1 - 3 years of college college grad.

12. Which category below best fits your total family income range? (underline answer)
less than \$5,000 \$5,000 - \$9,999 \$10,000 - \$14,999 \$15,000 - \$19,999
\$20,000 - \$29,999 \$30,000 - \$39,999 \$40,000 - \$49,999 above \$50,000

13. Many neighborhood concerns affect Tenth Street's Future. Please identify and rank in order the ones that you consider to be important. (1 is most important, 2 is less, etc.)

A. Neighborhood Improvements

- _____ Stop Illegal Dumping and Clean Up Debris
- _____ Repair Streets and Sidewalks
- _____ Refurbish Existing Housing Stock
- _____ Provide New In-Fill Housing on Vacant Lots
- _____ Restoration of Existing Buildings
- _____ Development of a Small Park
- _____ Others (list) _____

B. Services Desired to Benefit Residents

- _____ Provide Funding to Assist Home Repair and Home Ownership
- _____ Promote Higher Home Ownership
- _____ Deter Residents from Leaving Neighborhood
- _____ Provide Services for Senior Residents
- _____ Provide a Neighborhood Child Care Facility
- _____ Promote Local Retail Development
- _____ Promote Local Job Development
- _____ Others (list) _____

C. Social Issues of Concern to Residents

- _____ Elimination of Motel on Eighth Street
- _____ Elimination of Drug Traffic
- _____ Elimination of Speeding Vehicular Traffic
- _____ Promote Development of Neighborhood Watch and Support Groups
- _____ Improve Relations with Public Agencies
- _____ Elimination of Other Types of Crime
- _____ Others (list) _____

14. Do you feel that the Tenth Street area should be designated as an historical district by the City of Dallas? (circle answer) Yes No

15. Do you feel the City of Dallas is committed to improving the Tenth Street District? (circle answer) Yes No

16. Do you perceive a problem with communications between the City of Dallas and the residents of Tenth Street? (circle answer) Yes No If yes, what do you propose can be done to improve the situation?

17. What suggestions would you propose to improve the Tenth Street revitalization efforts?

QUESTIONNAIRE DISTRIBUTION ANALYSIS

RESIDENT SURVEY

Golden Gate Baptist Church	Location of Distribution	Quantity Distributed	Quantity of Non-Responses	Total of (125)	Total of (125)
Distributed by church officials	Method of Distribution	Quantity Distributed	Quantity of Non-Responses	Total of (37)	Total of (37)
Greater El Bethel Baptist Church	Location of Distribution	Quantity Distributed	Quantity of Non-Responses	Total of (0)	Total of (0)
Distributed by church officials	Method of Distribution	Quantity Distributed	Quantity of Non-Responses	Total of (37)	Total of (37)
Random households in neighborhood	Location of Distribution	Quantity Distributed	Quantity of Non-Responses	Total of (51)	Total of (18)
Door-to-door interview	Method of Distribution	Quantity Distributed	Quantity of Non-Responses	Total of (33)	Total of (18)
	Total Quantity Distributed	Total Number of Non-Responses	Total Number of Responses	Total of (213)	Total of (195)
	Non-Participation Rate	Total Number of Responses	Participation Rate	91 1/2 %	8 1/2 %

TABLE (9)

RESIDENT SURVEY SUMMARY																				
Question		Respondent																		
		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	Tot
1.	Known Organization																			
	Providing Assistance																			
	Yes	1																		
	No		1																	
2. Assistance Needed																				
	by Respondent																			
	Yes	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	8
	No		1																	10
3. Owner or Renter																				
	Owner	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	10
	Rent		1																	8
4. Length of Residence in Years																				
	(0-5)				1	1														3
	(6-10)						1													2
	(11-15)		1																	2
	(16-20)	1						1												4
	(> 20)								1											7
5. Sex Category																				
	Male	1							1											7
	Female		1																	11
6. Respondent Age Category																				
	(18-25)																			
	(26-39)																			
	(40-65)	1																		7
	(>65)																			7
7. Number of Males per Age Category																				
	(0-5)																			
	(6-18)	1																		1
	(19-25)																			
	(26-39)																			
	(40-65)																			
	(>65)																			

TABLE (10)

RESIDENT SURVEY SUMMARY																				
Question		Respondent																		
		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	Tot
8. Number of Females																				
	per Age Category																			
	(0-5)	1					1													
	(6-18)							1	1	1	1	1	1	1	1	1	1	3		
	(19-25)																			
	(26-39)												1					1		
	(40-65)																		1	
	(>65)																			
9. Occupation Category																				
	Managerial																			
	Professional																			
	Service Industry																			
	Laborer																			
	Sales																			
	Farming																			
	Craft Operator																			
	Homemaker																			
	Retired																			
10. Racial Category																				
	White Non-Hispanic																			
	Hispanic																			
	Black																			
11. Education Category																				
	(0-8) Grade																			
	(9-12) Grade																			
	High School Graduate																			
	(1-3) Years of College																			
	College Graduate																			
12. Yearly Income																				
	Less than \$5,000																			
	\$5,000 - \$9,999																			
	\$10,000 - \$14,999																			
	\$15,000 - \$19,999																			
	\$20,000 - \$29,999																			
	\$30,000 - \$39,999																			
	\$40,000 - \$49,999																			
	Above \$50,000																			

TABLE (11)

RESIDENT SURVEY SUMMARY																				
Question		Respondent																		
		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	Tot
13. Concerns		(Numbers for Question 13 indicate order of ranking)																		
A. Improvements																				
Clean Up Debris	1 3 4 4 1 2 2 4 1	3	4	4	4	1	2	2	4	1										3 16
Repair Streets	1 2 2	1	2	2		3	3	3	3	1	1	4								3 12
Refurbish Housing	1 1 1 1	1	1	1	1	1	1	2	1	1	1	1	1	1	1	1	1	2	2	12 14
New In-Fill Housing	1 3 2	1	3	2	4	2	2	4	2	2	2	1	1	4						1 12
Restore Buildings	1 4 6 3	1	4	6	3	5	5	1	1	2	2	5								10
Park Development	1 4 5	1	4	5						1	5	2	1	3	5					9
B. Desired Services																				
Funding Assistance	1 1 2 1	1	1	2	1	2	1	3	1	2	1	1	1	1	1	1	1	1	2	16
Higher Home Ownership	1 3 3 4	1	3	3	4	2	3	2				1	1	4						9
Deter Residents	1	1				1	3				4	1	1							6
Services for Seniors	1 2 1 5	1	2	1	5	1	4	4	1	1	2									1 11
Child Care Facility	1	1				5			1			1	4	3						6
Retail Development	1 4 4 2	1	4	4	2	3	6	1	1	3		3	3	3	3					3 12
Job Development	1 5 5 3	1	5	5	3	4	2	1	1	1	1	1	1	2	2	2				14
C. Social Issues																				
Eliminate Motel	1 1 3 1	1	1	3	1	3	1	1	1	1	1	1	1	1	1	1	1	1	3	16
Eliminate Drug Traffic	1 2 1 2	1	2	1	2	1	1	1	1	1	3	1	1	2	2	2	5	2	17	17
Eliminate Speeding	1 5 4	1	5	4			2	1	1	1	1	1	4	2						9
Neighborhood Groups	1 4	1	4			3	4	1	2	1	1	1	6	4	4	4	12			12
Improve Relations	1 3	1	3			2	5	1	1	2	1	1	3	1	1	1	1	1	1	13
Eliminate Crime	1	1						1		1	1	1	5							8
14. Historical District																				
Yes	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 14	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	14
No																				1 2
15. Commitment																				
Yes	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 12	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	12
No	1	1																		3
16. Communications																				
Yes	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 12	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	12
No	1 1 1	1	1	1																7
17. Improvements																				
Yes	1 1	1	1																	4
No	1	1																		3

TABLE (12)

RESIDENT SURVEY ANALYSIS	
Question	Respondent
	Category Totals
	% of Survey Response
	(Based on 18 responses)
1. Known Organization Providing Assistance	
Yes	2
No	16
	11%
	89%
2. Assistance Needed by Respondent	
Yes	8
No	10
	44%
	56%
3. Owner or Renter	
Owner	10
Rent	8
	56%
	44%
4. Length of Residence in Years	
(0-5)	3
(6-10)	2
(11-15)	2
(16-20)	4
(> 20)	7
	17%
	11%
	11%
	22%
	39%
5. Sex Category	
Male	7
Female	11
	39%
	61%
6. Respondent Age Category	
(18-25)	0
(26-39)	4
(40-65)	7
(>65)	7
	39%
	39%
7. Number of Males per Age Category	
(0-5)	1
(6-18)	5
(19-25)	2
(26-39)	2
(40-65)	4
(>65)	6
	30%

Question	Respondent	Category Totals	% of Survey Response
8. Number of Females per Age Category			
(0-5)	2		8%
(6-18)	7		28%
(19-25)	0		0%
(26-39)	3		12%
(40-65)	7		28%
(>65)	6		24%
9. Occupation Category			
Managerial	0		0%
Professional	0		0%
Service Industry	3		17%
Laborer	3		17%
Sales	1		6%
Farming	0		0%
Craft Operator	4		22%
Homemaker	7		39%
Retired	7		39%
10. Racial Category			
White Non-Hispanic	0		0%
Hispanic	3		17%
Black	15		83%
11. Education Category			
(0-8) Grade	4		22%
(9-12) Grade	7		39%
High School Graduate	5		28%
(1-3) Years of College	2		11%
College Graduate	0		0%
12. Yearly Income			
Less than \$5,000	8		44%
\$5,000 - \$9,999	6		33%
\$10,000 - \$14,999	3		17%
\$15,000 - \$19,999	0		0%
\$20,000 - \$29,999	0		0%
\$30,000 - \$39,999	0		0%
\$40,000 - \$49,999	0		0%
Above \$50,000	1		6%

RESIDENT SURVEY ANALYSIS

TABLE (13)

RESIDENT SURVEY ANALYSIS		Question	Category Totals	% of Survey Response	Rank of Importance
		Respondent	(Based on 18 responses)		
13. Concerns					
A. Improvements					
	Clean Up Debris	16	89%	2.25	
	Repair Streets	12	67%	2.33	
	Refurbish Housing	14	78%	1.21	
	New In-Fill Housing	12	67%	2.33	
	Restore Buildings	10	56%	3.30	
	Park Development	9	50%	3.00	
B. Desired Services					
	Funding Assistance	16	89%	1.38	
	Higher Home Ownership	9	50%	2.56	
	Deter Residents	6	33%	1.83	
	Services for Seniors	11	61%	2.09	
	Child Care Facility	6	33%	2.50	
	Retail Development	12	67%	2.83	
	Job Development	14	78%	2.21	
C. Social Issues					
	Eliminate Motel	16	89%	1.63	
	Eliminate Drug Traffic	17	94%	1.71	
	Eliminate Speeding	9	50%	2.33	
	Neighborhood Groups	12	67%	2.67	
	Improve Relations	13	72%	1.92	
	Eliminate Crime	8	44%	2.00	
14. Historical District					
	Yes	14	78%		
	No	2	11%		
15. Commitment					
	Yes	12	67%		
	No	3	17%		
16. Communications					
	Yes	12	67%		
	No	7	39%		
17. Improvements					
	Yes	4	22%		
	No	3	17%		

TABLE (14)

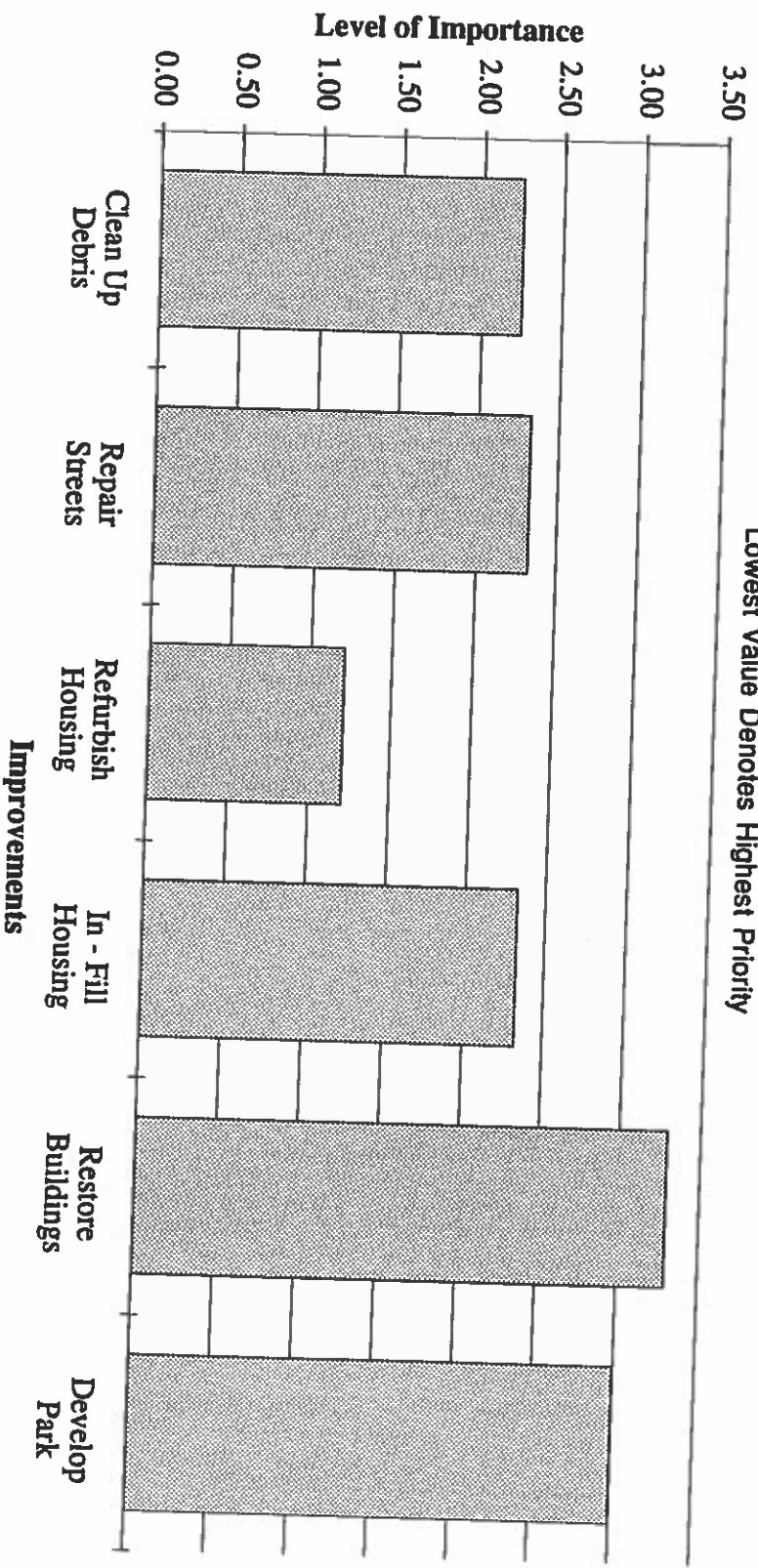
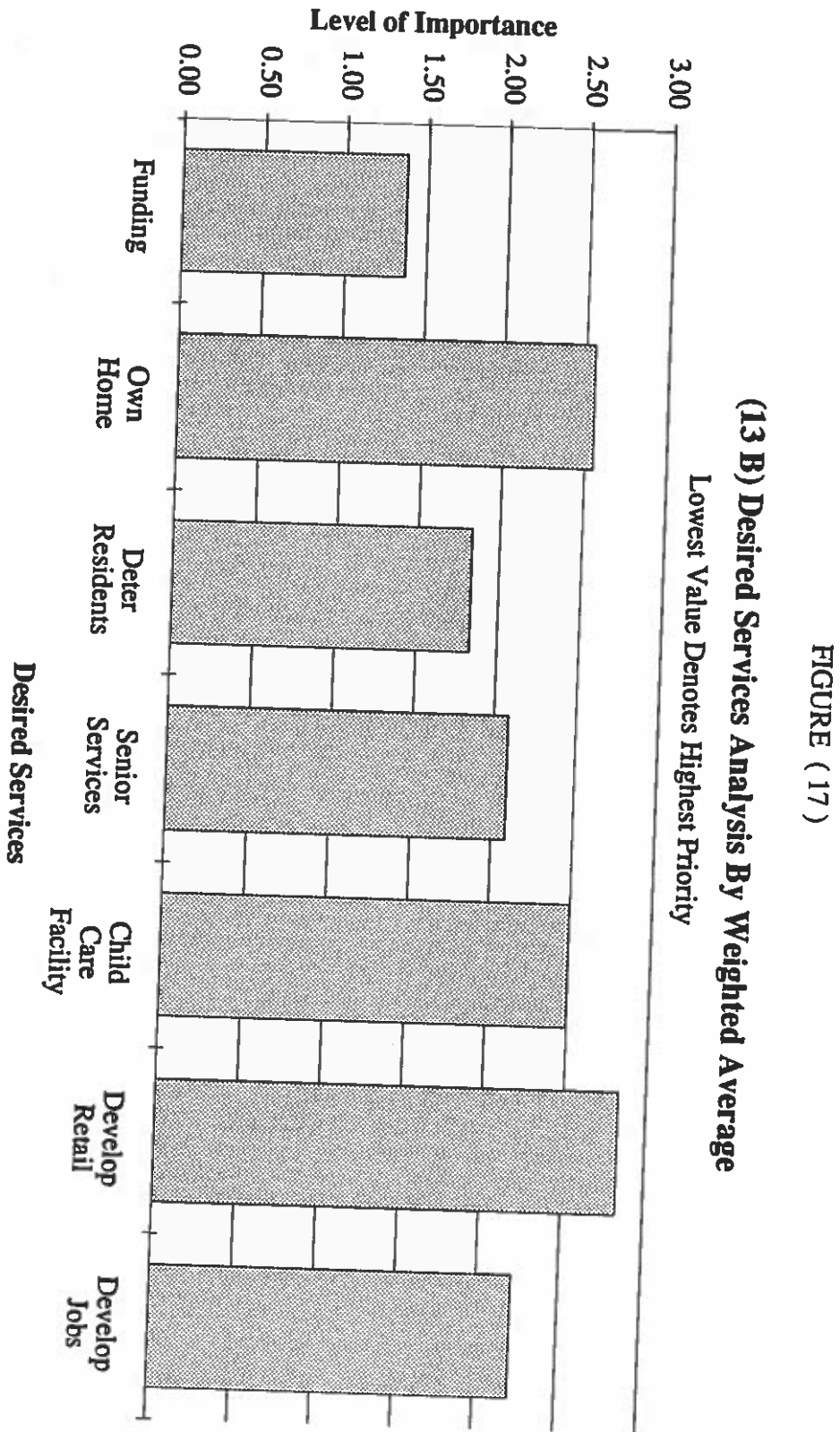


FIGURE (16)
(13 A) Improvements Analysis By Weighted Average
Lowest Value Denotes Highest Priority



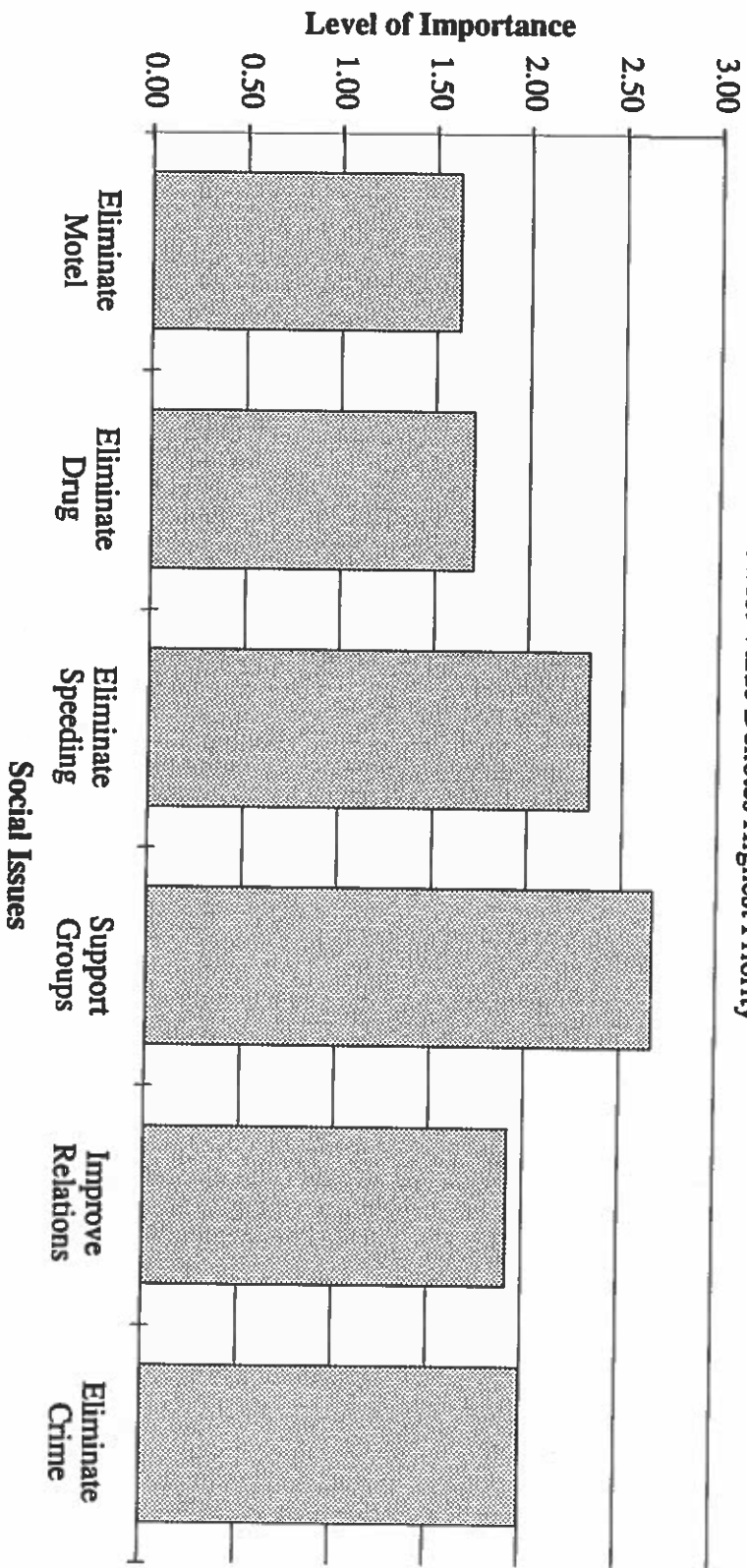


FIGURE (18)

(13 C) Social Issues Analysis By Weighted Average

Lowest Value Denotes Highest Priority

1. The Tenth Street Historic District Questionnaire shows the survey format and questions.
2. The Question Distribution Analysis identifies survey methods and participation rates.
3. The Non-profit Survey Summary, Tables (15), (16), and (17), lists the survey responses.
4. The Non-profit Survey Analysis, Tables (18), (19), and (20), summarizes the survey.
5. Figures (19), (20), (21), (22), and (23), graphically indicate the analysis of question 9.
6. Figures (24), (25), and (26) graphically indicate the analysis of question 10.

NON-PROFIT ORGANIZATION SURVEY AND ANALYSIS

COMMUNITY SURVEY

THE TENTH STREET HISTORIC DISTRICT A REVITALIZATION STRATEGY QUESTIONNAIRE

NON-PROFIT ORGANIZATION SURVEY

Name of Organization: _____
Address: _____
Phone Number: _____
Name of Respondent: _____
Title of Respondent: _____

1. Why is your organization interested in Tenth Street ?

2. How long has your organization been involved with the Tenth Street revitalization ?

3. Does your organization provide revitalization assistance to Tenth Street ? Explain.

4. What resources are available from other agencies that would benefit Tenth Street ?

5. Does your organization share information about Tenth Street with others ? Explain.

6. Does your organization know of any obstacle to the Tenth Street revitalization ? Explain.

7. Why is Tenth Street important to the City of Dallas ?

8. What other issues are important to Tenth Street that this survey has not addressed ?

9. There are many major factors affecting Tenth Street's Future. Number (1) is the most important. order the ones that you consider to be important. Number (1) is the most important.

- Physical Factors
- Location _____
 - Land Use _____
 - Land Ownership _____
 - Public Facilities: Existing and Proposed _____
 - Condition of Housing Stock _____
 - Condition of Infrastructure _____
 - Other _____

- Financial Factors
- Capital Requirements to Rehabilitate Housing Stock _____
 - Sources of Funding _____
 - Other _____

- Population Factors
- Demographics of Existing Population _____
 - Service Needs of Existing Population _____
 - Other _____

- Community Leadership Factors
- Neighborhood Association _____
 - Other _____

- Resources
- Community Development _____
 - Community Empowerment _____
 - Other _____

10. There are many neighborhood concerns affecting Tenth Street's Future. Please identify and rank in order the ones that you consider to be important. Number (1) is the most important.

- Neighborhood Improvements
- Stop Illegal Dumping and Clean Up Debris _____
 - Repair Streets and Sidewalks _____
 - Refurbish Existing Housing Stock _____
 - Provide New In-Fill Housing on Vacant Lots _____
 - Restoration of Existing Buildings _____
 - Development of a Small Park _____
 - Other _____

- Services to Benefit Residents
- Funding to Assist Home Repair and Home Ownership _____
 - Promote Higher Home Ownership _____
 - Deter Residents from Leaving Neighborhood _____
 - Provide Services for Senior Residents _____
 - Provide a Neighborhood Child Care Facility _____
 - Promote Local Retail Development _____
 - Promote Local Job Development _____
 - Other _____

- Social Issues
- Elimination of Motel on Eighth _____
 - Elimination of Drug Traffic _____
 - Elimination of Speeding Vehicular Traffic _____
 - Promote Development of Neighborhood Watch and Support Groups _____
 - Relations with Public Agencies _____
 - Other _____

QUESTIONNAIRE DISTRIBUTION ANALYSIS

NON-PROFIT ORGANIZATION SURVEY

Telephone Interview - Direct Mail

Total of (5)

Total of (2)

Total of (3)

Total of (5)

Total of (2)

Total of (3)

40 %

60 %

Method of Distribution

Quantity Distributed

Quantity of Non-Responses

Quantity of Responses

Total Quantity Distributed

Total Number of Non-Responses

Total Number of Responses

Non-Participation Rate

Participation Rate

TABLE (15)

NON-PROFIT SURVEY SUMMARY				
Question				Respondent
	1	2	3	4
	Total			
1. Organization Interested in Tenth Street	1	1	1	3
				0
2. Organization Involved with the Tenth Street Revitalization (time in years)				
(5 years for no. 1)	1	1		2
(1.75 years for no. 2)			1	1
3. Organization Providing Revitalization Assistance		1		1
4. Resources from Other Agencies	1	1	1	3
				0
5. Organization Shares Information	1	1		2
				1
6. Obstacles to the Tenth Street Revitalization	1	1	1	3
				0
7. Importance of Tenth Street to City	1	1	1	3
				0
8. Other Issues that are Important to Tenth Street	1	1		2
				1

TABLE (16)

NON-PROFIT SURVEY SUMMARY				
Question		Respondent		
		1	2	3
Total				
9. Major Factors				
A. Physical				
Location		4		4
Land Use		4		2
Land Ownership			2	3
Public Facilities		2		6
Condition of Housing Stock		1	1	1
Condition of Infrastructure		3	3	5
Other				0
B. Financial				
Capital to Rehabilitate Housing		1	1	1
Sources of Funding				2
Other		2	2	2
C. Population				
Demographics of Existing Population		2		2
Service Needs of Existing Population		1	1	1
Other				0
D. Community Leadership				
Neighborhood Association		1	1	1
Other			1	2
E. Resources				
Community Development		1		2
Community Empowerment		2		2
Other			1	1

NON-PROFIT SURVEY SUMMARY				
Question		Respondent		
		1	2	3
		4	Total	
10. Concerns		(Numbers for Question 10 indicate order of ranking)		
A. Improvements				
Clean Up Debris	1	5		2
Repair Streets	3	5	4	3
Refurbish Housing	2	1	1	3
New In-Fill Housing	5	3	2	3
Restore Buildings	4	2	3	3
Park Development	6	4	6	3
B. Desired Services				
Funding Assistance	1	3		2
Higher Home Ownership	3	3	1	3
Deter Residents		7		1
Services for Seniors	2	5		2
Child Care Facility	6	6		2
Retail Development	5	2	4	3
Job Development	4	1	2	3
C. Social Issues				
Eliminate Motel	1	3		2
Eliminate Drug Traffic	3	1	2	3
Eliminate Speeding		4		1
Neighborhood Groups	2	1	1	3
Improve Relations	4	2	5	3
Eliminate Crime				0

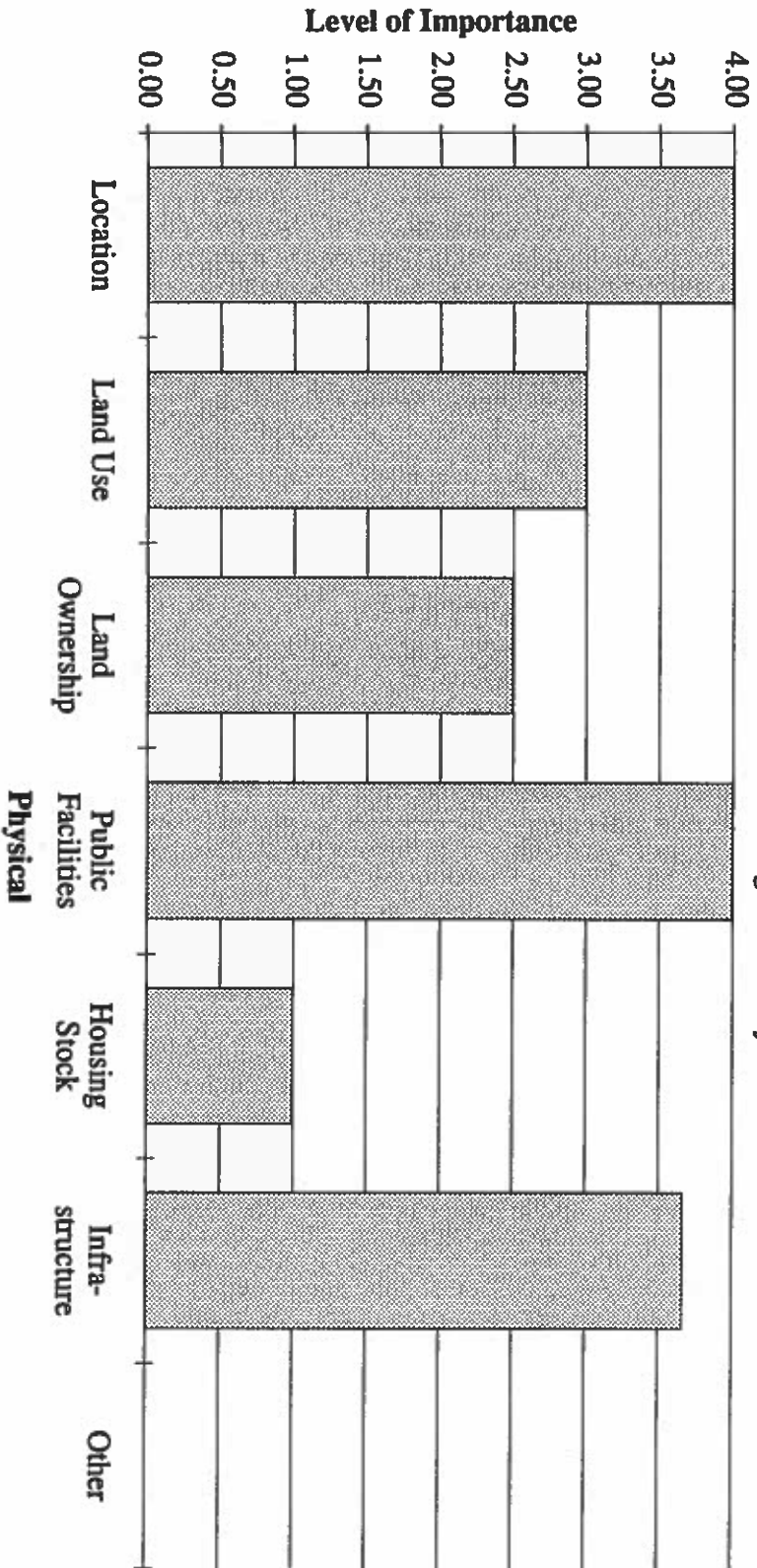
TABLE (17)

TABLE (18)

NON-PROFIT SURVEY ANALYSIS		Question	Respondent
		Category Totals	% of Survey Response (Based on 3 responses)
1.	Organization Interested in Tenth Street	Yes 3 100%	No 0 0%
2.	Organization Involved with the Tenth Street Revitalization (time in years)	Yes 2 67%	No 1 33%
3.	Organization Providing Revitalization Assistance	Yes 1 33%	No 2 67%
4.	Resources from Other Agencies	Yes 3 100%	No 0 0%
5.	Organization Shares Information	Yes 2 67%	No 1 33%
6.	Obstacles to the Tenth Street Revitalization	Yes 3 100%	No 0 0%
7.	Importance of Tenth Street to City	Yes 3 100%	No 0 0%
8.	Other Issues that are Important to Tenth Street	Yes 2 67%	No 1 33%

NON-PROFIT SURVEY ANALYSIS			
Question	Respondent	Category Totals	Rank of Importance
		% of Survey Response	(Based on 3 responses)
10. Concerns			
A. Improvements			
Clean Up Debris	67%	2	3.00
Repair Streets	100%	3	4.00
Refurbish Housing	100%	3	1.33
New In-Fill Housing	100%	3	3.33
Restore Buildings	100%	3	3.00
Park Development	100%	3	5.33
B. Desired Services			
Funding Assistance	67%	2	2.00
Higher Home Ownership	100%	3	2.33
Deter Residents	33%	1	7.00
Services for Seniors	67%	2	3.50
Child Care Facility	67%	2	6.00
Retail Development	100%	3	3.67
Job Development	100%	3	2.33
C. Social Issues			
Eliminate Motel	67%	2	2.00
Eliminate Drug Traffic	100%	3	2.00
Eliminate Speeding	33%	1	4.00
Neighborhood Groups	100%	3	1.33
Improve Relations	100%	3	3.67
Eliminate Crime	0%	0	

TABLE (20)



(9 A) Physical Analysis By Weighted Average
 Lowest Value Denotes Highest Priority

FIGURE (19)

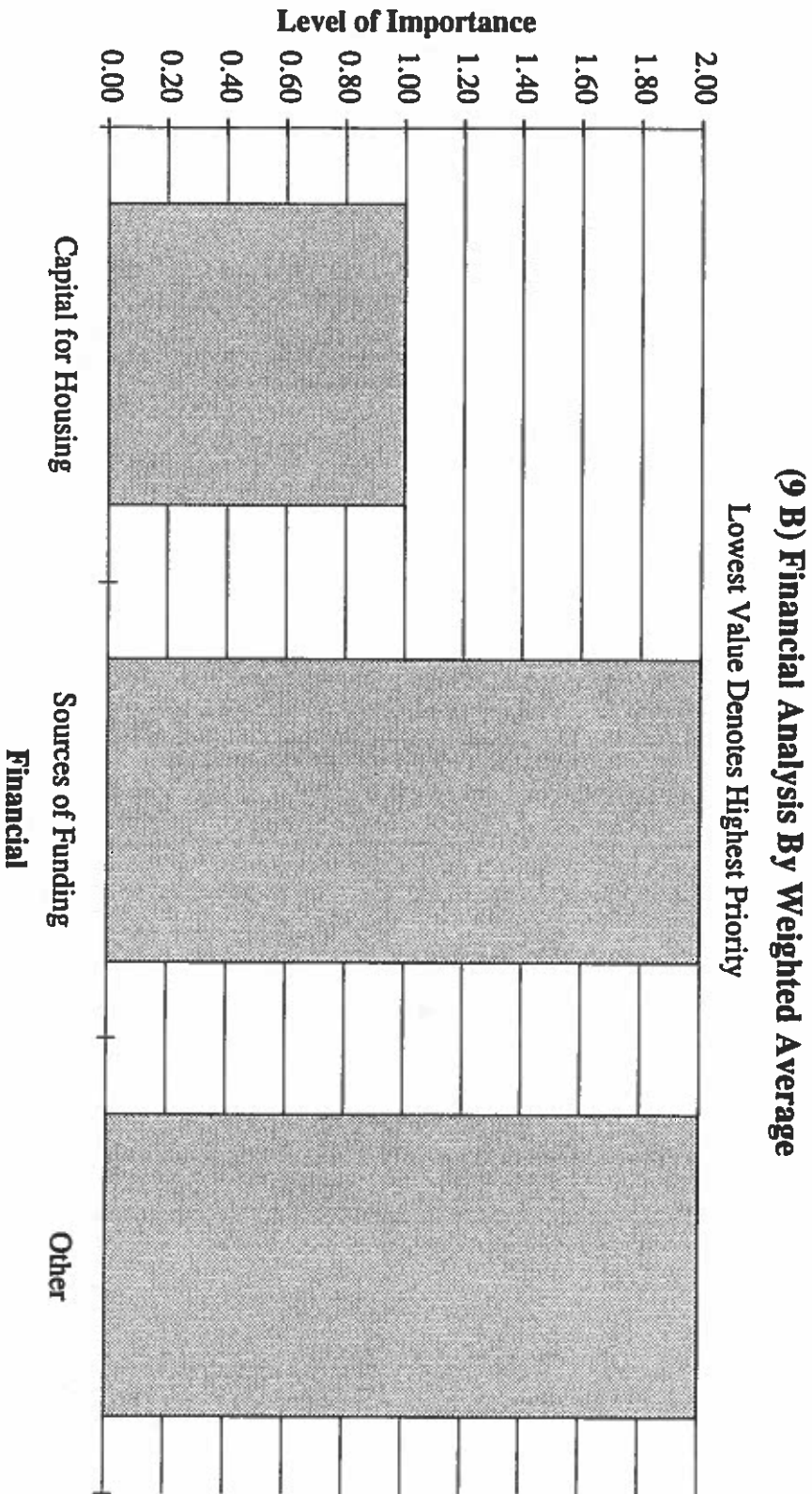


FIGURE (20)

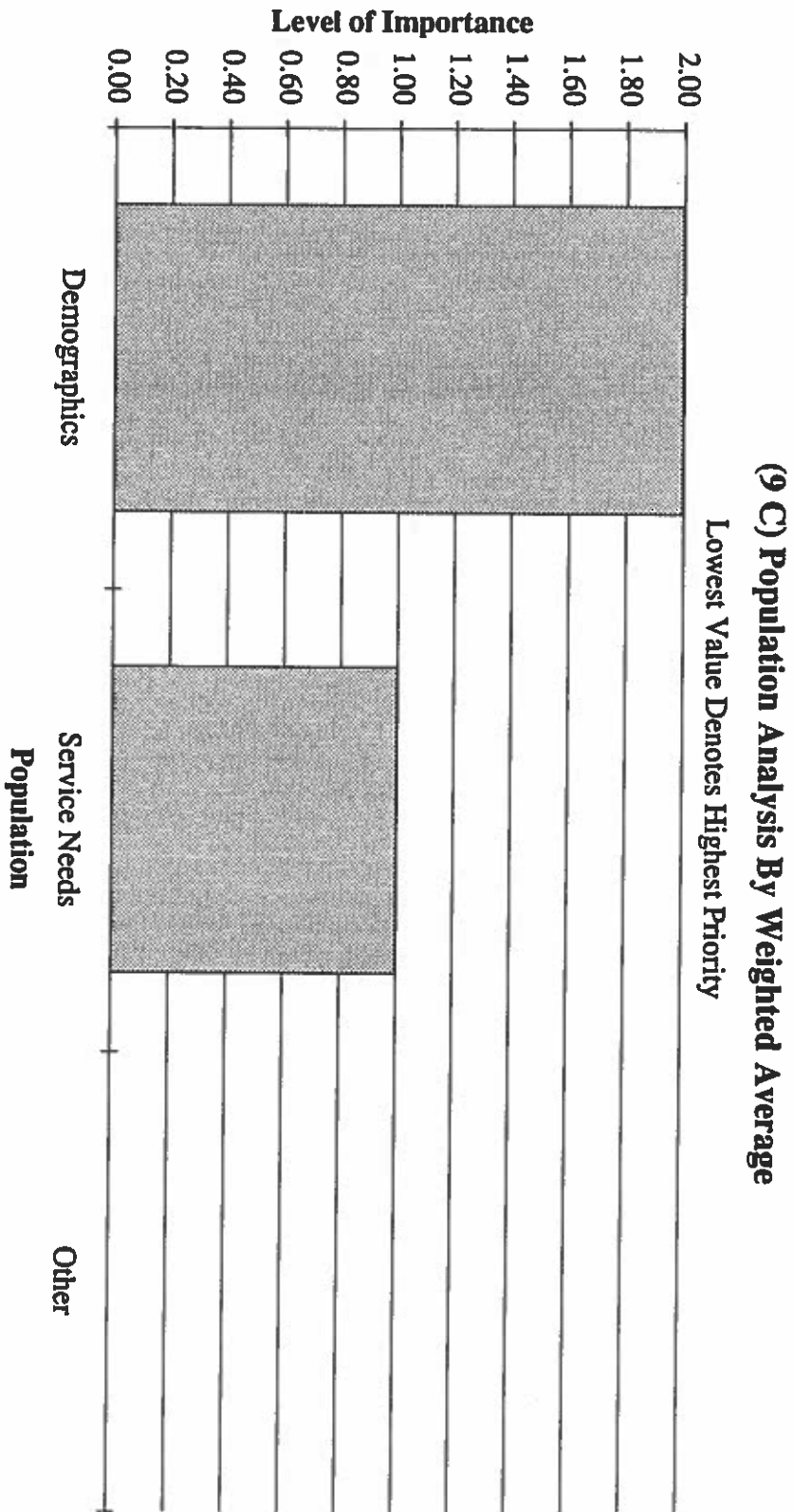
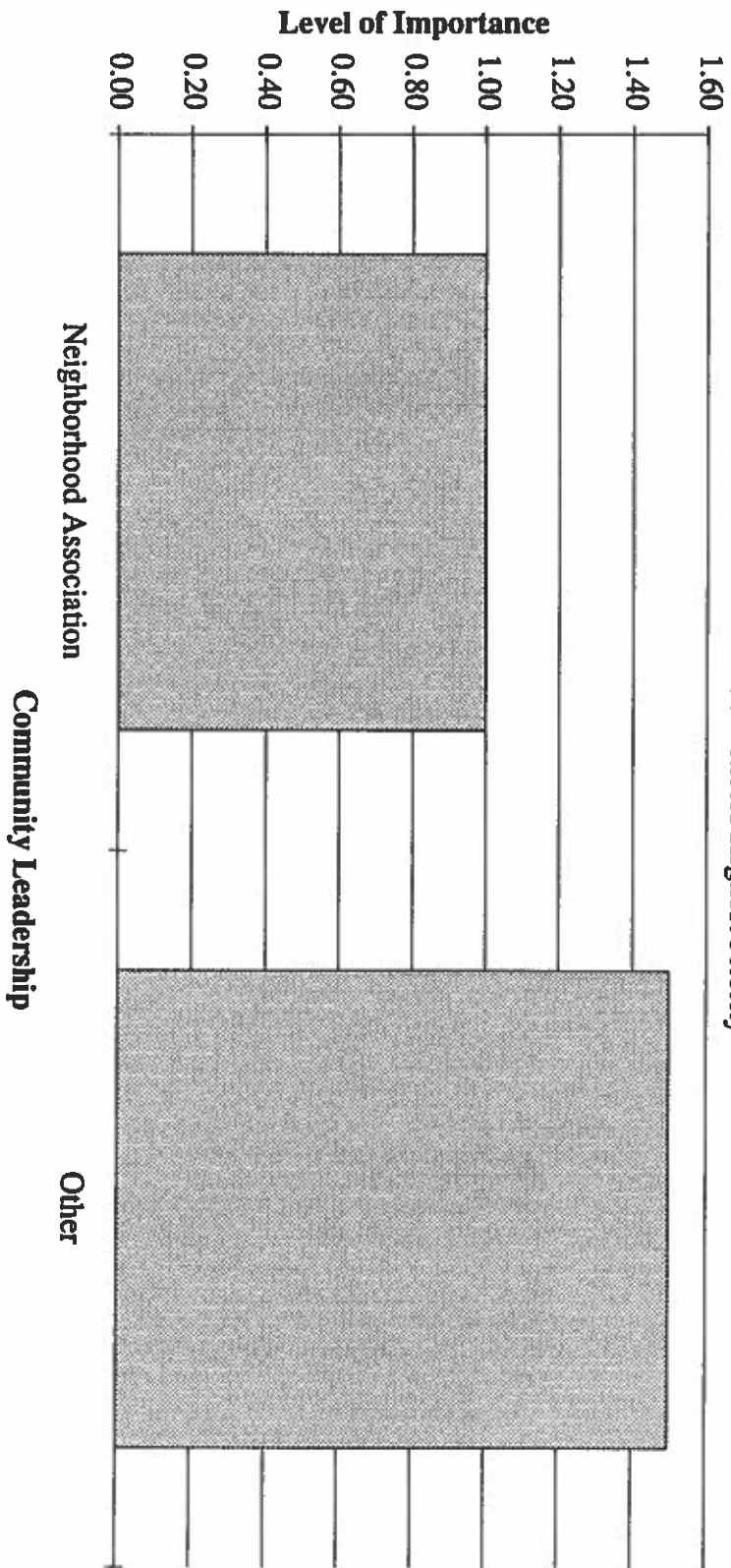


FIGURE (21)

FIGURE (22)

(9 D) Community Leadership Analysis By Weighted Average
Lowest Value Denotes Highest Priority



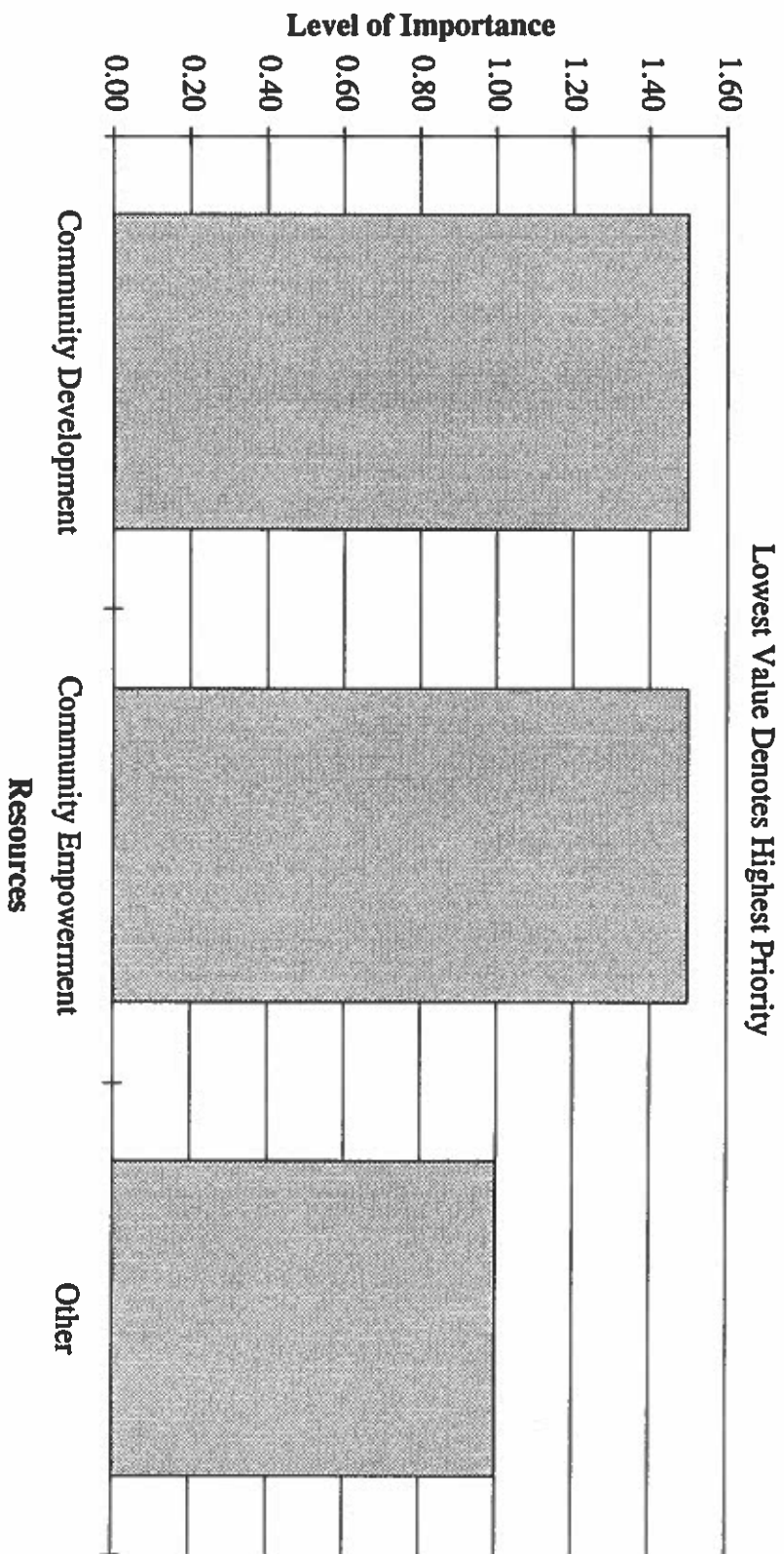


FIGURE (23)

FIGURE (24)

(10 A) Improvements Analysis By Weighted Average

Lowest Value Denotes Highest Priority

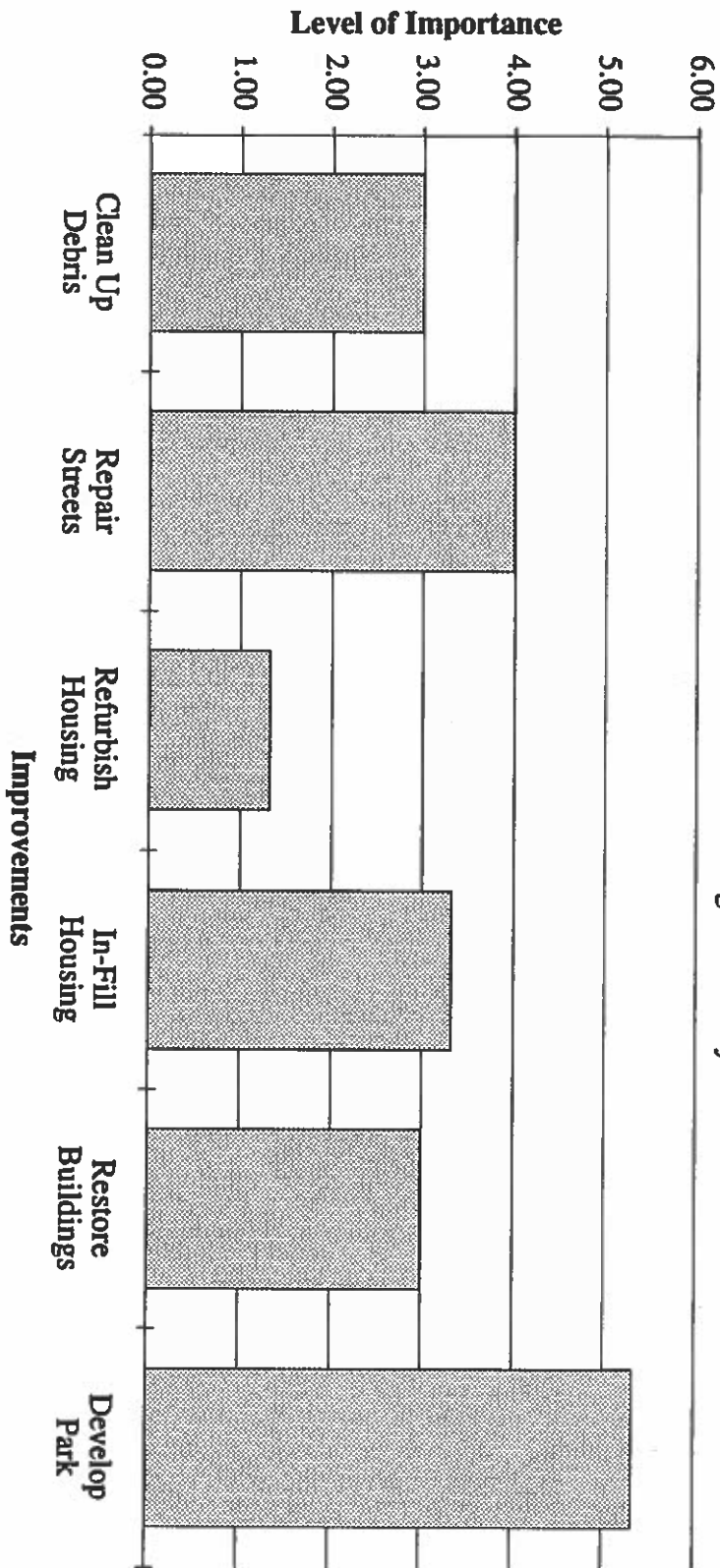


FIGURE (25)

(10 B) Desired Services Analysis By Weighted Average
Lowest Value Denotes Highest Priority

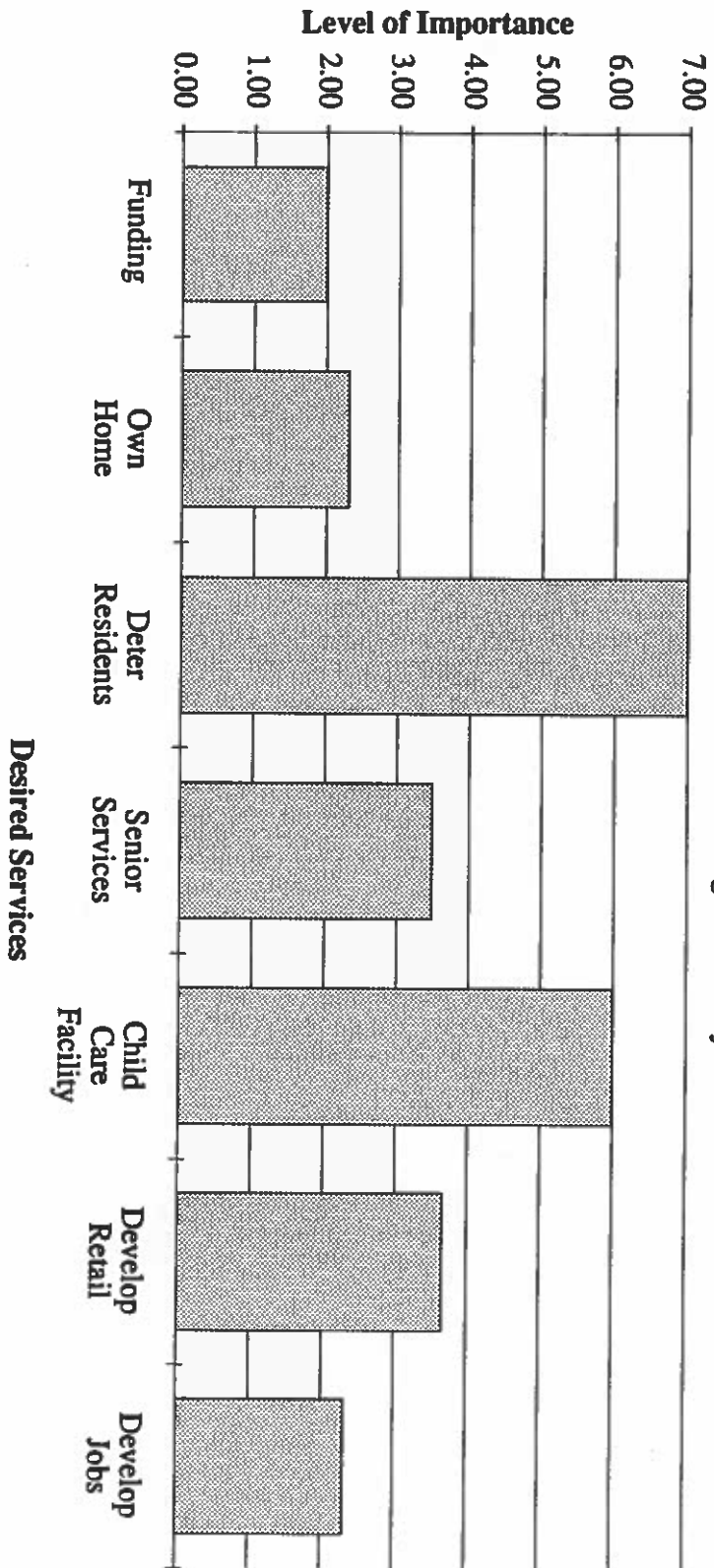
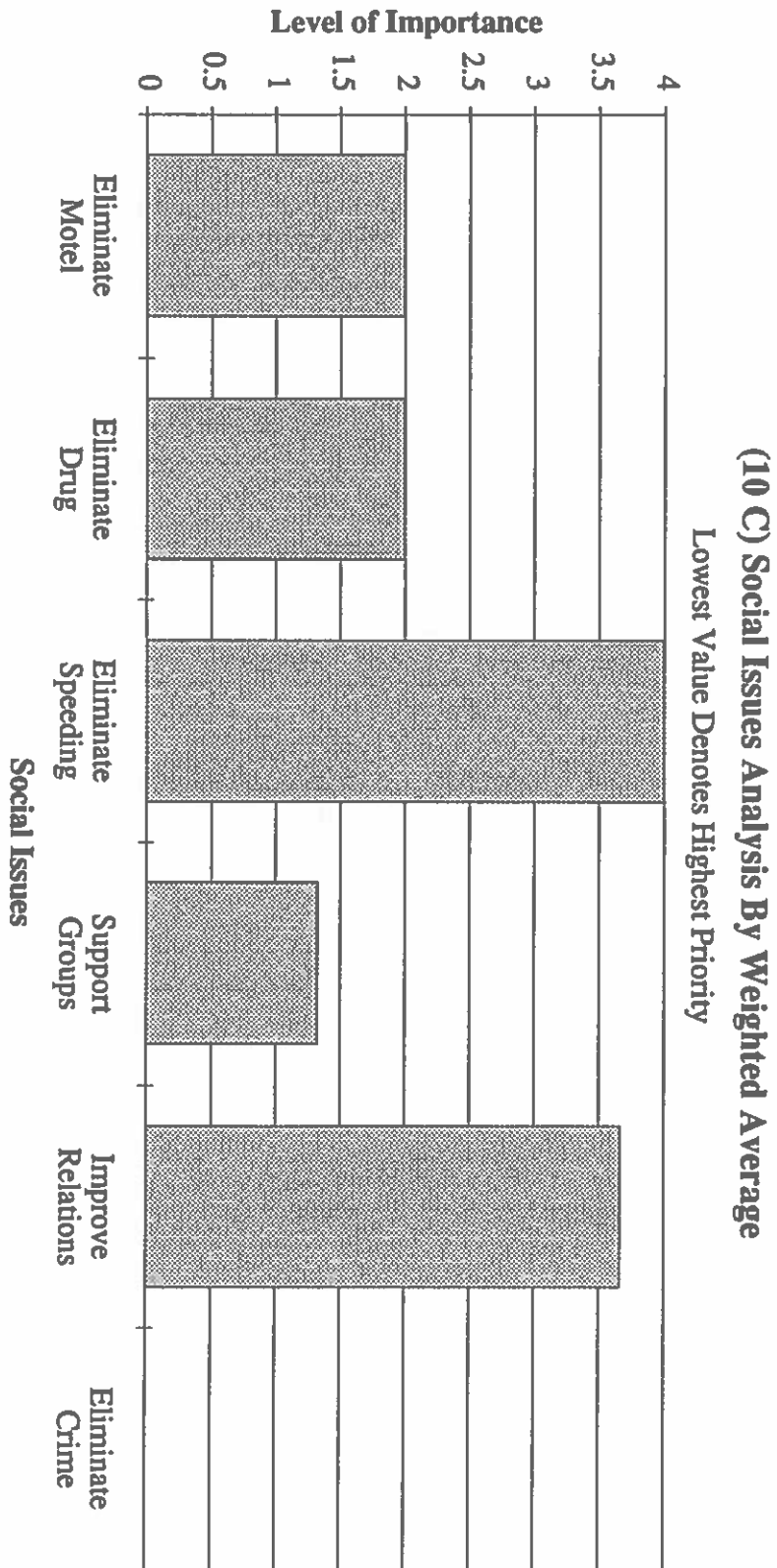


FIGURE (26)



1. The Tenth Street Historic District Questionnaire shows the survey format and questions.
2. The Question Distribution Analysis identifies survey methods and participation rates.
3. The Government Agency Survey Summary, Tables (21), (22), and (23), lists the survey responses.
4. The Government Agency Survey Analysis, Tables (24), (25), and (26), summarizes the survey.
5. Figures (27), (28), (29), (30), and (31), graphically indicate the analysis of question 9.
6. Figures (32), (33), and (34) graphically indicate the analysis of question 10.

COMMUNITY SURVEY GOVERNMENT AGENCY SURVEY AND ANALYSIS

THE TENTH STREET HISTORIC DISTRICT A REVITALIZATION STRATEGY QUESTIONNAIRE

GOVERNMENT AGENCY SURVEY

Name of Department: _____
Address: _____
Phone Number: _____
Name of Respondent: _____
Title of Respondent: _____

1. Why is your department interested in Tenth Street ?
2. How long has your department been involved with the Tenth Street revitalization ?
3. Does your department provide revitalization assistance to Tenth Street ? Explain.
4. What resources are available from other agencies that would benefit Tenth Street ?
5. Does your department share information about Tenth Street with others ? Explain.
6. Does your department know of any obstacle to the Tenth Street revitalization ? Explain.
7. Why is Tenth Street important to the City of Dallas ?
8. What other issues are important to Tenth Street that this survey has not addressed ?

9. There are many major factors affecting Tenth Street's Future. Please identify and rank in order the ones that you consider to be important. Number (1) is the most important.

- Physical Factors
- _____ Location
 - _____ Land Use
 - _____ Land Ownership
 - _____ Public Facilities: Existing and Proposed
 - _____ Condition of Housing Stock
 - _____ Condition of Infrastructure
 - _____ Other

- Financial Factors
- _____ Capital Requirements to Rehabilitate Housing Stock
 - _____ Sources of Funding
 - _____ Other

- Population Factors
- _____ Demographics of Existing Population
 - _____ Service Needs of Existing Population
 - _____ Other

- Community Leadership Factors
- _____ Neighborhood Association
 - _____ Other

- Resources
- _____ Community Development
 - _____ Community Empowerment
 - _____ Other

10. There are many neighborhood concerns affecting Tenth Street's Future. Please identify and rank in order the ones that you consider to be important. Number (1) is the most important.

- Neighborhood Improvements
- _____ Stop Illegal Dumping and Clean Up Debris
 - _____ Repair Streets and Sidewalks
 - _____ Refurbish Existing Housing Stock
 - _____ Provide New In-Fill Housing on Vacant Lots
 - _____ Restoration of Existing Buildings
 - _____ Development of a Small Park
 - _____ Other

- Services to Benefit Residents
- _____ Funding to Assist Home Repair and Home Ownership
 - _____ Promote Higher Home Ownership
 - _____ Deter Residents from Leaving Neighborhood
 - _____ Provide Services for Senior Residents
 - _____ Provide a Neighborhood Child Care Facility
 - _____ Promote Local Retail Development
 - _____ Promote Local Job Development
 - _____ Other

- Social Issues
- _____ Elimination of Motel on Eighth
 - _____ Elimination of Drug Traffic
 - _____ Elimination of Speeding Vehicular Traffic
 - _____ Promote Development of Neighborhood Watch and Support Groups
 - _____ Relations with Public Agencies
 - _____ Other

QUESTIONNAIRE DISTRIBUTION ANALYSIS

GOVERNMENT AGENCY SURVEY

Method of Distribution	Quantity Distributed	Quantity of Non-Responses	Quantity of Responses	Total Quantity Distributed	Total Number of Non-Responses	Total Number of Responses	Non-Participation Rate	Participation Rate
Telephone Interview - Direct Mail	Total of (5)	Total of (1)	Total of (4)	Total of (5)	Total of (1)	Total of (4)	20 %	80 %
	Total of (5)	Total of (1)	Total of (4)	Total of (5)	Total of (1)	Total of (4)	20 %	80 %

TABLE (21)

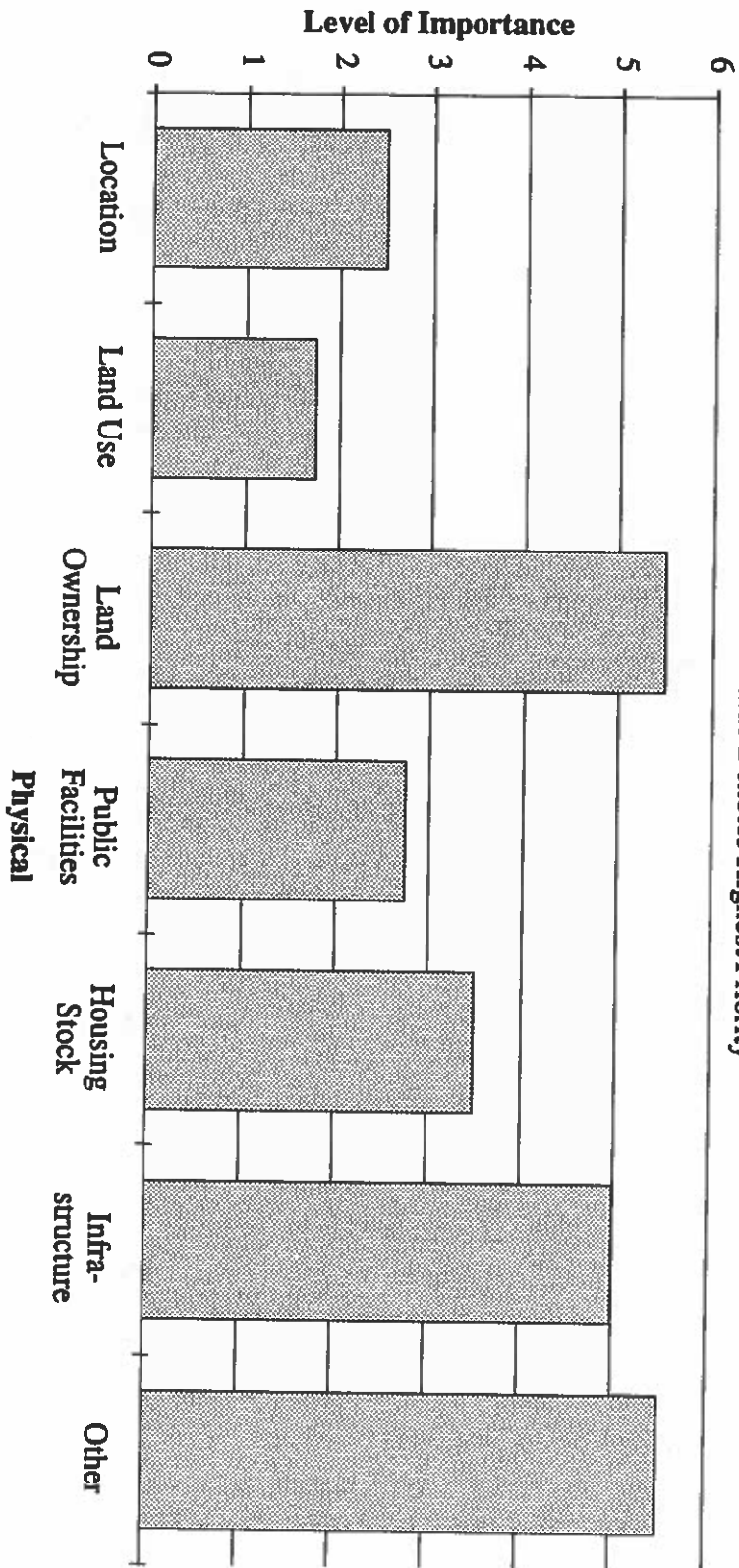
GOVERNMENT AGENCY SURVEY SUMMARY				
Question	Respondent			
	1	2	3	4
Total	1	2	3	4
1. Organization Interested in Tenth Street	Yes	1	1	1
	No			0
2. Organization Involved with the Tenth Street Revitalization (time in years)	Yes	1	1	1
	No		1	2
3. Organization Providing Revitalization Assistance	Yes	1	1	1
	No		1	2
4. Resources from Other Agencies	Yes	1	1	2
	No		1	2
5. Organization Shares Information	Yes	1	1	2
	No		1	2
6. Obstacles to the Tenth Street Revitalization	Yes	1	1	3
	No		1	1
7. Importance of Tenth Street to City	Yes	1	1	3
	No		1	1
8. Other Issues that are Important to Tenth Street	Yes	1	1	2
	No		1	2

TABLE (22)

GOVERNMENT AGENCY SURVEY SUMMARY		Question				Respondent															
		1				2				3				4				Total			
9. Major Factors																					
A. Physical																					
Location		3	3	3	3	1	1	1	1	4	4	4	4	4	4	4	4	4	4		
Land Use		4	4	1	1	1	1	1	1	4	4	4	4	4	4	4	4	4	4		
Land Ownership		4	6	6	6	6	6	6	6	4	4	4	4	4	4	4	4	4	4		
Public Facilities		1	5	5	5	2	2	2	3	4	4	4	4	4	4	4	4	4	4		
Condition of Housing Stock		2	2	2	4	4	4	4	7	4	4	4	4	4	4	4	4	4	4		
Condition of Infrastructure		5	5	4	4	4	4	4	7	4	4	4	4	4	4	4	4	4	4		
Other																			2		
B. Financial																					
Capital to Rehabilitate Housing		1	2	2	2	2	2	2	2	4	4	4	4	4	4	4	4	4	4		
Sources of Funding		2	2	1	1	1	1	1	1	4	4	4	4	4	4	4	4	4	4		
Other		3								2	2	2	2	2	2	2	2	2	2		
C. Population																					
Demographics of Existing Population		2	2	2	2	2	2	2	2	4	4	4	4	4	4	4	4	4	4		
Service Needs of Existing Population		1	1	1	1	1	1	1	1	4	4	4	4	4	4	4	4	4	4		
Other										1	1	1	1	1	1	1	1	1	1		
D. Community Leadership																					
Neighborhood Association		1	1	1	1	1	1	1	1	4	4	4	4	4	4	4	4	4	4		
Other										1	1	1	1	1	1	1	1	1	1		
E. Resources																					
Community Development		2	2	2	2	2	2	2	2	4	4	4	4	4	4	4	4	4	4		
Community Empowerment		1	1	1	1	1	1	1	1	4	4	4	4	4	4	4	4	4	4		
Other										1	1	1	1	1	1	1	1	1	1		

GOVERNMENT AGENCY SURVEY ANALYSIS		Question	
Respondent	Category Totals	% of Survey Response	Rank of Importance
		(Based on 4 responses)	
9. Major Factors			
A. Physical			
	4	100%	2.5
Location	4	100%	1.75
Land Use	4	100%	5.5
Land Ownership	4	100%	2.75
Public Facilities	4	100%	3.5
Condition of Housing Stock	4	100%	5
Condition of Infrastructure	4	100%	5.5
Other	2	50%	
B. Financial			
Capital to Rehabilitate Housing	4	100%	1.75
Sources of Funding	4	100%	1.25
Other	2	50%	3
C. Population			
Demographics of Existing Population	4	100%	1.5
Service Needs of Existing Population	4	100%	1.5
Other	1	25%	3
D. Community Leadership			
Neighborhood Association	4	100%	1
Other	1	25%	2
E. Resources			
Community Development	4	100%	2
Community Empowerment	4	100%	1
Other	1	25%	3

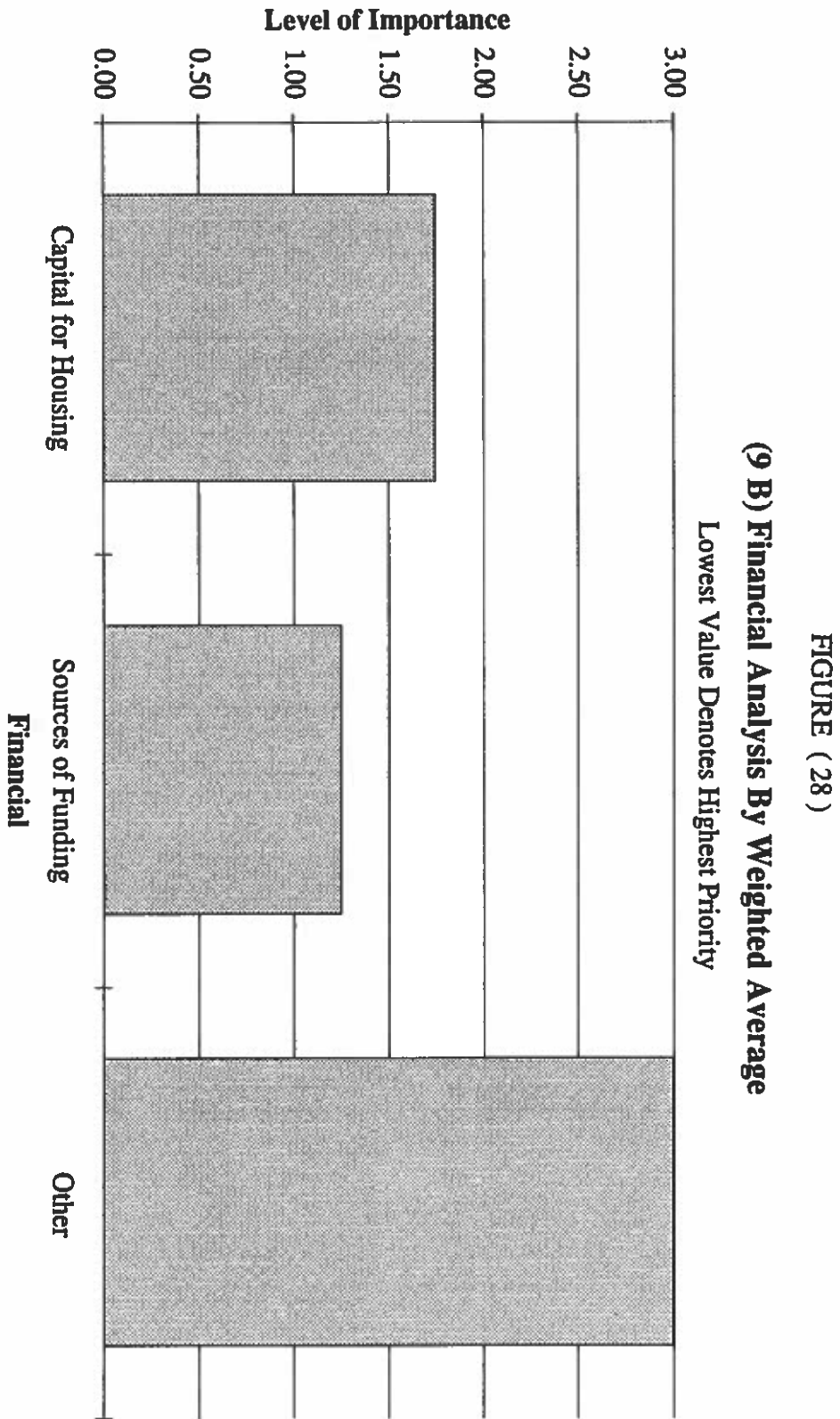
TABLE (25)



(9 A) Physical Analysis By Weighted Average

Lowest Value Denotes Highest Priority

FIGURE (27)



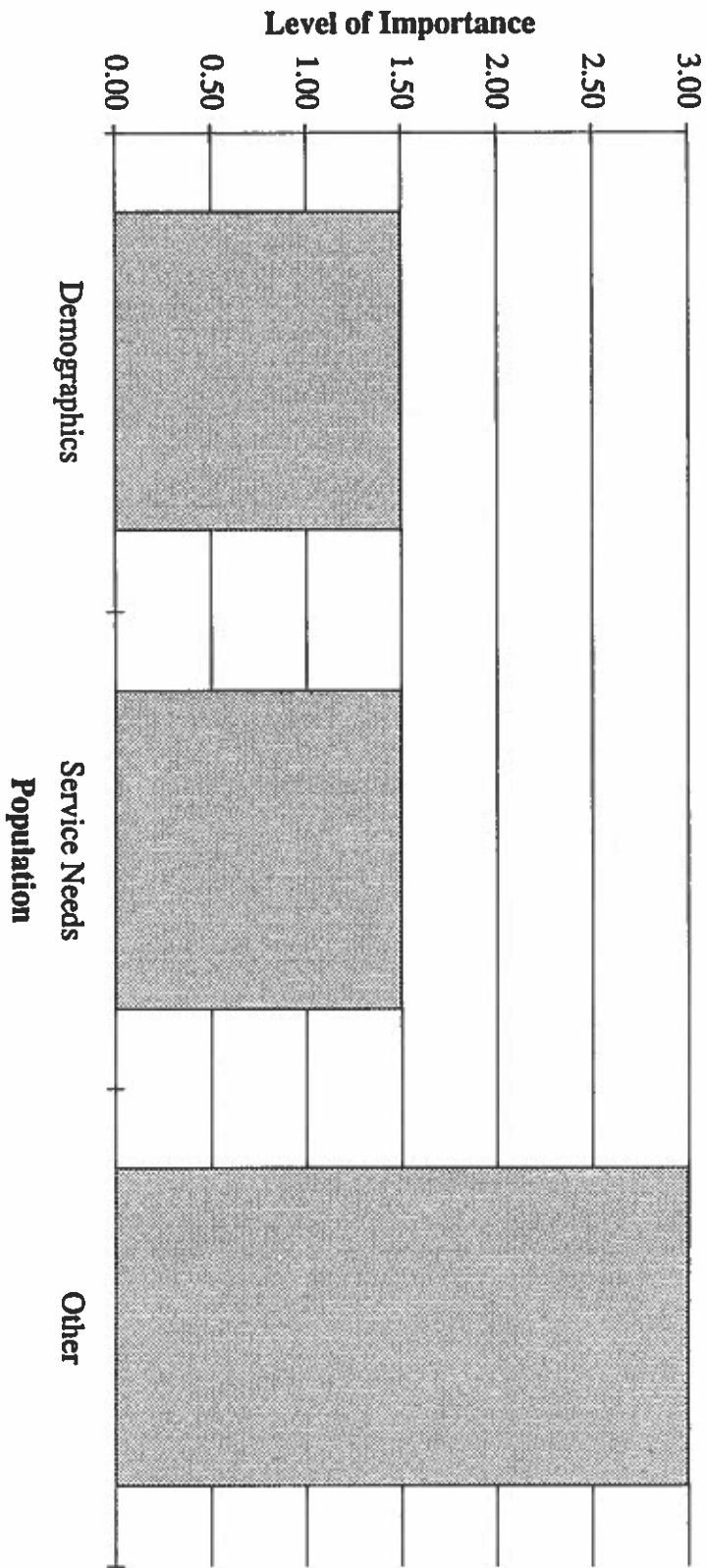


FIGURE (29)

(9 C) Population Analysis By Weighted Average

Lowest Value Denotes Highest Priority

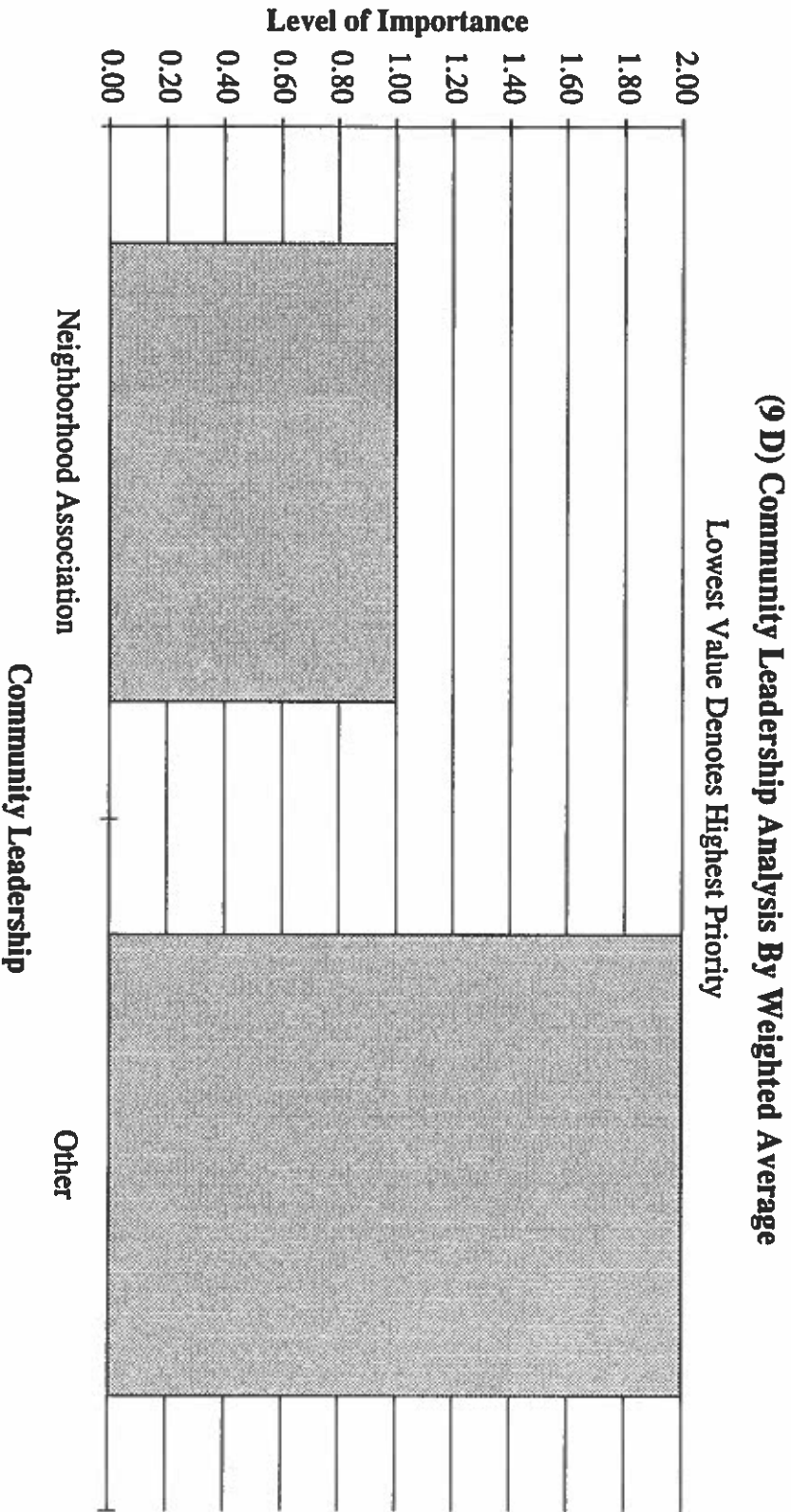
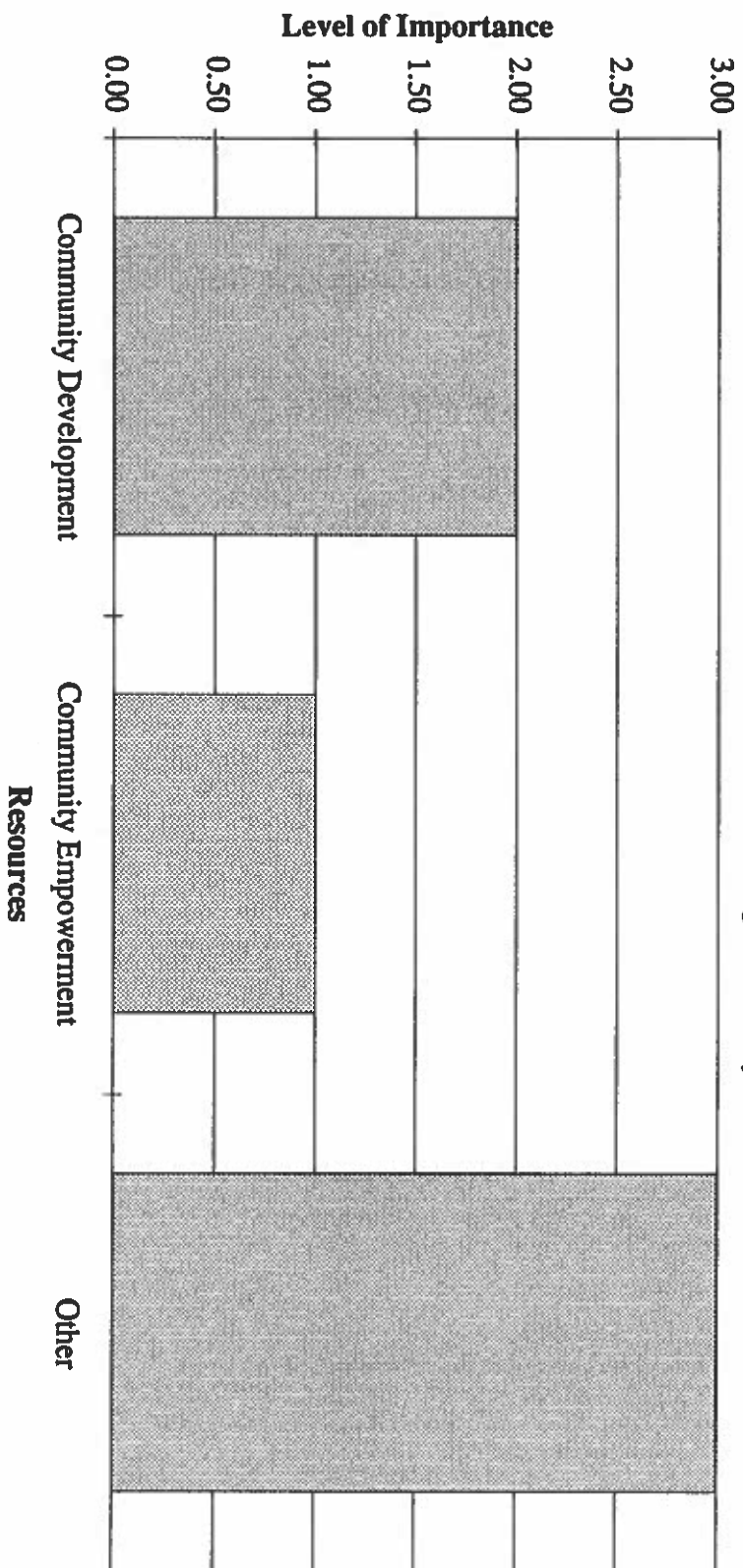
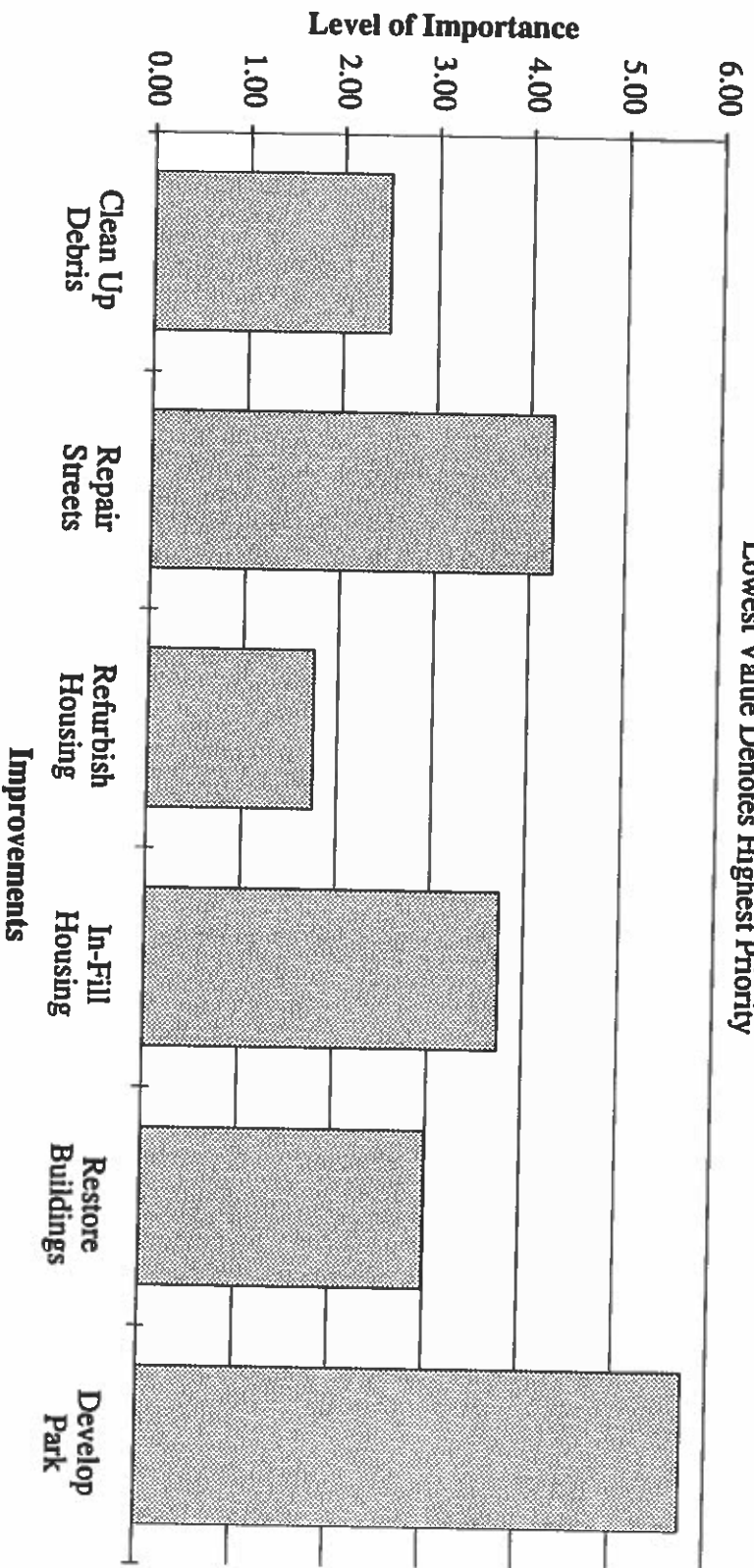


FIGURE (30)

FIGURE (31)

(9 E) Resources Analysis By Weighted Average
Lowest Value Denotes Highest Priority





(10 A) Improvements Analysis by Weighted Average
Lowest Value Denotes Highest Priority

FIGURE (32)

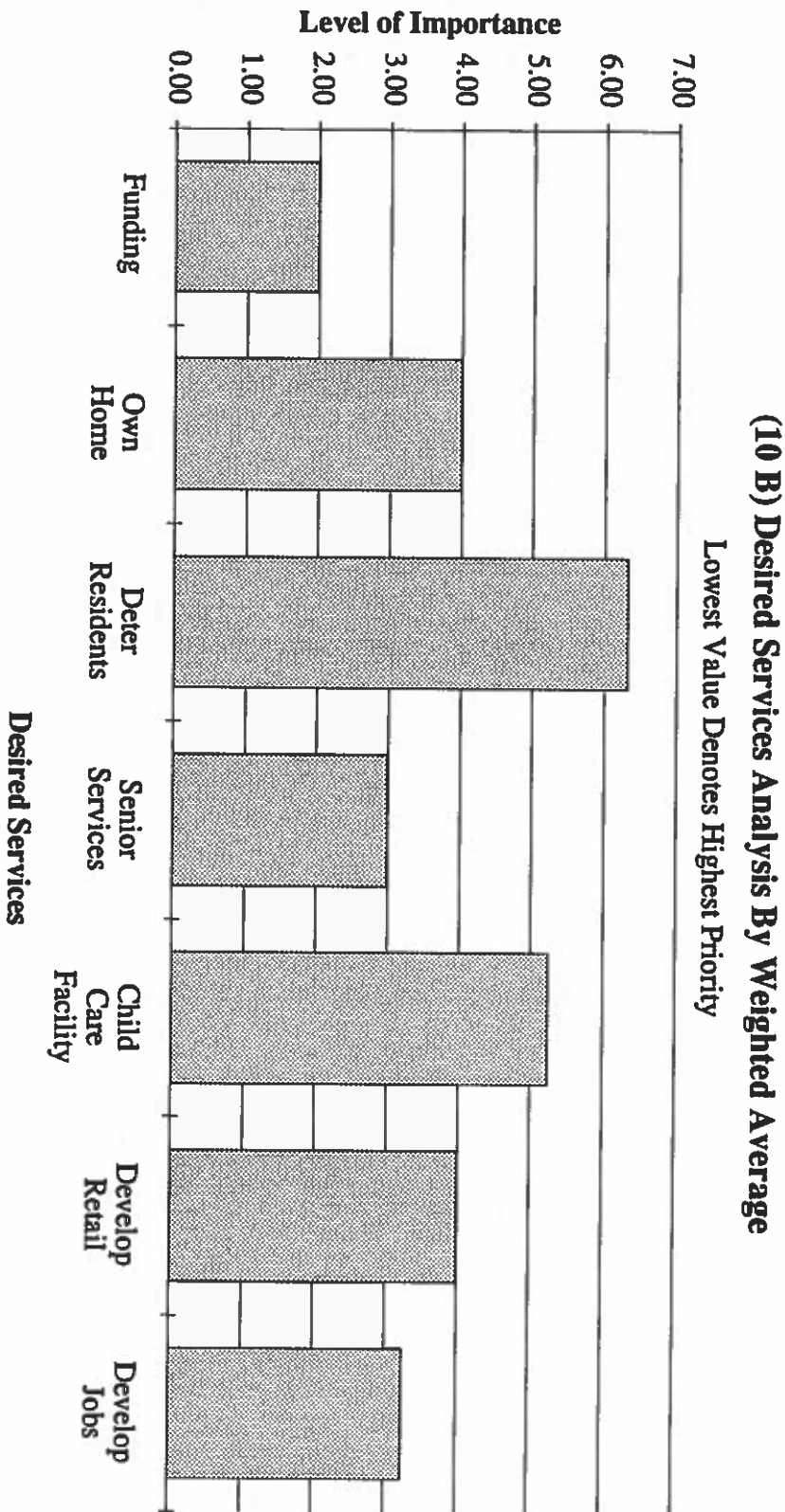


FIGURE (33)

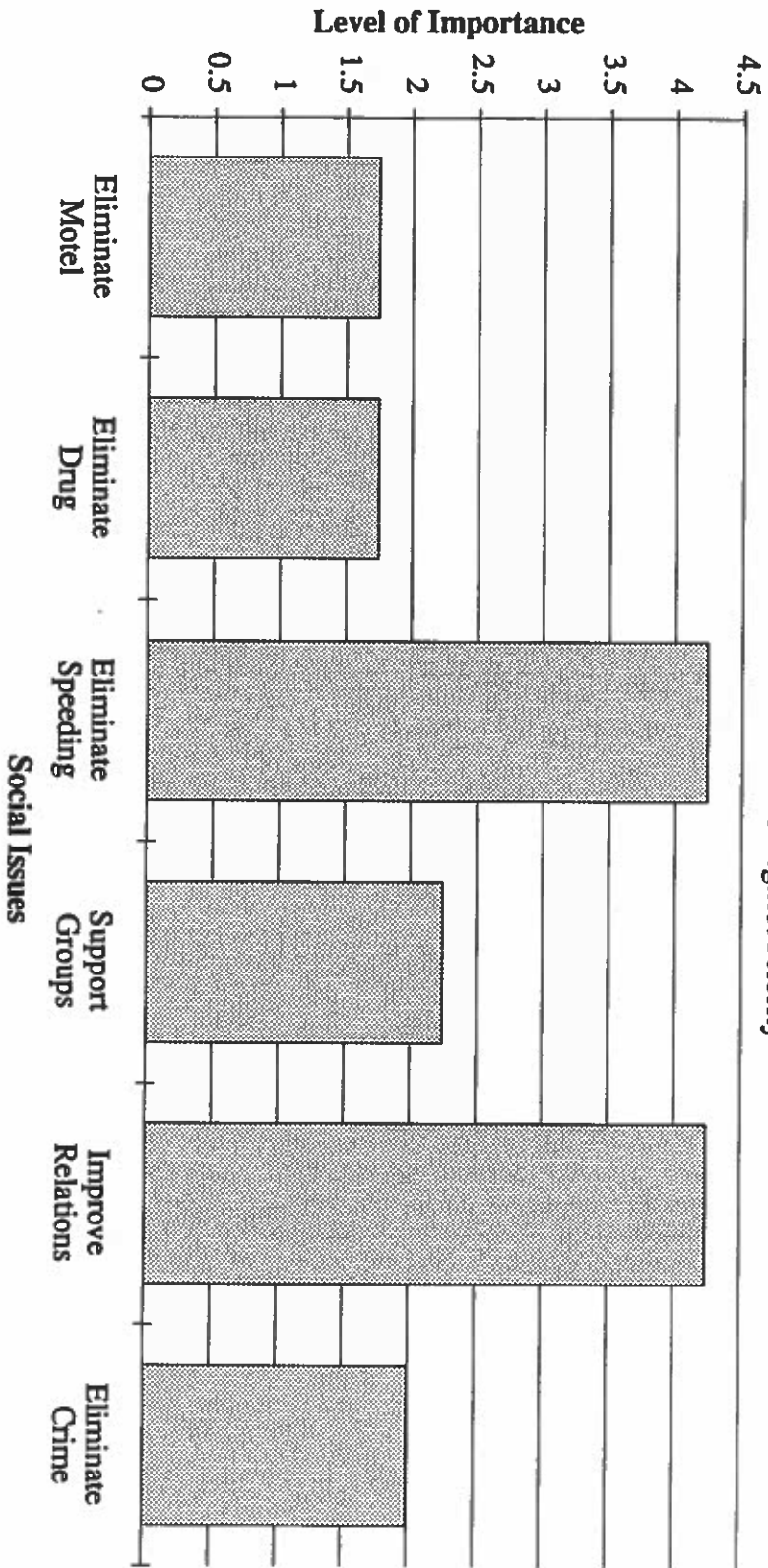


FIGURE (34)

(10 C) Social Issues Analysis By Weighted Average

Lowest Value Denotes Highest Priority

1. Table (27) summarizes the Non-Profit Survey and the Government Agency Survey responses for question 9.
2. Table (28) summarizes the Resident Survey, the Non-Profit Survey, and the Government Agency Survey responses for question 10 and 13.

COMMUNITY SURVEY COMBINED ANALYSIS

TABLE (28)

COMBINED RANK OF IMPORTANCE ANALYSIS		
Question	Respondent	Government
	Resident	
	Non-Profit	
	Government	
	Lowest Value Denotes Highest Priority	
10. Concerns (Non-Profit)		
10. Concerns (Government)		
13. Concerns (Resident)		
A. Improvements		
Clean Up Debris	2.25	3.00
Repair Streets	2.33	4.00
Refurbish Housing	1.21	1.33
New In-Fill Housing	2.33	3.33
Restore Buildings	3.30	3.00
Park Development	3.00	5.33
B. Desired Services		
Funding Assistance	1.38	2.00
Higher Home Ownership	2.56	2.33
Deter Residents	1.83	7.00
Services for Seniors	2.09	3.50
Child Care Facility	2.50	6.00
Retail Development	2.83	3.67
Job Development	2.21	2.33
C. Social Issues		
Eliminate Motel	1.63	2.00
Eliminate Drug Traffic	1.71	2.00
Eliminate Speeding	2.33	4.00
Neighborhood Groups	2.67	1.33
Improve Relations	1.92	3.67
Eliminate Crime	2.00	

CONCLUSIONS AND RECOMMENDATIONS



CONCLUSIONS AND RECOMMENDATIONS

CONCLUSIONS

The success of the revitalization of the Tenth Street Historic District is directly dependent upon the cooperation and coordination of efforts by all the participants involved in the process. The participants that have a major interest in the successful revitalization of Tenth Street include: (1) the City of Dallas; (2) the National Trust for Historic Preservation; (3) the Historic Preservation League of Dallas; (4) Dallas Neighbors; (5) Black Dallas Remembers; (6) the Tenth Street Community Development; and (7) most importantly, the residents of the neighborhood.

All of the participants have the revitalization of Tenth Street as their main goal. Because of individual organizational interests and objectives, the effectiveness of the effort by some of the participants has been diminished. All organizational participants need to unite and focus their effort towards a common goal to help expedite the revitalization process. This will insure that funds, services, and goals for the Tenth Street revitalization will be maximized to provide the greatest benefits.

The unwillingness of the majority of the residents to actively engage in the revitalization effort is both alarming and detrimental. This unwillingness was overwhelmingly demonstrated by the lack of interest and participation in the community survey even though the survey was anonymous and administered by trusted local church leaders. One plausible reason for the non-participation by the residents is the mistrust of the intended use of the results. A more likely reason, is the residents are tired of years of broken promises and abandonment by elected officials and perceive that participation in the survey would do nothing to impact the situation. This study concluded that the residents desire to see evidence of tangible improvements to the

- Establish a Community-Based Revitalization Management Board, represented by residents and members from organizations involved with Tenth Street, to manage the revitalization, to secure financial funding, and to develop and implement a consensus revitalization strategic plan.
- Explain to the residents of Dallas and Tenth Street the significance of the African American history and culture and its impact and importance on Dallas's history.
- Interview residents of Tenth Street to document individual needs for property restoration, financial support, and social services support.
- Convene a conference on Tenth Street to show graphic images of existing conditions and potential improvements for selected houses at a demonstration site.
- Make the required improvements to the houses in the demonstration site to prove to the residents that there is a genuine commitment for revitalization.
- Convene a second conference to further clarify and refine the revitalization strategic plan and to determine the next phase of implementations.

RECOMMENDATIONS

neighborhood before they will actively support and become engaged in the revitalization of their neighborhood.

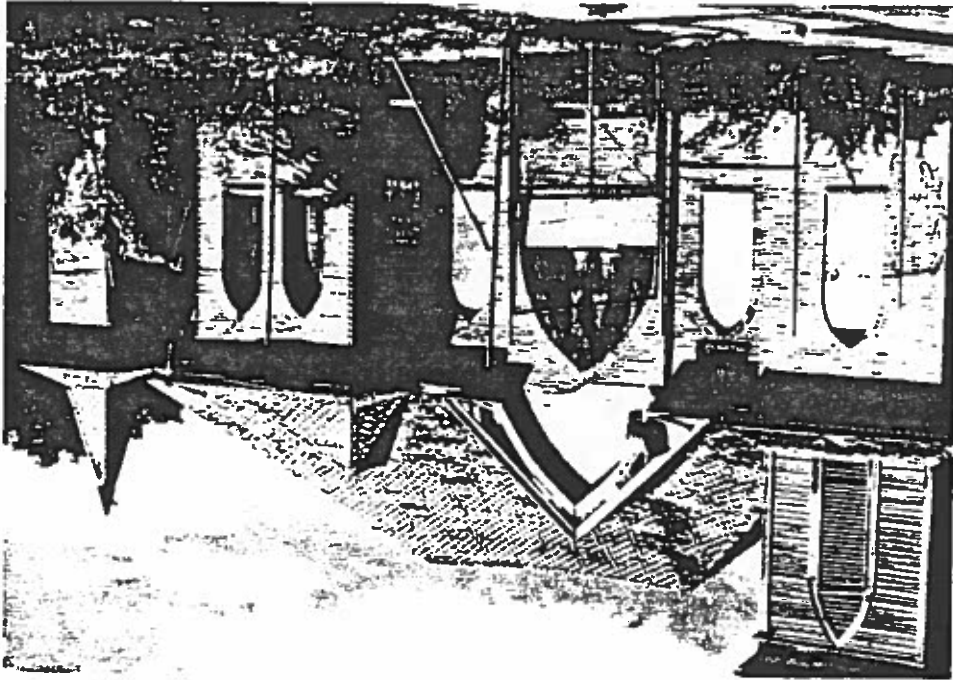
There are many programs that can provide financial assistance to support the revitalization of the Tenth Street Historic District. These programs include benefits both for neighborhood redevelopment and individual property owners. The programs that could make the greatest contribution to the revitalization include: (1) CDBG, HOME, HOPE, and CRA funds; (2) Neighborhood Renaissance Partnership Program; (3) Citizen Participation Plan; (4) Programs for Intown Housing; (5) Grants for Revitalization; and (6) affordable home ownership programs.

The purpose of the study was to develop information which might help to expedite revitalization efforts in the Tenth Street Historic District. It is intended that the study will provide a reference source of information that will impact the revitalization in its early stages. Hopefully, lessons learned in the study will be utilized by all of the participants in the revitalization to actively engage in the restoration of the neighborhood. Through commitment and cooperation, the Tenth Street Historic District may once again be revitalized into a cohesive neighborhood that will demonstrate the importance of African American history, its culture and impact on the City of Dallas.

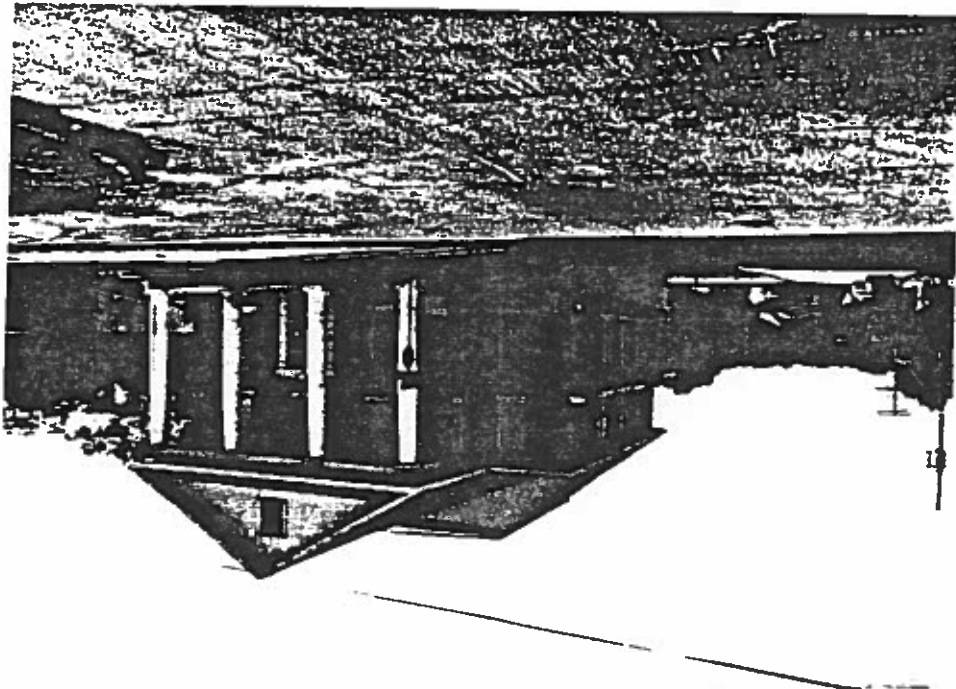
SELECTED PHOTOGRAPHIC SURVEY

APPENDIX A

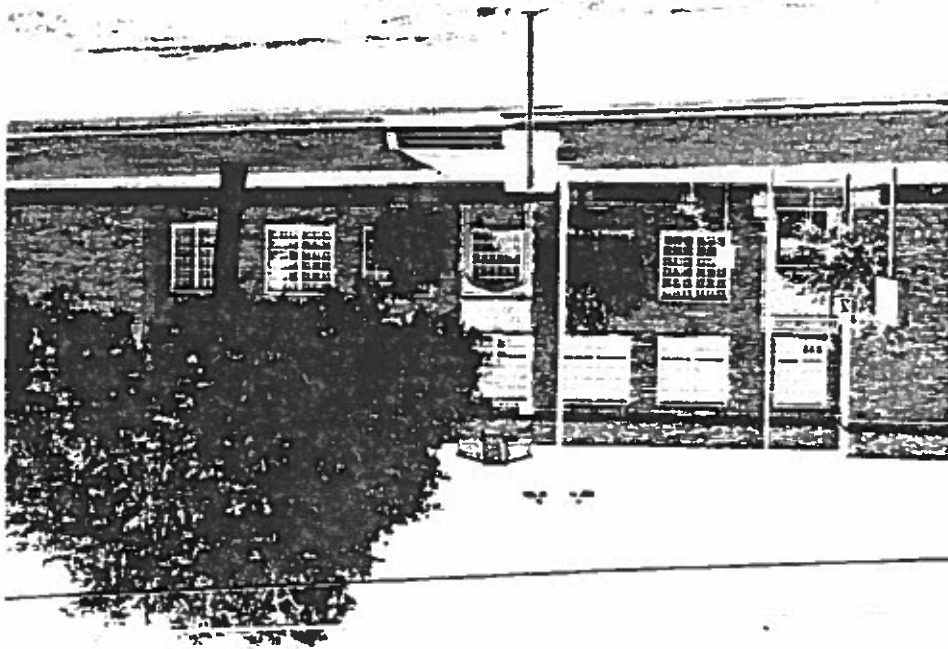
ELIZABETH CHAPEL METHODIST CHURCH



EL BETHEL BAPTIST CHURCH



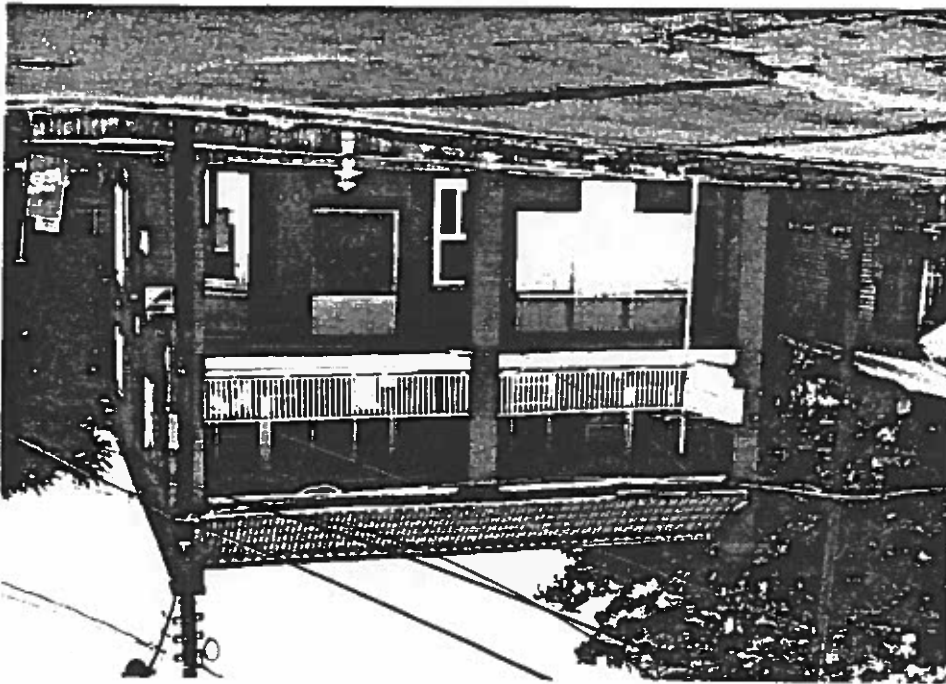
HARTLEE ELEMENTARY SCHOOL



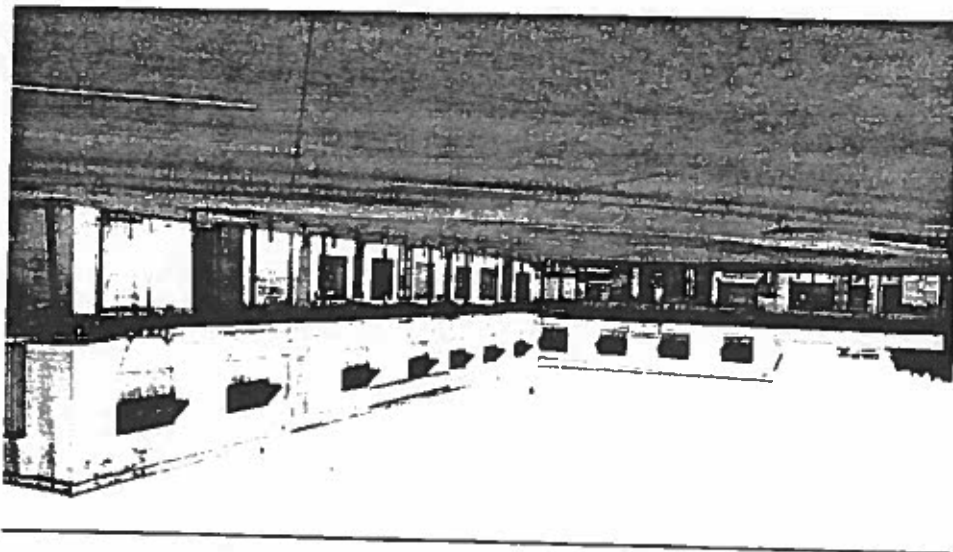
TOWNVIEW HIGH SCHOOL SITE



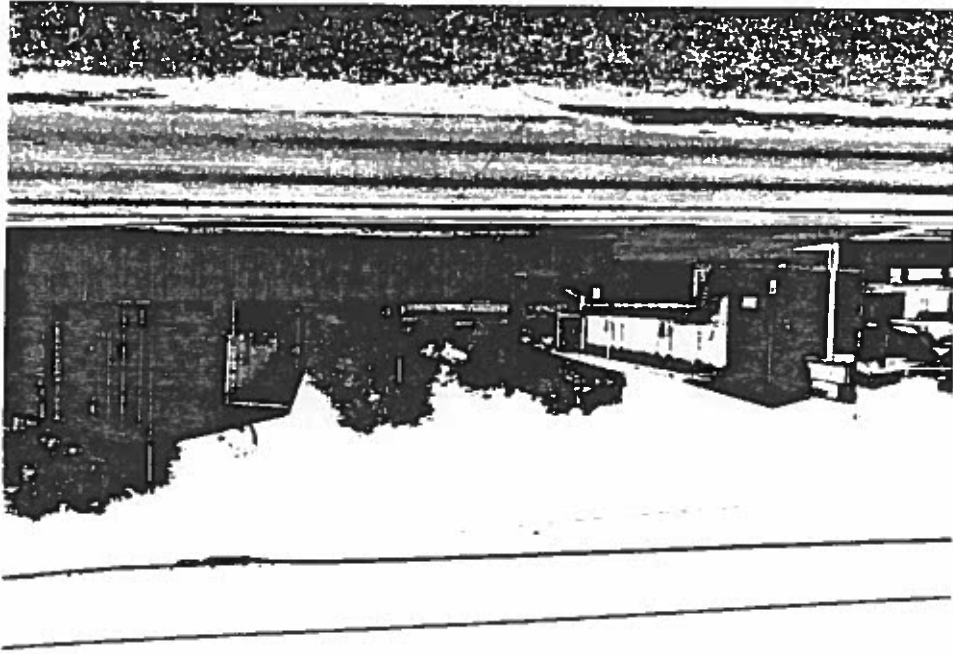
COMMERCIAL BUILDING



L-PLAN COMMERCIAL BUILDING



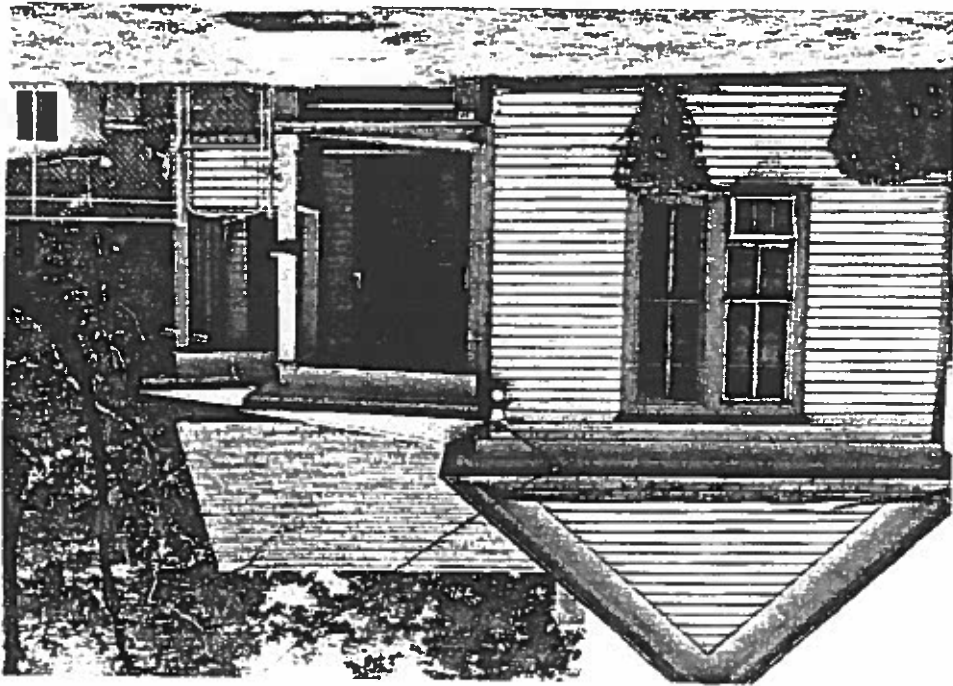
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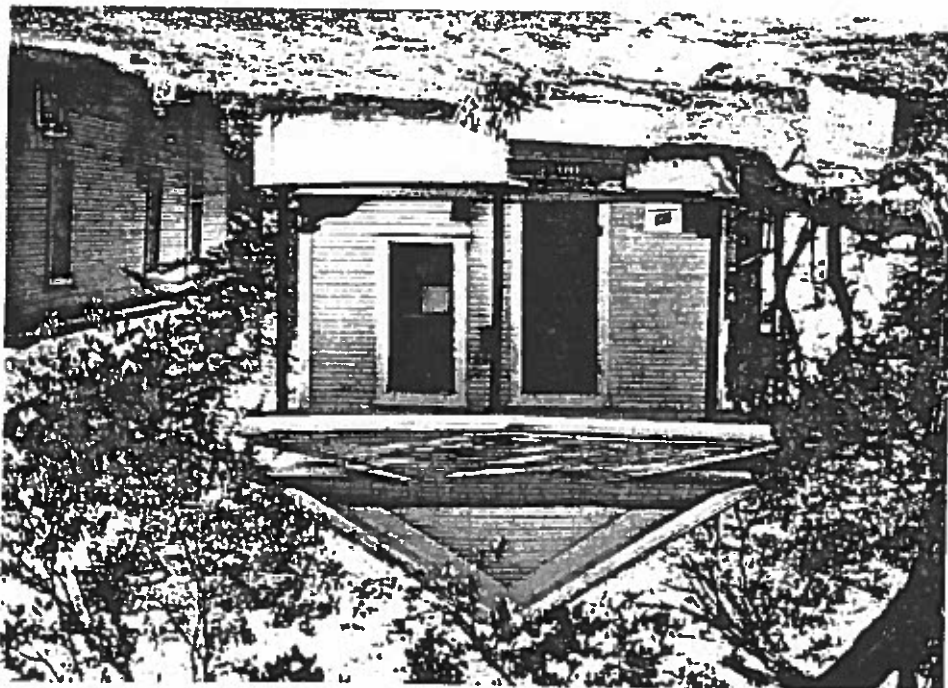
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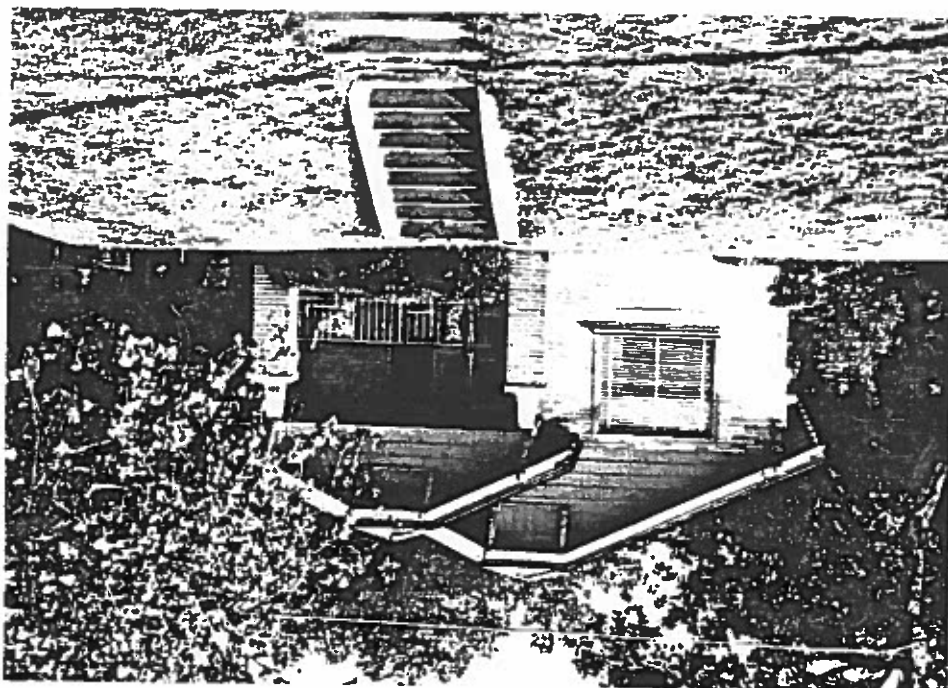
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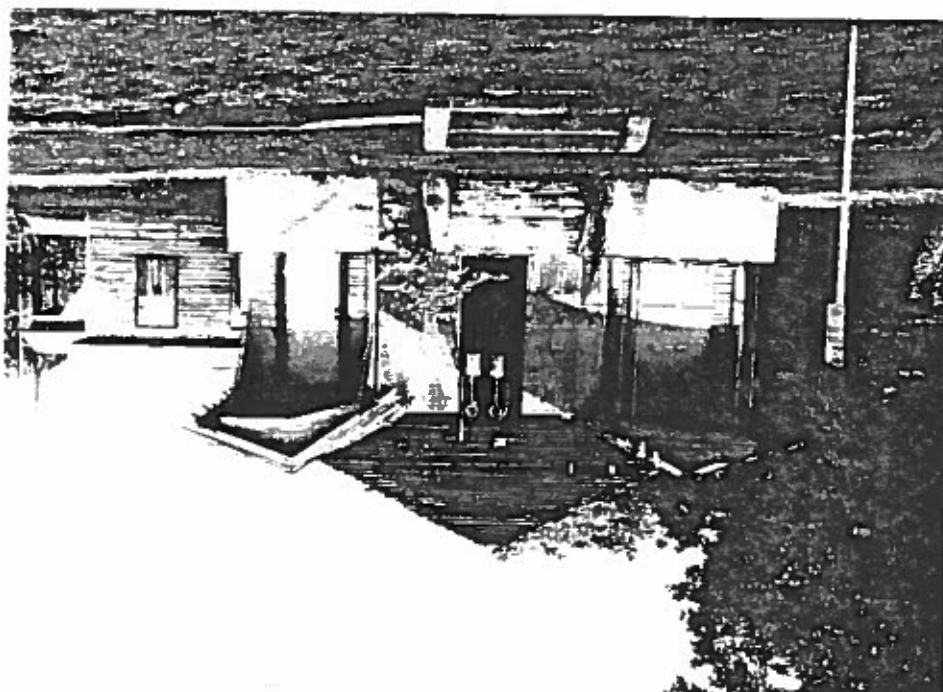
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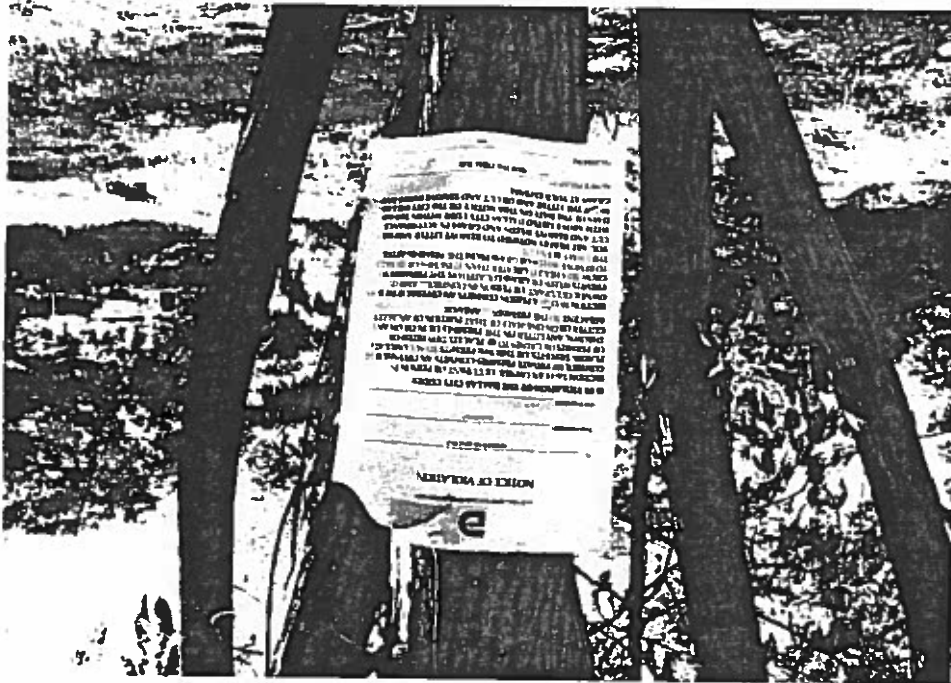
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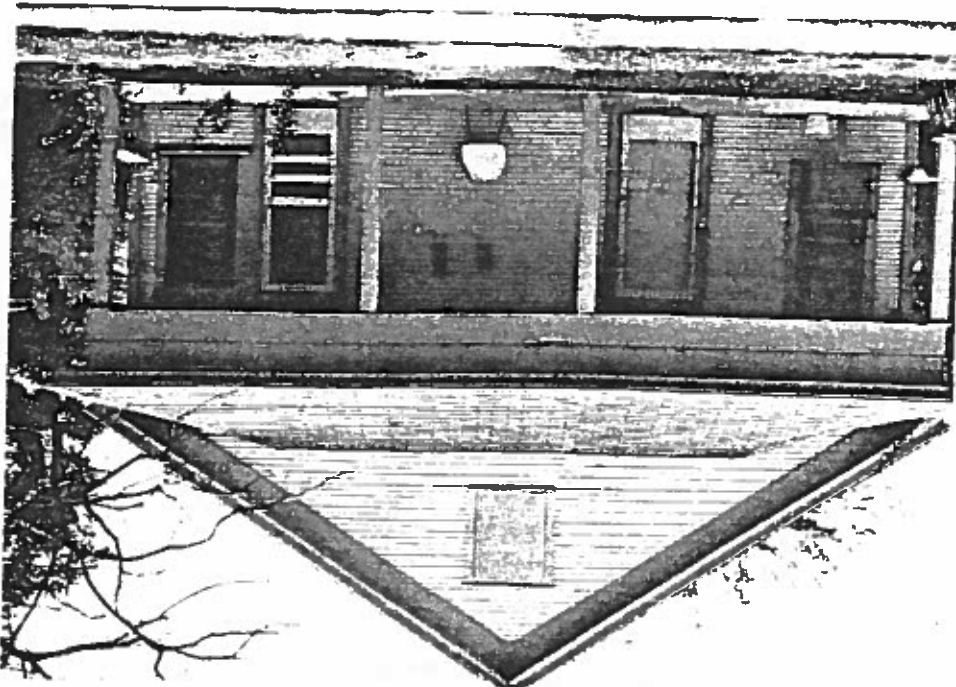
SHOTGUN HOUSE



VIOLATION NOTICE



DUPLEX HOUSE



APPENDIX B
NEWS ARTICLES

Building on the past

New revitalization program aims to save 8 historic black neighborhoods in Dallas

By Norma Adams Wade

Metro South Bureau of The Dallas Morning News

Eight historic Dallas neighbor-

hoods deteriorated by neglect and

crime may be saved through a new

revitalization program for low- and

moderate-income areas, Mayor

Steve Bartlett and local preserva-

tionists announced Friday.

The neighborhoods — in Oak

Cliff and South and East Dallas —

were included recently as a single

entry in the 1992 list of America's

Eleven Most Endangered Historic

■ Map of neighborhoods. 16A
Places, national preservationists

said.

"Without intervention, these

properties clearly are on the way

down," Mr. Bartlett said at a news

conference. "Physical deterioration

and crime are occurring at an

alarming rate caused by neglect."

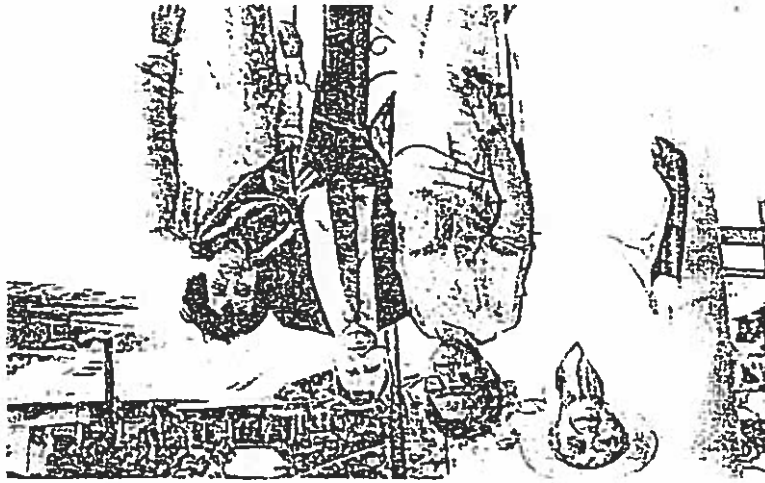
The Dallas neighborhoods fea-

ture hundreds of once-stately

Queen Anne Revival and sturdy

1920s Craftsman bungalow homes

Please see PRESERVATION on Page 16A.



The Dallas Morning News. Michael Ainsworth

Gathered Friday in the 10th Street historic district of Dallas are (from left) historic-district residents Mamie Abernathy and Virginia Douglas and preservationists Forrest Germany and Dr. Mamie McKnight.

Reservation program targets historic black neighborhoods

Continued from Page 1A.

The three areas targeted for in-

terial revitalization are 10th Street, Colonial Hills and Peak Suburban, Mr. Bartlett said.

"The national list features nation-

ally recognized and locally treas-

ured sites, including Ellis Island Na-

tional Monument in New York Har-

bor, Gettysburg National Military

Park in Gettysburg, Pa., and Tiger

Stadium in Detroit.

Sites on the endangered list were

chosen because they met several

criteria, including neglect, deter-

ioration, vandalism, lack of main-

tenance, insufficient funds, inap-

propriate development or insensi-

ble public policy, national trust

officials said.

"The other sites are Independ-

ence National Historical Park in

Philadelphia; Louisiana's Historic

River Road on the banks of the Mis-

sissippi River; Montpelier, in

Orange County, Va.; South Pasa-

dena, Calif.; Sweet Auburn in At-

lanta; and Virginia City in Madison

County, Mont.

Dallas Neighbors will receive re-

stored and run-down properties,

neighborhood residents who want

to own a home there, said Dr.

Mamie McKnight, vice chairwoman

of the organization.

The homes will be offered back

at affordable costs, she said. Revital-

ization will include potential tax

cuts for elderly homeowners and

will rely strongly on suggestions

from residents about improving

their neighborhoods.

"This is an effort to help rede-

velop the heart of the city," said Dr.

McKnight, a Dallas Landmark Com-

mission member and president of the

Black Dallas Remembered Inc., an

organization that seeks to preserve

local African-American history.

She said she is optimistic about

reinvigating many of the long-ne-

glected African-American neigh-

borhoods.

"This is the first time I've seen a

serious movement on the part of

this city to restore these neighbor-

hoods," she said.

All the Dallas sites also have

been ruled eligible for the National

Register of Historic Places, the

mayor said.

Dallas Neighbors, a new non-

profit preservation organization,

will be the steering committee for

the revitalization effort.

The organization has applied

and is a finalist for a \$150,000 grant

as seed money to begin revitaliza-

tion of three of the eight blighted

Dallas areas.

Mr. Bartlett said Dallas is the

only Texas city that has a finalist

among the groups seeking the grant

from the National Trust for Historic

Preservation, a non-profit organiza-

tion in Washington, D.C., that com-

places the national endangered-

places list.

Dallas Neighbors will seek pri-

vate support and government

money for the project.

The Dallas neighborhoods tar-

geted for revitalization are:

■ In East Dallas, the Alcalde

Street-Crockett School Historic Dis-

trict, which includes Dallas' oldest

public school; and Peak Suburban,

near Peak Street and Gaston Ave-

nue.

■ In Oak Cliff, 10th Street near

Interstate 35 — the city's last re-

maining Freedman's Town, origi-

nally a settlement of newly freed

slaves — where the historic Gothic-

style Sunshine Elizabeth Chapel

CME Church is located; and the Dal-

las Land and Loan Addition, which

primarily includes Eighth, Ninth

and Melba streets.

■ In South Dallas: Colonial Hills,

generally along Colonial Street be-

tween Pennsylvania Avenue and

Hatcher Street; Wheatley Place near

Phyllis Wheatley Elementary

School on Metropolitan Avenue; and

Queen City near Atlanta Street and

Metropolitan Avenue; and Edge-

wood Place near Edgewood Street

and Pennsylvania Avenue.

National Trust chairman Robert

Bass said that the endangered

places list will mainly help focus at-

tention on the sites, but that reha-

bilitation will demand long-term so-

lutions

Mr. Bartlett said the multicut-

tural element has been missing

from earlier historic preservation

efforts in Dallas that "have been re-

garded only as projects for Anglo pi-

oneer families."

This effort is an attempt to stabil-

ize neighborhoods by restoring

rather than demolishing decayed

properties, he said.

Of about 1,500 properties sched-

uled for demolition in Dallas, about

40 percent are historic, preserva-

tionists said.

"This is the first time

I've seen a serious

movement on the part

of this city to restore

these neighborhoods."

— Dr. Mamie

McKnight, vice chairwoman,

Dallas Neighbors

Of about 1,700 dwellings in the

eight blighted historic areas, 171

are abandoned and 24 are sched-

uled for demolition, city officials

said.

The city is considering demol-

ishing many of the decayed struc-

tures because they are public uni-

sances and havens for crime, said

James Gilleyen, director of the

city's Department of Housing and

Neighborhood Services.

"We're responsible for code en-

forcement," Mr. Gilleyen said.

"Typically, these are older inner-

city neighborhoods. . . . When they

become crack houses, it has a devas-

tating impact on the rest of the

neighborhood."

Libby Willis, director of the Na-

tional Trust's Texas-New Mexico re-

gional office in Fort Worth, said

preservationists understand that in

the past, city officials have thought

they had no other choice but to de-

molish nuisance properties.

"We're not slapping anybody on

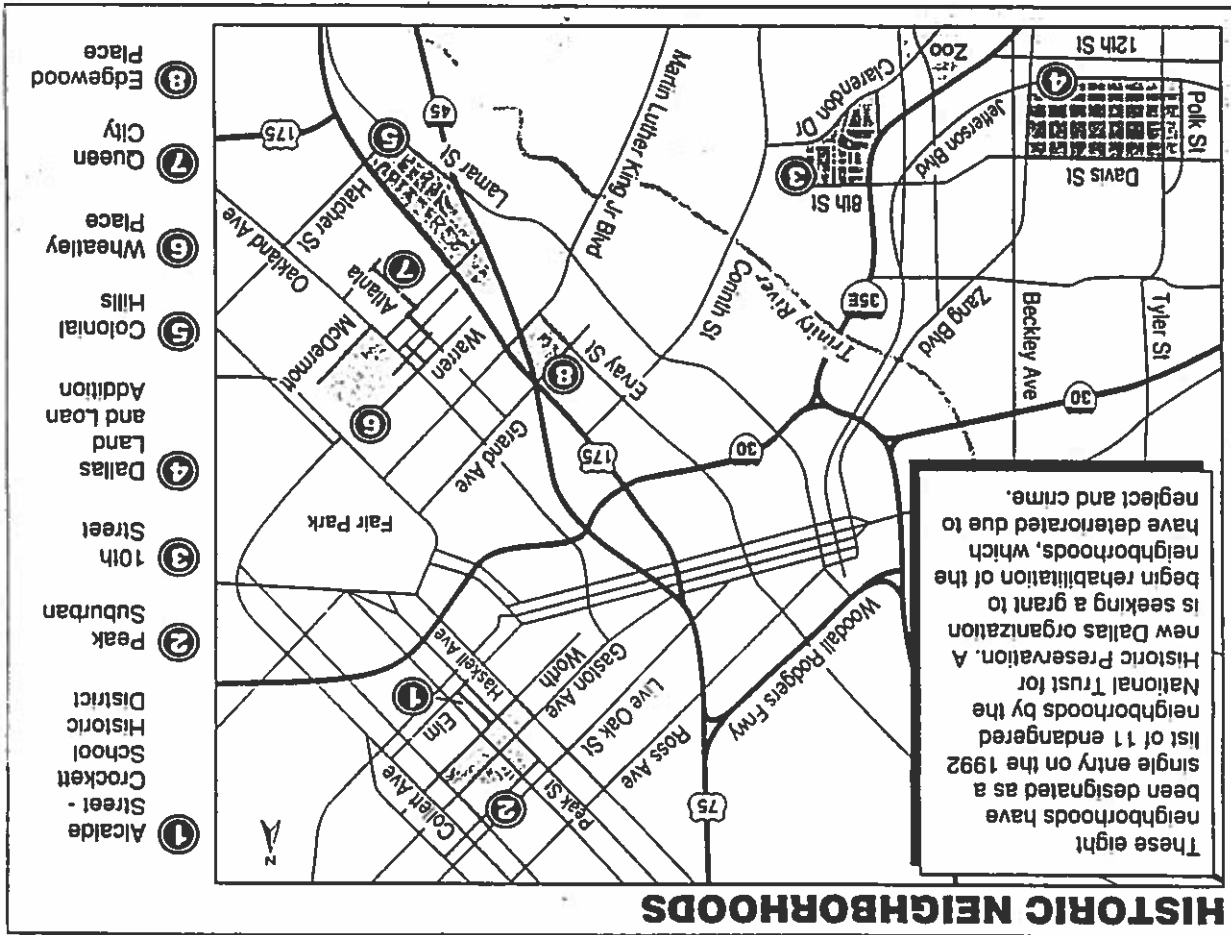
the hand," Ms. Willis said. "We're

saying these are valuable proper-

ties. Let's come up with something

NEWSPAPER ARTICLE : THE DALLAS MORNING NEWS - 1992

The Dallas Morning News



HISTORIC NEIGHBORHOODS

These eight neighborhoods have been designated as a single entry on the 1992 list of 11 endangered neighborhoods by the National Trust for Historic Preservation. A new Dallas organization is seeking a grant to begin rehabilitation of the neighborhoods, which have deteriorated due to neglect and crime.

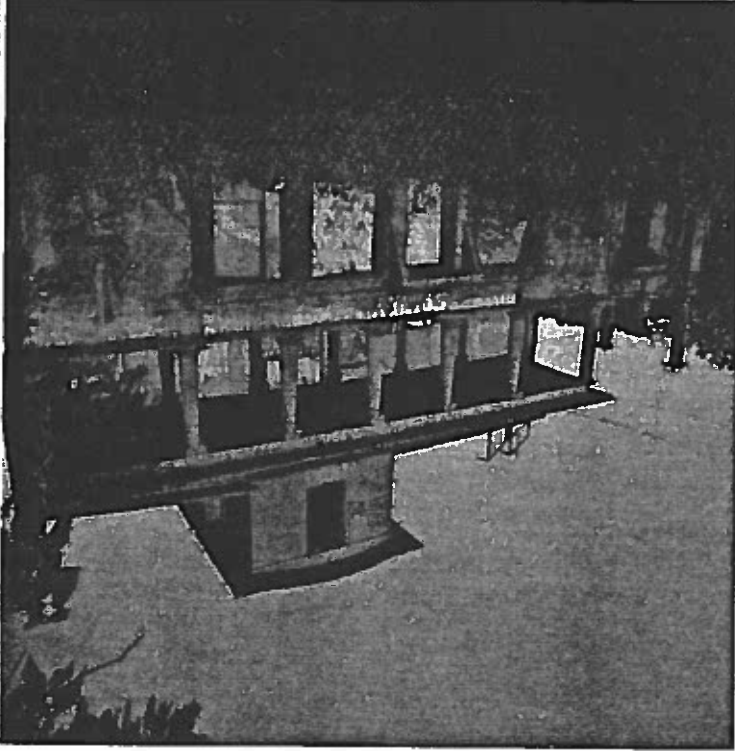
- ① Alcalde Street - Crockett School Historic District
- ② Peak Suburban
- ③ 10th Street
- ④ Dallas Land and Loan Addition
- ⑤ Colonial Hills
- ⑥ Wheatley Place
- ⑦ Queen City
- ⑧ Edgewood Place

Dallas Neighborhoods Face Wrecker's Ball

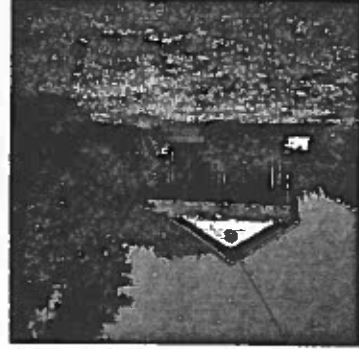
Most "freedmen's" towns in the Dallas area, to which slaves flocked in the 1860s after emancipation, have been demolished by subsequent development. One historic African-American enclave remains—the 10th Street neighborhood, now in danger of demolition. It joins seven other historically significant parts of Dallas that are also threatened by the wrecker's ball: Alcalde Street-Crocketer School area; Colonial Hill; Wheatley Place; Peak's Suburban; Queen City; Edgewood Place; and the Dallas Land and Loan Addition. These neighborhoods were established in the 1870s, when railroads first came to Dallas. Their growth continued into the 1920s, and they survived the demolition and rebuilding boom of the 1980s. Though some of the neighborhoods are nearly in ruins, their architectural significance is unmarred in the Dallas area. Stylistically, the

houses range from ornate Neoclassical, Italianate, and Victorian to Prairie Style and Arts and Crafts. The Dallas city government considers the largely dilapidated dwellings in the 10th Street community "urban nuisances," which they indeed have become, affirms local architect Norman Alston, president of the preservation group Dallas Neighbors. Abandoned, boarded-over residences have been converted into crack houses, Alston explains. But, the architect argues, if the city hopes to restore life near its empty downtown, razing the neighborhoods would be the wrong approach. Bulldozing a vacant house may be wiser than letting drug dealers operate in it, he maintains, "but demolition is not better than retaining the existing house and having young families keep it up." Alston continues to obtain wrecking-ball reprieves for the 10th Street neighborhood from the municipal Urban Rehabilitation Standards Board, which demolishes derelict

structures, while a separate city office, the Department of Housing and Neighborhood Services, works in support of Dallas Neighbors' bid to save the houses. Dallas Neighbors is not prescribing upscale gentrification for the 350 houses of the 10th Street neighborhood, but is launching a revolving loan fund to help low-income homebuyers return to the neighborhood. The National Trust for Historic Preservation, which placed the eighth Dallas neighborhoods on its list of endangered historic sites for the second consecutive year, has given the Dallas Neighbors a grant of \$100,000 toward establishing the revolving fund. The local group is negotiating with a bank to provide additional funds so it can start lending with a kitty of \$300,000. In contrast, the city has a \$13 million budget to knock down the houses. By mid-November, Alston says, "we're expecting to pull this off. We'll have the money in place to start making a difference." —B.M.



EVANS STREET: 1914 Italianate villa is among many endangered Dallas landmarks.



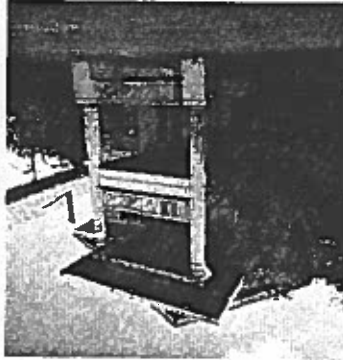
COLBY STREET: 1915 Shogun.



PEAK'S SUBURBAN: 1915 Prairie Style.



WHEATLEY PLACE: 1925 Arts and Crafts.



WORTH STREET: 1915 Neoclassical.

JOAN SHEPHERD PHOTOS

JOAN SHEPHERD PHOTOS

Overhaul of city services urged

Council told that neighborhood decline is widespread

By Anne Bell; Gesalman

Staff Writer of The Dallas Morning News

Neighborhood decline is so widespread in Dallas that the city must dramatically change the way it delivers services, city staff members said Wednesday.

"We have a global problem in the city," Housing and Neighborhood Services Director James E. Giljeyen told the City Council in a briefing. "No longer are our problem areas confined to a particular part of Dallas. There are pockets of blight all over. We are changing as a city, and we have to change our basic service delivery."

In response to the decline, city administrators want to classify each of Dallas' 700 neighborhoods as one of six types and use the classifications to determine what level of city services is needed in each. Neighborhood types will range from healthy and stable to abandoned and decaying. Healthy neighborhoods, for example, would have few incidents of code violations, a low crime rate, more homeowners than tenants and residents with moderate to upper incomes. Neighborhoods facing advanced decline would be characterized by a high crime rate, abandonment and typically more renters than owners.

Based on the type of neighborhood, city services would then focus on the most pressing needs, Mr. Giljeyen told the council. For example, a declining neighborhood might need more police and code



John Ware ... says basic services to all neighborhoods will be continued.

Mr. Giljeyen and other city officials said that during the next four months, they would categorize each neighborhood and work closely with residents to develop specific service plans.

Council members were generally optimistic about the concept, Mayor Steve Bartlett called it "revolutionary," saying it was "a new way of doing business."

Council member Max Wells, who represents Far North Dallas, said he feared that the new approach might result in a reduction of basic services such as police protection in stable areas while city officials tried to increase those services elsewhere.

"You could have neighborhoods pitted against each other," Mr. Wells said.

But City Manager John Ware said basic services to all neighborhoods would be continued.

The city manager also said that no cost estimates have been developed, although many of the changes would not cost more.

Council members Don Hicks and Charlotte Mayes, whose districts include several troubled neighborhoods, said they liked the new approach and reminded city officials that some areas of Dallas need more help than others.

"I don't think anybody's area is as bad as mine," Mr. Hicks said. Council member Larry Duncan also praised the plan. "This is how we focus our resources where we really need them," he said.

Council member Chris Luna agreed. "We know what's ailing us. The question is how do we get the treatment in our veins. And this seems to me to be a pretty good way."

Mr. Ware said he would return to the council in several months with more details.

REVITALIZATION ASSISTANCE PROGRAMS

APPENDIX C

Department of Housing & Neighborhood Services
November 1993

**Neighborhood Renaissance Partnership
Program**

I. STATEMENT OF ISSUES

- Inner city neighborhoods are experiencing increased decline in their physical, social, environmental and economic conditions. This impacts the image of the City and stable adjacent neighborhoods.
- Substandard and inadequate housing and infrastructure is a major contributor to neighborhood decline and abandonment.
- Decline in home ownership also contributes to neighborhood decline. Owner occupied units are maintained at a higher standard.
- Overall City service delivery, particularly, police and code enforcement, trash pick up, and planning are needed at an enhanced and concentrated level.
- Incompatible land uses, zoning, and visually and physically intrusive uses must be minimized
- Health care and social services such as day care, after school care, adult literacy, dental care, and teen pregnancy counseling are badly needed.
- Comprehensive neighborhood planning is not applied to neighborhoods outside of the seven (7) Walker Consent Decree target neighborhoods that experience similar conditions and needs.

II. BACKGROUND

Pre-Walker Consent Decree

- Community Development Advisory Committee (CDAC) designated five (5) target areas, two (2) in November 1985 and three (3) in January 1987.
- 109 Census tract were CDBG eligible, but only 5 were selected for participation
- Participating census tracts were 37.00, 88.02, 93.03, 15.02, and 47.00
- Three (3) year plans were developed for each area

Community Development Advisory Committee Criteria

1. A reasonable size (less than one square mile usable land area)
2. Residential land (50%) or more of the usable land must be in residential use
3. Housing condition (housing condition must have been equal to or worse than the City's average).

Target Neighborhood Coordination

- Department of Housing & Neighborhood Services lead department
- Responsible for planning and coordination
- Nine City departments involved
- Five (5) member CDAC review team

Five (5) phase plan:

1. Data collection/analyses
2. Needs identification/formulation of goals/objectives
3. Review of needs/recommendations
4. Program development for implementation
5. Funding and staffing requirements

III. CURRENT INITIATIVES

Target Neighborhood Planning in Walker Consent Decree Areas

■ Walker et al. vs. United States Department of Housing and Urban Development et al.

■ The negotiated settlement was structured to benefit DHA residents, however it identified the need to improve the physical structures and the neighborhoods surrounding the DHA family developments.

■ Neighborhoods that surround DHA's family developments: Frazier Courts, Cedar Springs, Brackins Village, Rhoads Terrace/Turner Courts, Little Mexico, Roseland Homes.

Target Neighborhood Planning Goals:

- 1.) Improve the physical, social, economic, and environmental conditions of neighborhoods surrounding public housing developments;
- 2.) Increase home ownership opportunities for residents;
- 3.) Encourage the rehabilitation of rental housing units;
- 4.) Encourage the rehabilitation and conservation of the existing housing stock;
- 5.) Encourage the formation of neighborhood and business community organizations to promote empowerment and self-help initiatives;
- 6.) Counteract and halt neighborhood deterioration through coordinated action and delivery of public services (code enforcement, fire, police, housing, etc.) and;
- 7.) Eliminate negative encroachments such as incompatible land and intrusive uses.

IV. RECOMMENDATIONS

Neighborhood Renaissance Partnership (NRP) Program:

- Adopt a City-wide neighborhood targeting program for CDBG eligible areas

- Emphasis on neighborhood participation

- Target CDBG, HOME, and HOPE funds

- Comprehensive planning and implementation

Neighborhood Renaissance Partnership Program Goals:

- Revitalize declining neighborhoods

- Expand housing and economic opportunities

- Reduce violence and overall crime

- Abate nuisance living conditions

- Coordinate, consolidate and concentrate public service delivery, planning activities and implementation

Neighborhood Renaissance Partnership Objectives:

- To target resources and programs
- To develop five (5) year improvement plans
- To strengthen the resident participation in the neighborhood revitalization process
- To halt the negative change experienced in neighborhoods
- To protect neighborhoods at risk of irreversible deterioration
- To comprehensively blend physical, economic, environmental, and social planning
- To develop and encourage public/private partnerships in the neighborhood revitalization process
- To build neighborhood support systems
- To integrate the implementation of existing plans and programs

Neighborhood Renaissance Partnership Planning Process

■ Neighborhood Identification/Organizing:

- Identify neighborhoods
- Identify leaders and neighborhood-based organizations
- Build neighborhood support system/networking

■ Formation of Public-Private Neighborhood Partnerships:

- Developing Resident/City Partnership Agreements
- Public/Private Sector Initiatives
- Community leaders
- Financial community
- Local, county, and state agencies
- Educational institutions
- Churches
- Social service providers

■ Neighborhood Planning:

- Conduct community meetings
- Establish resident planning committee
- Identify community issues/concerns
- Develop need assessments/statements/responses
- Develop five (5) year improvement plans

■ Implementation:

- Establish planning and implementation team
- Program sanctioned by City Council Resolution
- Inclusion in annual CDBG budget
- Develop implementation schedule (interdepartmental)
- Coordinated public service delivery (interdepartmental)
- Coordinate neighborhood improvement activities (community)

PRIMARY NEIGHBORHOOD SELECTION CRITERIA

1. Percentage of the land area in single-family residential use
2. Percentage of the land area in multi-family residential use
3. Percentage of the land area in industrial land use
4. Percentage of the land area in commercial/retail land use
5. Percentage of the areas' residential units that are owner occupied
6. Percentage of the areas' households at 50%, 60% and 80% of the City's median household income
7. Community Development Block Grant eligible areas
8. Percentage of rural standard streets
9. Areas' street surface conditions, curbs, and gutters
10. Economic opportunities
11. Geographical land area
- 12.1 Percentage of vacant housing units
- 12.2 Percentage of vacant land

SECONDARY NEIGHBORHOOD SELECTION CRITERIA

1. Capacity and willingness of neighborhoods to support, participate, and implement aspects of the neighborhood revitalization process
2. Necessity of NRP Intervention vs. Private Initiatives/Existing City Services
3. Condition of Housing Stock: stabilization vs. redevelopment
4. Single-parent headed households
5. Crime Statistics
6. Poverty
7. Code violations
8. Persons 62 or older
9. Adolescent Pregnancy Rate
10. Need for Animal Control

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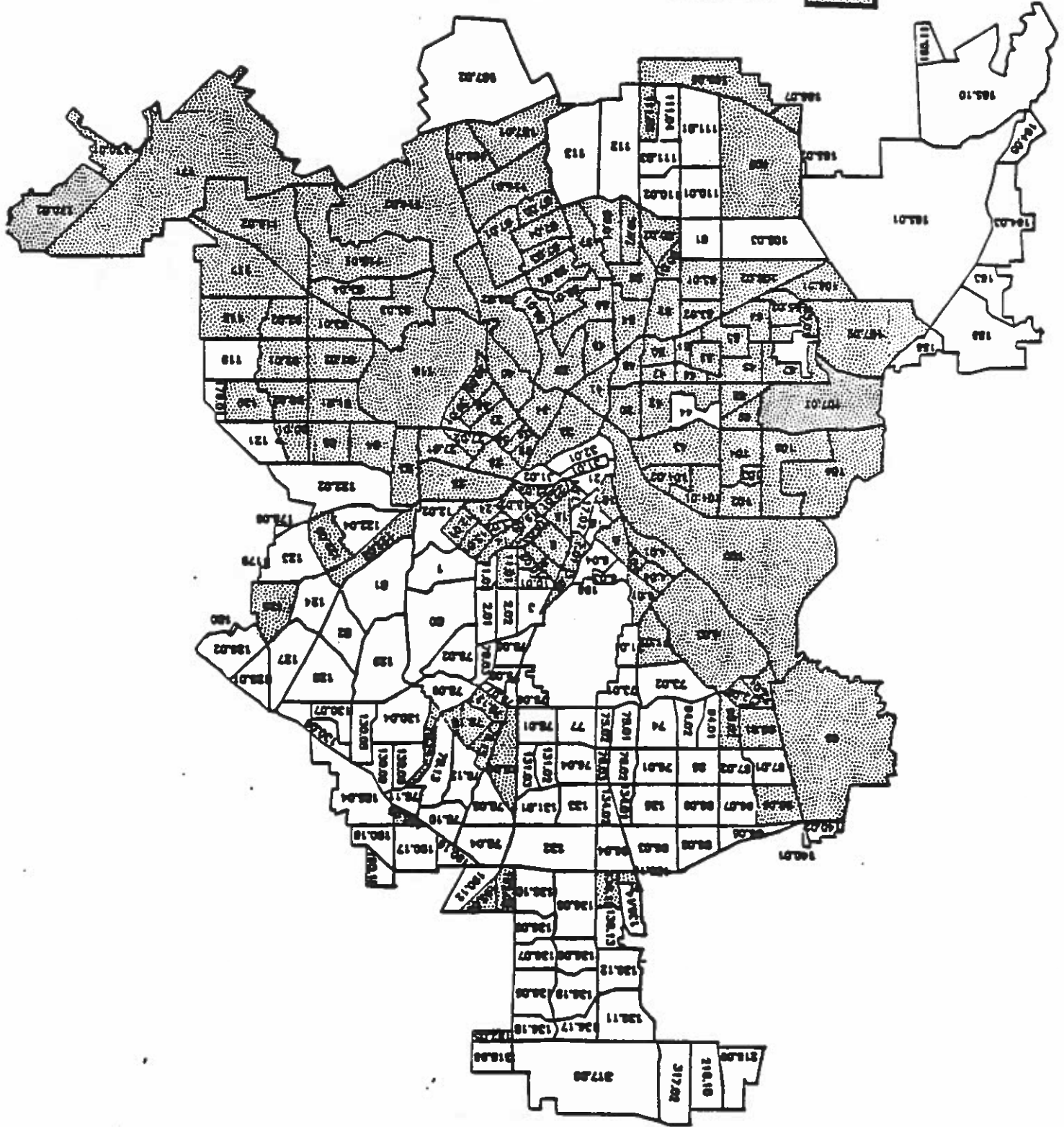
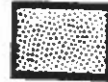
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1990 CENSUS TRACTS

GENERALLY ELIGIBLE CD AREA



- (1) Amount of guaranteed loan funds and program income anticipated for the coming year.
 - (2) Range of activities that may be undertaken.
- E. The information that may be reviewed includes, but is not limited to:
- D. Information and records may be reviewed between 8:15 a.m. and 5:15 p.m., Monday through Friday during normal business days in the City of Dallas, Economic Development Department, Room 4BN, Dallas City Hall, Dallas, Texas, 75201 (tel. 214/670-1686).
 - C. A statement of program objectives, proposed use of funds, and other information regarding the proposed application for guaranteed loan funds and potential implications for future Community Development Block Grant Entitlement funds will be published in the Daily Commercial Record and the Dallas Morning News prior to the first public hearing scheduled for October 27, 1993.
 - B. Notice of public hearings will be published prior to the hearing dates in the Daily Commercial Record and the Dallas Morning News.
 - A. Official notice of public meetings will be posted at least 72 hours in advance with the City Secretary of the City of Dallas, Room 5DS, Dallas City Hall, Dallas, Texas, 75201 (tel. 214/670-3738).

Procedures

I. It is the policy of the City of Dallas to give citizens timely notice of local meetings and reasonable and timely access to local meetings, information, and records relating to the City's proposed and actual use of guaranteed loan funds.

The policies and procedures of the City of Dallas for meeting the Citizen Participation Plan requirements of the U. S. Department of Housing and Urban Development's (HUD) Section 108 Loan Guarantee Program are set forth below.

City of Dallas
Citizen Participation Plan

Section 108 Loan Guarantee: Fiscal Year 1993-94

DRAFT

- D. Together, the hearings will address community development and housing needs, development of proposed activities, and review of program performance.
- C. Other public meetings may be held as necessary.
- B. At least one public hearing will be held after the application is submitted and at least 16 days prior to the second anniversary date of the Section 108 application.
- A. One public hearing to obtain the views of citizens on community development and housing needs will be held by the Dallas City Council prior to its consideration of authorizing submission of the application for guaranteed loan funds.

Procedures

III. It is the policy of the City of Dallas to hold public hearings for the purpose of obtaining the views of citizens and responding to proposals and questions.

- C. The City will make a good faith effort to see that reasonable requests for technical assistance are responded to in a timely manner.
- B. An assessment of the type and extent of technical assistance needed will be made by the City staff upon request and in a timely manner.

A. Groups representing persons of low and moderate income who are interested in receiving technical assistance may write or call the City of Dallas, Economic Development Department, Room 4BN, Dallas City Hall, Dallas, Texas, 75201 (tel. 214/670-1686).

Procedures

II. It is the policy of the City of Dallas to take reasonable steps to provide technical assistance to groups representative of persons of low and moderate income that request assistance in developing proposals.

(4) Any proposed activities likely to result in displacement and the City of Dallas' plans for minimizing displacement.

(3) Estimated amount of guaranteed loan funds and program income proposed to be used for activities that will benefit low and moderate income persons.

A. If the proposed Section 108 Loan Guarantee Application is approved, and it subsequently becomes necessary to substantially change the program content, a formal amendment process will be followed.

Procedures

V. It is the policy of the City of Dallas to provide citizens with reasonable advance notice of and opportunity to comment on proposed activities not previously included in the Section 108 Loan Guarantee Application and any proposed deletion or other substantial change to the activities.

B. At least 48 hours (two complete business days) advance notice is required.

A. Anyone anticipating that the effectiveness of the public hearing will be significantly reduced because of English language limitations should contact the City of Dallas Economic Development Department as far in advance of the public hearing date as possible.

Procedures

IV. It is the policy of the City of Dallas to take reasonable steps to assist non-English speaking residents to be able to understand and participate in discussions that take place at public hearings, when a significant number of non-English speaking residents can reasonably be expected to attend.

G. Reasonable accommodation for the physically challenged will be provided at public hearing sites. At least 48 hours (two complete business days) advance notice is required.

F. The second public hearing will also be held in the Dallas City Hall, City Council Chambers on a date and at a time to be specified later, assuming that the Dallas City Council authorizes submitting the application and it is approved by HUD. It is anticipated that this public hearing site will be convenient to potential or actual beneficiaries, because guaranteed loan funds are proposed to be used for projects located in the Central Business District or within a one mile radius of the downtown loop.

E. The first public hearing will be held in the Dallas City Hall, City Council Chambers not earlier than 1:00 p.m. on October 27, 1993. This site is equally accessible to all sections of the city and is the normal place and time for City Council public hearings. It is anticipated that these factors will enhance citizen participation.

VI. It is the policy of the City of Dallas to take reasonable

steps to address concerns expressed by citizens and to respond to any formal complaints or grievances in a timely manner.

E. Any activity that is judged to be at risk of substantially changing from its originally intended purpose, scope, location, or beneficiaries will be reviewed in a public hearing forum prior to a decision by the City Council as to whether the performance objectives of the project shall be amended.

D. The City staff shall proactively monitor each funded project for compliance with its respective performance criteria and provide periodic progress reports to the City Council.

C. The criteria to be used in determining if an activity is at risk of becoming substantially changed from its originally intended purpose will be based upon further Dallas City Council actions to modify/amend the Section 108 application.

(3) An activity that is proposed to be altered in terms of its purpose, scope, location, or beneficiaries to such an extent that it can no longer reasonably be construed as the activity reviewed by the public and approved by the Dallas City Council.

(2) An activity that was identified in the adopted application, but which subsequently is proposed to be deleted; or

(1) A proposed new activity which cannot reasonably be construed to have been included within the programmatic intent of the adopted application or in the commitment of funds to a specific project, or

B. "Substantial change" is defined by the City of Dallas to be:

(3) The nature of the proposed change(s) will be described in sufficient detail to allow citizens to determine if they are affected and desire to comment on the proposed change.

(2) Reasonable advance notice of the date, time, and place of the public hearing will be made available to the public.

(1) An additional public hearing will be held.

A. Reasonable notice will be given to the general public at appropriate times as the details of the proposed use of guaranteed loan funds are identified.

Procedure

VII. It is the policy of the City of Dallas to encourage citizen participation, particularly by low and moderate income persons who reside in areas in which guaranteed loan funds are proposed to be used.

D. Timely written answers to written complaints and grievances will be provided by the city. The time required to respond may vary depending upon the nature and complexity of the specific complaint. Where practicable, written answers will be provided within 15 working days of the receipt of the written complaint.

(3) It must clearly identify the specific complaint or grievance and should state what corrective action is being sought.

(2) It must be signed, dated, and indicate if the correspondent is representing his/her personal concerns or those of a larger group, in which case, the name or description of the group must be stated.

(1) It must be legible -- typed correspondence is strongly urged.

C. In order for the city to be able to respond effectively, any formal complaint or grievance must be in writing and follow the procedures shown below:

City of Dallas
Economic Development Department
Dallas City Hall, Room 4BN
Dallas, Texas 75201
ATTENTION: SECTION 108 PROGRAM

B. Unresolved issues, complaints, or grievances may be formally submitted by writing to the following address:

A. Citizens are urged to bring any concerns they may have regarding the Section 108 Loan Guarantee Program to the attention of the City of Dallas Economic Development Department by calling 214/670-1686. It is anticipated that most concerns can be quickly and successfully addressed through direct conversations.

Procedures

B. After specific proposals are received and evaluated and authorization is given by the city council for the city manager to negotiate the final funding decision, additional citizen participation procedures will be implemented. The specifics of these procedures may vary from project-to-project in order to respond to unique circumstances. The general process will be as follows:

(1) Identify the geographical boundaries of the area most likely to be affected by the proposal and the principal organizations known to represent or otherwise be affiliated with the low and moderate income residents.

(2) Proactively communicate the purpose of and means by which guaranteed loan funds are proposed to be used.

(3) Provide reasonable opportunities for low and moderate income residents to ask questions and receive answers regarding how they might be affected by the proposed use of guaranteed loan funds.

B. After specific proposals are received and evaluated and authorization is given by the City Council for the City Manager to negotiate the final funding decision, additional citizen participation procedures will be implemented. The specifics of these procedures may vary from project-to-project in order to respond to unique circumstances. The general process will be as follows:

(1) Identify the geographical boundaries of the area most likely to be affected by the proposal and the principal organizations known to represent or otherwise be affiliated with the low and moderate income residents.

(2) Proactively communicate the purpose of and means by which guaranteed loan funds are proposed to be used.

(3) Provide reasonable opportunities for low and moderate income residents to ask questions and receive answers regarding how they might be affected by the proposed use of guaranteed loan funds.

Economic Development Department
Housing & Neighborhood Services
Planning & Development

Submitted by
City of Dallas

Programs for Intown Housing

City of Dallas

Issue Paper

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Programs for Intown Housing

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- Property tax freeze on historic properties (add to Dallas' preservation incentives)
- 10 year Tax "Credit" for qualified renovations (add to Dallas' preservation incentives)
- Financing of pre-development costs
- Recapitalize the City's Public/Private Fund.

Executive Summary

Programs for In-town Housing

Background and Historical Trends

From the Depression until 1940, the federal government assumed an increased role through a variety of financial assistance, direct production, incentives, and neighborhood revitalization programs with a primary focus on low-income housing. In addition, creation of the Federal Housing Agency as well as federal mortgage insurance and guarantee programs encouraged both "owned" and rental housing. Early programs were not specifically designed to stimulate low-income housing. In 1959, Section 202 of the Housing Act saw a turning point in federal policy by providing direct government loans to private entities to produce and maintain subsidized housing units. The U.S. Department of Housing and Urban Development was created in the 1960s which saw the beginning of large scale federal programs to support construction and rehab of low and moderate income housing. Housing production grew rapidly from 1970 to 1973. Passage of the Housing and Community Development Act of 1974 created the Section 8 Program and the Community Development Block Grant Program, which provided a flexible source of funding for low-income housing rehab for localities with greater local control.

The federal policy dramatically changed direction in the 1980s as support for these programs was largely withdrawn. Funding was dramatically shrank or eliminated for a broad cross section of programs. With the demise of federal involvement, the responsibility for providing low-income housing has fallen to the states and localities, neither of which generally has substantial resources to take on the job of providing affordable housing.

Faced with the escalating need for additional affordable housing, state and local governments have been challenged to assume responsibility for the provision of housing — particularly in the absence of a strong federal commitment. One response to the challenge has been state and local government creation of and/or participation in public/private partnerships that secure and use resources from the full range of interested actors.

Researchers have found several elements which make partnerships successful: identifiable need, responsiveness to local context, leadership, strong boards of directors, trust relationships, access to public and private funding sources, expertise, a strong and skilled staff, flexibility, and a local development organization. They have also pinpointed common areas of difficulty: changing economic, regulatory and incentive environments, difficult local political settings, the need to coordinate multiple actors, multiple needs and multiple goals, complicated financing, difficulties inherent in the projects, limitations on the capacity of community development corporations, and minimal participation of for-profit developers.

The common purpose of each partnership was to provide affordable housing within a defined geographic area, primarily by supporting the rehab of inner-city properties undertaken by nonprofit community based development groups. In general, the partnerships formed in these cities were in response to the findings of a group convened to recommend approaches to solving affordable housing problems. One benefit of local partnerships (as opposed to federal programs) is that they are able to tailor their programs to local community needs — social, political, economic, and physical.

Issues

Need for Intown Housing Policy

The City of Dallas has recently focused on the need for housing in intown Dallas. Downtown housing is a critical component of downtown revitalization that will not occur without City involvement. In addition, recent surveys by M/PF Research have shown considerable pent-up demand for intown housing. Intown housing has also been recognized by the City as part of a broader *economic development* issue. The experience of other cities shows low-income housing cannot be the only objective—viable downsides have all types of housing—including upper and middle income.

City's Current EDD Housing Incentive Policy

The City's EDD housing policy, as previously incorporated into the Public/Private Partnership Program, has been to encourage residential development in or near the CBD and low-income residential housing anywhere in the City by making available a combination of tax abatement, infrastructure cost participation and development fee rebate incentives. Additionally, the City has created four tax increment financing districts, which have among their goals to encourage residential development. These incentives are flexible with regard to their use.

Housing Incentive Policy

The City's housing incentive policy should be prudent, cost-effective, and offered for sufficient time to build critical mass. A competitive deal selection process should be utilized. Criteria for selecting target areas should be examined. The use of historic areas should be considered. The City's involvement in infrastructure, land assembly, site preparation, financing, and pre-development money on the front end should be explored. The city should look at developing, adopting and implementing criteria for evaluating R.F.Q.s. The policy should also have an affordable income component. Environmental issues should be included in order to eliminate non-conforming uses and blight. Finally, the M/WBE program must be included in the development of intown housing incentives. Several financing mechanisms are available and should be evaluated - CDBG, CDBG Floar, and HUD Section 108.

Policy Guidance and Recommendations Provided by ULI Publications

Generalized Recommendations. The Washington-based Urban Land Institute has researched and evaluated the experience of many urban communities with respect to public private housing partnerships. The results of these studies are presented in two publications — *Public Private Housing Partnerships* and *Cities Reborn*.

Generally, researchers concluded that partnerships alone cannot satisfy the demand for low-income housing. They found several elements which made the partnerships they looked at successful: identifiable need, responsiveness to local context, leadership, strong boards of directors, trust relationships, access to public and private funding sources, expertise, a strong and skilled staff, flexibility, and a local development organization. They also pinpointed common areas of difficulty: changing economic, regulatory and incentive environments, difficult local political settings, the need to coordinate multiple actors, multiple needs and multiple goals, complicated financing, difficulties inherent in the projects, limitations on the capacity of community development corporations, and minimal participation of for-profit developers.

ULI made these broad recommendations:

1. Create the partnership in a receptive environment with a broad and visible base of support and the personal commitment and participation of highly respected community leaders, including the mayor and the CEOs of major corporations.
2. Maintain a clear vision or purpose.
3. Hire an experienced, entrepreneurial, tenacious staff to run the partnership and pay them well.
4. Identify sources for the various kinds of funding needed and bring them into the partnership early.
5. Be patient.
6. Create an able delivery system.
7. Find ways to reduce project costs.
8. Develop a strong management and follow-through capability.
9. Develop housing, but in the context of a larger environment.

Case Studies

ULI evaluated public/private partnerships in several cities, among them Boston, Chicago, Cleveland, Milwaukee, and San Francisco. In addition, City of Dallas staff from Economic Development, Housing and Neighborhood Services, and Planning and Development visited Memphis, Charlotte, and Milwaukee. (Background material for selected cities is provided in Appendix II).

The common purpose of each partnership was to provide affordable housing within a defined geographic area, primarily by supporting the rehab of inner-city properties undertaken by nonprofit community based development groups. In general, the partnerships formed in these cities were in response to the findings of a group convened to recommend approaches to solving affordable housing problems. Most of the partnerships were organized as 501(c)(3) corporations with a board of directors to set overall policy and monitor progress.

Analysis of Current Policy

Dallas Market and Existing Policy

There has been a surge in interest by the people of Dallas in urban Dallas as a desirable area in which to live and pursue an urban lifestyle. At the same time, there has been a growing interest by the City of Dallas in encouraging residential development in the CBD area. The City would like to attract a large community of inner-city dwellers which would add both economic life and vitality to the inner-city area. These inner-city dwellers would benefit in turn from the many amenities available — museums, art galleries, theaters, restaurants, etc.

Recently, the demand for inner-city residential housing has been well documented. The popularity of projects such as The Meridian and Worthington in State-Thomas provides evidence of the need. However, before the City undertakes housing initiatives involving long-term commitment of City funds which might put City monies at risk, an assessment of potential liability with regard to the downtown housing market is necessary. To this end, Central Dallas Association and the City of Dallas retained M/PF Research, Inc. to conduct an apartment resident survey of the downtown housing market in February/March 1993.

Downtown Housing Market Potential

M/PF conducted two surveys contacting 1,250 residents currently living in higher-rent apartments across Dallas County (first survey) and 1,100 employees working in the central Dallas area (second survey). They wanted a sampling of how many of these persons wanted to either live near work or pursue an urban life style. M/PF found an overall strongly positive response. Their findings reveal a large volume of potential renters for downtown apartments with substantial rents. Total aggregate demand from local residents and newcomers is estimated at 24,000 households out of a total of 54,465 county-wide (See Appendix III - Table 1). For high-end respondents, 18.4% or 10,000 of those surveyed found it very likely or somewhat likely that they would move to a downtown apartment. For respondents living in rental housing, 18% or 2,200 of those surveyed were interested in inner-city housing. Former home owners represent an additional 15.7% or 2,300 of demand, and 39.6% or 9,500 of demand is represented by newcomers.

The most preferred locations by over 50% of respondents were the Arts District, State-Thomas, the West End and downtown near the Majestic Theater and the Nations Bank Plaza. Between 28% and 58% also would consider Deep Ellum, The Cedars, and Farmers Market. Over 60% of those surveyed were either single and living alone or single and living with a roommate. Annual household income of respondents was distributed fairly evenly across income ranges starting at \$30,000 and ending at \$125,000+ (with the exception of a 24% concentration under \$30,000). Rent preferences were concentrated between \$500 to \$800 per month. There was a strong preference for unique apartments, such as warehouse conversions and lofts (62%). Finally, parking connected to the apartment building is a critical factor attracting residents for security considerations. Without connected garage parking, most potential renters will not locate downtown.

One might infer from M/PF's results that the most likely group to locate downtown is that from the first survey — the 10,000 "high-end" renters who found it likely they would move. Were total demand conservatively estimated to be this 10,000 rather than the aggregated 24,000 found by the M/PF survey, this would still represent a substantial market base. This base would easily consume all the residential development planned in State-Thomas and the three newly created tax increment financing districts with room for additional development.

Below is a listing of built-out and potential "prospects" which might be built out. These are located in the TIFs, in the CBD or within a one-mile radius of the CBD.

Estate has constructed two apartment complexes in the District (The Meridian and The Worthington — 464 units adding \$29,500,000 to the City's tax base) and has plans underway for the construction of the next project commencing in 1993 (Uptown Village Apartments).

State-Thomas is now a model for redevelopment of the area immediately around the CBD. Already signs of its success are evident — in November and December 1992, the City of Dallas, participating also with other local taxing jurisdictions, created three additional tax increment financing zones immediately South, Southwest and Northeast of the CBD. In one of these districts (Cityplace), Dayton-Hudson has broken ground for a new Target Store to open in late 1993, the first of its kind ever within Loop 12.

The Quadrangle

Playing off the City's successful projects in the emerging State-Thomas District, residential development is continuing at a strong pace in the Uptown Area. In January 1993, ground breaking took place for the Quadrangle Apartments. The project's developer, Quadrangle Project Partnership, Ltd—an affiliate of Dallas-based Memphis Real Estate, Inc.— will construct and operate two 3-story buildings with approximately 160 high-quality units.

The improvements resulting from this \$4,000,000 investment will substantially increase the taxable real property value of this 2.4-acre tract and provide much needed in-town housing for those desiring location in an "urban village" atmosphere. The Dallas City Council's support for this project includes a real property tax abatement for a seven year period, as well as funding of \$112,000 toward the cost of developing the infrastructure.

The project is the third Uptown Area residential development for affiliates of Memphis Real Estate, the first two of which are successful projects in the State-Thomas District. The Quadrangle apartments project will be completed in late 1993.

Deep Ellum Projects

The City has provided tax abatements to two developers in the Deep Ellum area immediately due east of the Dallas CBD. Forest C. Barber is renovating a vacant warehouse at 215 North Walton Street which is being converted to 12 moderately priced loft style rental apartments. The project will generate \$220,000 in conversion investment. George M. Reeves is renovating a warehouse building at 615 North Good Latimer into six loft residences. Approximately \$250,000 in conversion investment is anticipated. For each project, the targeted renters will be employees of the Baylor medical complex, downtown workers looking for new, but non-luxury housing close to the city core and artists living, working and selling from their studios.

• Downtown housing is a critical component of downtown revitalization that will not occur without City involvement

As related to the City of Dallas, their comment might be summed as follows:

The panelists also stressed that the local government must realize that in-town housing is a central city, not just a CBD issue. This means that the surrounding neighborhoods and CBD core are both important - any great city is defined by great neighborhoods. This theme was repeated - "Create neighborhoods, don't just stimulate retail. Neighborhoods make cities run." They also emphasized that many small projects are better than just a few large ones. They concluded that "public policy should be specific, reliable, long-term and consistent. It will take a decade to measure success. The City must, therefore, be a steady and consistent partner."

- Foundations and Banks.
- CIP Process
- Use of Federal Funds
- The use of TIFs
- Housing Finance Corporations
- CDBG Floar
- Private land assembly
- Master plan to emphasize urban design, street, infrastructure, picker parks and lighting
- Targeting

Among techniques they discussed were —

- Multi-faceted integration is vital with respect to age, race, and income.
- They also considered neighborhoods with these comments —
- Removal of nonconforming land uses and blight is tantamount, as these are constraints that typical developer can't stand.
- Condemnation, where necessary to assist land assembly
- A set aside for affordable housing should be included in a city's housing policy
- Use capital improvements program (standard 5 year upgrade of infrastructure in targeted neighborhoods as a tool)
- A priority should be to ring central city with affordable housing, creating pride of ownership
- Design standards ought to be included with a focus on high quality urban design and attention to detail, streets, and public interaction. Attempts should be made to fit existing neighborhood forms with existing architecture
- Cities must be willing to assume some level of development risk

The panelists considered the role of local government stressing that —

may be used for the rehabilitation of single family or multifamily housing units that will be principally occupied by lower income persons. Rental units must be occupied at affordable rents. Housing rehabilitation for households that do not meet the low/moderate income guidelines can be assisted if they correct slum and blighting influences.

Other eligible housing related activities include: clearance, demolition, removal of buildings and improvements, movement of structures to other sites, acquisition and disposition of property, relocation payments and assistance to people or organizations displaced as the result of actions carried out by the CD Program. New housing construction can be carried out by a qualified local development corporation, small business development company, or neighborhood based nonprofit organization. Regulations require that for new rental housing construction that not less than 20 percent of the units be occupied by low and moderate income persons. Secondly, the total portion of the total cost of developing the project to be borne by CDBG funds be no greater than the proportion of the units occupied by low and moderate income persons. When CD funds are used to assist housing rehabilitation 51 percent of the units must be made available to low and moderate income persons.

Economic Development

Two types of economic development activities may be assisted with CD grant monies. The City or a nonprofit subrecipient may acquire, construct, reconstruct, or install improvements to commercial or industrial buildings, or structures. Assistance may also be provided to private for-profit entities in the form of grants, loans, loan guarantees, interest supplements, or technical assistance. The amount of assistance provided should be limited to that which is necessary and appropriate to the actual needs of the business, and the expected public benefit to be derived.

The low and moderate income national objectives may be met based on the characteristics of the residential population of the area being served, or the creation or retention of permanent jobs for lower income persons. Economic development assistance to businesses is sometimes possible as a means of reducing slum and blighting conditions.

Community Development Block Grant Float Loan Financing

The CDBG float loan mechanism is defined as a financing technique by which an eligible CDBG activity is undertaken using CDBG funds that have been budgeted for other activities. The basic premise is that some activities do not require funds immediately and that a recipient's line of credit will contain a balance (the "float") that can be used on a temporary basis to fund other activities. All activities financed with float loans are required to repay a sufficient level of program income within an established time frame to enable the community to carry out the activities that have already been budgeted.

Although economic development activities are a common use of floats, floats can be used for any eligible CDBG activity. Of necessity, floats nearly always entail interim (temporary or short-term) financing. However, an interim financing activity is not necessarily a float unless the use of the repaid funds is already programmed at the time the interim financing takes place.

Activities undertaken with funds provided under the float concept are treated as any other CDBG-assisted activity, that is, they are subject to all standard CDBG regulations and rules such as national objectives, eligibility, and Davis-Bacon Wage Standards. HUD approval is not required for float-funded activities any more than it is required for other CDBG activities.

As with any financing activity, there is always a risk that repayment will not be made or made late and some cities have experienced repayment delays after entering into loan agreements with some developers. Such delays can pose problems for the previously

The Section 108 loan guarantee program can create more jobs and stimulate growth in a local economy by providing front-end financing for multiple economic development

During 1991, 26 HUD Section 108 loan guarantee commitments were issued totaling \$84.4 million for an average of \$3.2 million per loan. Approximately 48% of approved loans were for economic development activities with 35% budgeted for real estate acquisition and public improvements. Housing accounted for only 15% of the total approved activities.

The maximum repayment period for a loan guaranteed under Section 108 is twenty years. Section 108 repayment terms are flexible to meet the needs of each public entity. The terms for repayment of principal may vary, including length of amortization, balloon payments, deferral of principal payments, interest/debt service reserves, etc.

Maximum loan guarantee amount to entitlement public entities or non-public entities assisted by a State cannot exceed an amount equal to five times the City's most recent CDBG entitlement grant, less any previous outstanding loan guarantees.

It should be noted that Section 108 is a loan against future CDBG allocations and must be repaid. The local government is not required to pledge its full faith and credit for repayment of a guaranteed loan and the loan is not a general obligation of the local government. The principal security for the loan guarantee is a pledge to HUD by the applicant of its current and future CDBG grants for the repayment of the loan.

- recording; real estate taxes, etc.
- consulting fees; legal and organizational insurance; bond premiums; title and
- General requirements/job overhead; planning and engineering; contracting.
- Debt service reserve.
- Payment of interest.
- Payment of issuance, underwriting, servicing costs, other costs associated with private sector financing.

Underwriting, Carrying, Administrative Costs

- Acquisition, construction, reconstruction, rehabilitation, site improvements and utilities, or installation of public facilities (except for buildings for the general conduct of government) for an economic development purpose i.e., convention/conference center, hotels, industrial parks
- Community economic development projects, neighborhood revitalization, energy conservation projects except that the provision of public services must be either a new service or at a higher level than previously provided by local government i.e., street improvements, parks/recreation, water and sewer, flood and drainage, solid waste facilities, removal of architectural barriers, neighborhood facilities.
- Assistance to private for-profit businesses including grants, loans, loan guarantees except for buildings used for general conduct of government, general government expenses and political activities.
- Acquisition, construction/reconstruction, rehabilitation of commercial and industrial buildings, other real property improvements and equipment.

Economic Development

Analysis of Policy Options

Much of the current emphasis on assessing what should be the City's policies and programs regarding the development of public/private housing in Dallas in town stems from policy and program proposals that have been made by the Housing Commission, and by a three-person panel of national experts (Richard Baron of St. Louis, Dennis Rash of Charlotte, and Bill Mosher of Denver). The purpose of this portion of the issue paper is to outline the proposals made, to provide some background on how such programs might effect the viability of a public/private project, and to offer recommendations.

Policies/Programs Suggested by the Central Dallas Association

1. Seek legislation to allow state sales and use tax refunds for residential projects in Enterprise Zones.

Currently, projects in Enterprise Zones must create a threshold level of permanent new jobs for legislation. Nonetheless this proposal could be achieved through amendment to the Enterprise Zone statute or by means of separate legislation which provides this incentive with reference to EZs, that is, the legislation may simply ask that certain housing projects be granted a rebate of state sales tax.

Establishing a qualification standard would limit such incentives to a select class of buildings in order that the number of projects might be fiscally acceptable to the State; such a standard might be 1) that it be in a state-designated enterprise zone, and 2) that the construction be undertaken to building new housing units or to convert some or all of a building into dwelling units—when such a project will provide no fewer than 50 dwelling units.

Recommendation

Staff recommends this option.

2. Offer tax abatements on entire assessed value of historic buildings to promote reinvestment—including existing value.

Under the authority of Section 11.24 of the Texas Property Tax Code, this incentive would provide a significant and unique incentive for renovation of historic buildings. A building—declared to be historic by the federal government, the state, or the City—along with the land and structures needed for use and access would have all tax value, including current value, abated for ten years if the building is substantially renovated. To qualify as substantially renovated, the value of the improvements must be at least 50 percent of the pre-renovation value of the building. The owner would pay the forgone taxes if the building is demolished or altered such that it is no longer listed or eligible for listing on the National Register of Historic Places by other than an act of nature.

Here again, the financial effect of this incentive is substantially increased if all potential tax jurisdictions participate. However, since the County Education District (CED) is precluded from offering tax abatements under the authority of Section 312 of the Texas Property Tax Code, it is deemed a virtual certainty that CED would withhold its participation, citing legislative intent.

Recommendation

Once again, in order to achieve the greatest beneficial impact on the feasibility of an assisted project, and achieve the most cost-effective utilization of City assistance, it is best that all public beneficiaries participate—that there be no free-riders. Staff recommends this option be applied

The DMHAC as currently authorized may acquire, redevelop, and own properties for the long term not using the lease-back method. The current procedures call for the private sector to find an suitable property for redevelopment, prepare a redevelopment plan, and develop a capital structure that is feasible before the DMHAC becomes involved in the actual property. The DMHAC steps forward to acquire/own and the private sector developer becomes the contact developer and property manager. This procedure alienates any liability issues in trying to fund pre-development and ownership of vacant abandoned buildings.

Recommendation

We do not recommend the DMHAC be used for lease-buy backs. However, the DMHAC could become the vehicle to accept donated real estate after the private sector provides due diligence, but before redevelopment plans, and capital funding plans are in place, and then lease the site to a private source for development. Tax exempt bonds could not be a part of the transaction.

5. Lift the moratorium on the sale of bonds by the Dallas Housing Finance Corporation for market rate housing.

On December 18, 1985 the City Council by resolution placed a moratorium on the Housing Finance Corporation issuance of multifamily tax exempt bonds. The City Council recently rescinded this moratorium on January 27, 1993.

City Council approved a resolution on January 27, 1993 which provides for the issuance of multifamily mortgage revenue bonds only for the rehabilitation and conversion of existing units. The resolution does not include new construction as an acceptable use of multifamily mortgage revenue bonds.

Currently, the Housing Finance Corporation is eligible to apply to the Texas Bond Review Board for an allocation of single family and multifamily bonds. These applications are typically filed each January when subsidy ceilings are established, however Housing Finance Corporations can apply at anytime during the year for an allocation. Therefore, the corporation is not likely to receive consideration until January 1994.

The City of Dallas Housing Finance Corporation can currently issue taxable bonds for multifamily activities, but requires higher interest rates to the developer. Staff is currently reviewing policies and the legal parameters of issuing taxable mortgage revenue bonds.

The development of downtown housing is an eligible activity under the multifamily tax exempt bond and taxable bond program.

The purpose of the HFC is to provide financing for the cost of residential ownership and rental development within the City that will provide decent, safe and sanitary housing for persons of low and very low income as prices they can afford. Since its inception, the HFC has offered low-interest tax exempt mortgage revenue bonds for single family and multi-family housing.

Multi-family tax exempt bond income limits adjusted for family size for each project are as follows:

- 20 percent of the dwelling units must be occupied by low/very low income individuals whose income is 50 percent or less of area median income; or
- 40 percent of the dwelling units must be low/very low income individuals whose income is 60 percent or less of area median.

Units for low/very low income households must be maintained or reserved, even when vacant.

It is clear that the redevelopment costs that are involved in bringing a potential project to the point of construction can be substantial. It should also be clear that in many instances the peculiarities of truly urban housing development can add significantly to the length of the redevelopment period. The longer the time period involved, the more likely it is that a private

11. Financing of Redevelopment Costs

Staff recommends amendment of the Dallas City Code to provide this tax abatement citywide for historic landmarks and districts.

Recommendation

This credit only applies to single family, duplex and townhome renovations. While this has only limited potential impact on urban housing, there are older low-income neighborhoods such as the 10th Street area that is part of original Freedman's Town, Peak Suburban and Colonial Hill that will benefit from this approach. The taxable value of an historic, contributing or comparable moved-in structure will be reduced by the amount of an improvement of \$5000 or more. This reduction will last for a period of ten years; additional improvements may be deducted but the total reduction period ends ten years after the first improvement. This tax credit can be used multiple times. After tax credits have been fully utilized after initial renovation, a second or subsequent tax credit may be issued for an additional ten-year period to qualifying structures. A building permit and certificate of appropriateness will be required to quality for the property tax credit. The owner must repay the foregone taxes if the landmark is destroyed by other than an act of nature. This commitment to repay will be recorded in the deed records.

10. 10 year Tax Credit for qualified renovations (add to Dallas' preservation incentives)

Staff recommend amendment of the Dallas City Code to provide this tax abatement city wide.

Recommendation

Historic or contributing, or comparable moved-in structures within an historic district will have property taxes frozen for ten years after designation. The owner must repay the foregone taxes if the landmark is destroyed by other than an act of nature. The commitment to repay will be recorded in the deed records. Taxes may, however, be lowered if the property values decrease or the owner becomes eligible for additional exemptions (over 65 and/or homestead).

9. Property tax freeze on historic properties (add to Dallas' preservation incentives)

Staff recommends amendment of the Dallas City Code to provide this tax abatement citywide.

Recommendation

The owner of a designated landmark may donate a facade easement to either the City of Dallas or another Council designated nonprofit organization. The owner will in turn receive a tax abatement for the value of the facade but retains maintenance responsibility. The owner must repay the foregone taxes if the landmark is destroyed by other than an act of nature. This commitment to repay will be recorded in the deed records.

8. Donation of facade easements (add to Dallas' preservation incentives)

Staff recommends amendment of the Dallas City Code to provide this tax abatement citywide.

Recommendation

properties would qualify for a reduction in taxes equal to the land value of the property for a period not to exceed five years.

931822

Recommendations Requiring Further Study

Policies/Programs Suggested by Panel of National Experts

The February 3, 1993, housing panel experts made a number of excellent suggestions which the City should take into consideration for further study.

13. City's standard infrastructure cost-sharing policies—develop specific standards to encourage central city reinvestment

The City has long recognized that infrastructure costs can be significant for the development of inner city projects that have the potential for providing important public benefits. Accordingly, in July, 1984 the Council approved certain planning policies which among other issues addressed, also directly dealt with some of the special cost of site development in the inner city. Specifically these policies used the following language:

"Provide increased City participation in costs of street, drainage, water, and sewer improvements as an incentive for private development pursuant to City objectives (i.e. inner city housing, Southern Dallas Development Program, CBD Retail, etc.)"

"Alleys may be deleted in redeveloping areas to maximize land use where determined to be nonessential for sanitation collection. The developer would not be responsible for upgrading the existing drainage system beyond the necessary reconstruction of inlets and laterals associated with street improvements. To further stimulate redevelopment, the City would provide for greater participation in the upgrading of water and sewer mains in redevelopment areas."

"Also, as a matter of policy, the City would encourage redevelopment in Council-designated areas through increased City participation in private development costs as an incentive. The Council could also authorize the deletion or abandonment of alleys in these districts. While alleys do provide easier access to utility facilities, sanitary services, and promote appearance, they also consume significant land areas and require additional private construction costs. In view of our desire to promote inner-city housing and affordable housing, we believe there should be flexibility regarding the provision of alleys."

Recommendation

Staff recommends that this policy option be taken under further study with respect to its use and feasibility. Council should call upon staff to provide a thorough assessment of what can be done to make these broadly stated objectives more specific, and to provide cost-sharing guidelines for defined public/private developments within 1.5 miles of the CBD freeway loop, exclusive of the Trinity River floodplain. The Departments of Public Works, Water, Planning, and Economic Development should be participants in this review.

14. Provide Assistance with Land Assembly

One of the issues mentioned earlier in this paper is the risk incurred by developers and lenders in assembling land for larger-scale development; often existing owners can obstruct such an assembly, serving as "holdouts" who look to extract exorbitant values which can compromise the feasibility of a project or drag out the redevelopment phase to the point where an otherwise worthwhile project dies and the potential public benefit is lost. One approach to dealing with this concern is to have the City provide assistance in assembling multiple tracts of land into single-ownership tracts. Among the powers granted by the Texas Tax Increment Financing Act, the City does have the ability to "acquire real property by purchase, condemnation, or other means to implement projects and sell that property on the terms and conditions and in the manner it considers advisable"

16. Review of Zoning Ordinances - potential for further encouraging intown reinvestment.

The City of Dallas Development Code contains zoning districts which are comprehensive in their use allowances and appropriate for directing development within the inner/center city areas. The central business district zoning classifications (primarily CA-1(A) districts) allow basically all but the heaviest industrial uses.

Since the central area zoning is so comprehensive, reinvestment is made more attractive to the developer due to the wide range of options available. As an example, the encouragement of housing in the CBD has been an on-going objective for several years, and the zoning does allow the introduction of high density residential structures into the area as well as conversions of existing buildings to residential uses. Protective measures in terms of requiring uniform treatment of sidewalks, signs, covered walkways, open spaces, parking, and landscaping are included in the code further assuring developers that there is adequate controlled planning to effectively guide new investment into the redevelopment of the center city.

Additionally the zoning ordinance allows any legal height, 100 percent lot coverage, and a floor-to-area ratio of 20:1, the greatest density allowed anywhere in the city. These kinds of allowances are not allowed in zoning districts outside of the central business district, thereby directing development of that high intensity toward the center area as opposed to the outlying commercial districts.

Recommendation

Staff recommends that this policy option be taken under further study with respect to its use and feasibility. Continue to utilize the existing zoning ordinance provisions and ensure that all development/redevelopment opportunities are examined with full knowledge of the code allowances. If occasions arise which appear to warrant changes in the code to ensure the development's success, the feasibility of any potential amendment will be considered on its merit and its compatibility with other parameters within the existing regulations.

Creation of a two tier intown housing, historic landmarks and districts incentive program:

Tier I

Area Description:

That area generally outside the Central Business District (CBD) core, but inside the one mile radius.

Objective:

Maximize the development of mixed housing types utilizing public incentives.

Goal:

1. Leverage private development with public investment
2. Inducement of 4,000 units

Program Guidelines:

A. Designation of Target Areas

Adopt a selection criteria to be used as a guide for decision making. The evaluation process should allow for objective area assessments which examines the economic and financial possibilities, the technical feasibility, and the public sector capacity or readiness to deliver a sustained public/private reinvestment program. Target area designations would be evaluated using a primary and secondary evaluation criteria. The primary criteria used to qualify an area are underlined and focus on specifics in terms of economic, financial, technical, and operable feasibility, while the secondary considerations would be based on desired area characteristics.

- 1 mile of freeway loop (excluding Trinity River Bottoms)
- On or eligible for listing on National Register of Historic Places.
- potential to create a sense of "neighborhood" — to encourage a mixed-density character of development, including single-family.
- City of Dallas landmark or district
- large enough to allow "critical mass"
- small enough that the funding necessary for providing the needed public investments in the area can be realized.
- private sector readiness (City should not "go it alone")
- existing investors, or near-term investment potential
- active, effective community-based organization
- has major assets (transportation access and proximity to employment centers)

As a tool to ensure available M/WBEs, the Surety Support Program (SSP) established at the Convention Center Expansion Project should be implemented city-wide. The SSP was designed specifically to provide financing (surety bonds and helping with working capital loans) and technical assistance (permits, scheduling of equipment and labor, reviewing pay requests, etc. to the M/WBEs.

F. Minority/Women-owned Business Enterprise (M/WBE) component.

City of Dallas Intown Housing Program — Gap Financing (for projects of 50 or more dwelling units)

Type of Gap Financing

<ul style="list-style-type: none"> • Future Bond Funds • HUD Section 108 financing for new infrastructure • Conventional City financing to upgrade existing infrastructure • Project TIFs • Area TIFs 	<ul style="list-style-type: none"> • Conventional City financing to upgrade existing infrastructure • Project TIFs • Area TIFs

<ul style="list-style-type: none"> • CDBG Float • Section 108 • HFDC Bonds (taxable only) • Section 108 • HFDC Bonds (taxable only) <p style="text-align: center;"><i>Interim Financing:</i></p>	<ul style="list-style-type: none"> • Section 108 • HFDC Bonds (tax-exempt or taxable) • Section 108 • HFDC Bonds (taxable only) <p style="text-align: center;"><i>Permanent Financing:</i></p>

<ul style="list-style-type: none"> • State Sales Tax Refund (in EZs) • Tax Abatement on Added Value <p style="text-align: center;"><i>Historic Only:</i></p> <ul style="list-style-type: none"> • Tax Abatement of Existing Value • Eliminate Taxes on properties that are 90% Vacant • Accept Donations of Facade Easements upon historic designation • 10-Year Tax freeze on historic properties, upon historic designation • 10-Year Tax "credit" for qualified renovations 	<ul style="list-style-type: none"> • State Sales Tax Refund (in EZs) • Tax Abatement on Added Value <p style="text-align: center;"><i>Historic Only:</i></p> <ul style="list-style-type: none"> • Tax Abatement of Existing Value • Eliminate Taxes on properties that are 90% Vacant • Accept Donations of Facade Easements upon historic designation • 10-Year Tax freeze on historic properties, upon historic designation • 10-Year Tax "credit" for qualified renovations

<ul style="list-style-type: none"> • Rebate of City Development Fees • Alternative Code application for Rehabs 	<ul style="list-style-type: none"> • Rebate of City Development Fees • Alternative Code application for Rehabs

<ul style="list-style-type: none"> • City's Pre-Development Costs • CDBG 	

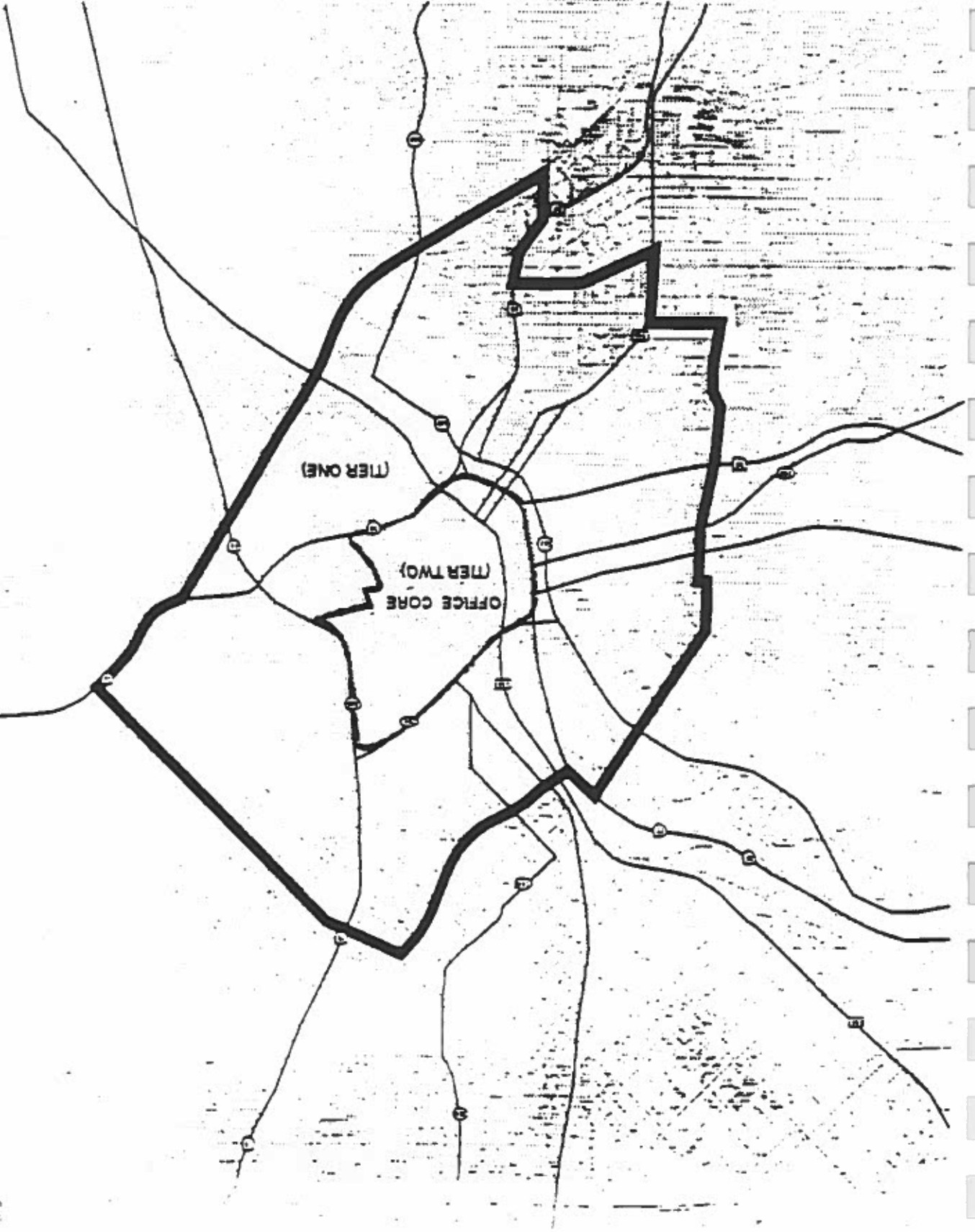
<ul style="list-style-type: none"> • Tax Abatement of Existing Value • Eliminate Taxes on properties that are 90% Vacant • Accept Donations of Facade Easements • 10-Year Tax "credit" for qualified renovations • 10-Year Tax freeze on historic properties, upon historic designation 	<ul style="list-style-type: none"> • Conventional City financing to upgrade existing infrastructure • Rebate of City Development Fees • Tax Abatement on Added Value • Alternative codes applications for rehabs

Historic Only:

Note: For projects involving between 10 TO 49 UNITS, the following incentives are available

ONE MILE RADIUS FROM CBD OFFICE
CORE EXCLUDING RIVER BOTTOMS

CBD OFFICE CORE



APPENDIX I

glossary

Gap Financing: The term *gap financing* is used to describe the approach the City would take to limit its assistance to a project. Gap financing is that public financial assistance that is necessary to fill the financial "gap" which is the difference between (1) a project's total development cost and (2) the amount of private investment which can be attracted to the project in the form of debt and equity.

But-For Basis: City's policy is that its assistance is provided only when there is evidence that the project could not go forward without such assistance. As such, developers applying for City assistance are required to provide assurances that "but for" the public assistance to be provided by the City, the project would not be financially feasible, and that there are no alternate means of closing a project's financial gap.

Affordable housing: Housing that requires 20% of the units available in one complex to be affordable to families making at or below 80% of median income, adjusted for family size.

Subsidized Housing: Housing that requires 51% of the units available in one complex to be affordable to families making at or below 80% of median income, adjusted for family size.

Market rate: Housing that is available to the general public with no special set-asides for families making at or below 80% of median income.

Mixed-use housing development: Intermixing of various housing types and densities with commercial, office, recreational, and open spaces to create a total community within one development.

Mixed-use development: the mixing of different land uses (residential, shopping, employment, entertainment, lodging) on a single development site.

APPENDIX D

PRESERVATION AND DEVELOPMENT CRITERIA

**PLANNED DEVELOPMENT DISTRICT FOR
THE TENTH STREET NEIGHBORHOOD**

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(a) **Definitions.** Unless otherwise stated, the definitions contained in CHAPTER 51A, "PART II OF THE DALLAS DEVELOPMENT CODE," of the Dallas City Code, as amended, apply to this ordinance. In the event of a conflict, this section controls. In this ordinance:

(1) **ADDITION** means an enclosed living space added to a main structure.

(2) **APPLICANT** means an owner of property within this district, or an owner's duly authorized agent.

(3) **CERTIFICATE OF APPROPRIATENESS** means a certificate issued by the city in accordance with Section 51A-4.501 of the Dallas City Code, as amended, to authorize the alteration of the physical character of real property in the district or any portion of the exterior of a structure in the district, or the placement, construction, maintenance, expansion, or removal of any structure in or from the district.

(4) **COLUMN** means the entire column including the base and capital, if any.

(5) **COMMISSION** means the Landmark Commission of the City of Dallas.

(6) **CORNERSIDE FACADE** means a building facade facing a side street.

(7) **CORNERSIDE YARD** means a side yard that abuts a street.

(8) **DEPARTMENT OF THE INTERIOR STANDARDS** means the set of Historic Preservation standards established by the U. S. Department of the Interior National Park Service.

(9) **DIRECTOR** means the director of the Department of Planning and Development or that person's representative.

(10) **DISTRICT** means the Tenth Street Historic Overlay District. This district contains the property described in Section 1 of this ordinance.

(11) **ERECT** means to build, attach, hang, place, suspend, fasten, fix, maintain, paint, draw or otherwise construct.

(12) **FENCE** means a structure or hedgerow that provides a physical barrier, including a fence gate.

Division 51A-4.800).

For more information regarding development impact review generally, see requirements of Section 51A-4.803. ("DIR" means "development impact review." that a site plan must be submitted and approved in accordance with the

(D) The symbol [DIR] appearing after a listed use means that the use is permitted by specific use permit only.

(C) The symbol [SUP] appearing after a listed use means the use is permitted by right as a limited use only.

(B) The symbol [L] appearing after a listed use means that the use is permitted by right as a limited use only.

(A) The absence of a symbol appearing after a listed use means that the use is permitted by right as a limited use only.

(4) The following rules apply in interpreting the use regulations of this ordinance:
(3) Section 51A-2.101, "Interpretations," applies to this ordinance.
(2) All attached exhibits are part of this ordinance.

Dallas City Code, as amended.
CHAPTER 51A, "PART II OF THE DALLAS DEVELOPMENT CODE," of the divisions, or sections in this ordinance refer to articles, divisions, or sections in

(1) Unless otherwise stated, all references to code articles, divisions, or sections in this ordinance refer to articles, divisions, or sections in

(b) Interpretations.
(20) REAL ESTATE SIGN means a sign that advertises the sale or lease of an interest in real property.

(16) PROTECTED FACADE means a facade that must maintain its original appearance, as near as practical.

(15) PRESERVATION CRITERIA means the standards considered by the director and commission in determining whether a certificate of appropriateness should be granted or denied.

(14) MAIN BUILDING means a building on a lot intended for occupancy by the main use.

(13) NEW CONSTRUCTION means new structures built or moved on the property.

(E) The symbol [RAR] appearing after a listed use means

that, if the use has a residential adjacency as defined in Section 51A-4.803, a site plan must be submitted and approved in accordance with the requirements of that section. ("RAR" means "residential adjacency review." For more information regarding residential adjacency review generally, see Division 51A-4.800).

(5) For purposes of determining the applicability of regulations in this ordinance and in Chapter 51A triggered by adjacency or proximity to another zoning district, and for purposes of interpreting the DIR and RAR requirements of Division 51A-4.800, this district is considered to be a residential zoning district.

(6) Creation of separate tracts.

This district is divided into two (2) tracts: Tracts 1 and 2. A map showing the boundaries of the two (2) tracts is attached as Exhibit A. Tract one (1) will be limited to residential uses; single family and duplex. Tract two (2) will allow for neighborhood service retail, office and multiple family uses.

(c) Main uses permitted for Tract 1.

- Duplex.
- Single family.

(d) Main uses permitted for Tract 2.

(1) Commercial and business services uses.

- Building repair and maintenance shop.
- ~~Custom woodworking, furniture construction, or repair.~~
- ~~Job or lithographic printing (small copy center).~~

(2) Institutional and community service uses.

- Cemetery or mausoleum.
- Child-care facility (in home day care by SUP).
- Church.
- Community service center.
- Foster home.
- Library, art gallery, or museum.
- Public or private school.

(3) Office uses.

- Financial institution without drive-in window.
- Office (to include medical office).



- (a) A main building on an interior lot must have a front yard setback that is equal to the average setback of other homes on the blockface.
- (b) A main building on a corner lot must have front yard setback that is within one foot of that of the closest main building in the same blockface.

(1) Front yard setback:

(e) Yard, lot, and space regulations. (Note: The yard, lot, and space regulations in this subsection must be read together with the yard, lot, and space regulations contained in Division 51A-4.400. In the event of a conflict between this subsection and Division 51A-4.400, this subsection controls).

(d) Accessory uses. As a general rule, an accessory use is permitted in any district in which the main use is permitted. Some specific types of accessory uses, however, due to their unique nature, are subject to additional regulations contained in Section 51A-4.217. For more information regarding accessory uses, consult Section 51A-4.217.

- -- Post office.
- -- Police or fire station.
- 7 Utility and public service uses:
 - -- Theater.
 - -- Temporary retail use.
 - -- ~~Swap or buy shop~~
 - -- Restaurant without drive-in or drive-through service.
 - -- Personal service uses.
 - -- Nursery, garden shop, or plant sales.
 - -- Motor vehicle fueling station.
 - -- Household equipment and appliance repair.
 - -- Hardware store 3,500 square feet or less.
 - -- Furniture store.
 - -- Dry cleaning or laundry store.
- (6) Retail and personal service uses.
 - -- Single family.
 - -- Duplex.
 - -- Multifamily (above commercial buildings only).
- (5) Residential uses.
 - -- Public park, playground, or golf course.
- (4) Recreation uses.

Dallas Public Library.

Unless otherwise specified, preservation and restoration materials and methods used shall conform to those defined in the Preservation Briefs published by the United States Department of the Interior, copies of which are available at the

Except as otherwise provided in these Preservation Criteria, any such alterations to the property must conform to the regulations contained in CHAPTER 51A, "PART II OF THE DALLAS DEVELOPMENT CODE" of the Dallas City Code, as amended. In the event of a conflict, these Preservation Criteria control.

Except as otherwise provided in these Preservation Criteria, all public and private right-of-way improvements, renovation, repairs, demolition, maintenance, site work and new construction in this district shall conform to the following guidelines and a certificate of appropriateness must be obtained for such work prior to its commencement.

PRESERVATION CRITERIA

(b) Additional provisions. Development and use of the Property must comply with all applicable federal and state laws and regulations, and with all applicable ordinances, rules, and regulations of the City of Dallas.

(a) Signs. Signs must comply with the provisions for business zoning districts contained in Article VII.

(5) Environmental performance standards. See Article VI.

(b) be no more than 20 percent greater than the average width of single family dwellings on the blockface.

feet and:

(a) The width of a new single family residence shall not exceed 42

(4) Width requirements of structures:

(a) The height of new construction, accessory buildings, or vertical or horizontal additions to existing non-protected structures or facades must not exceed the height of the similar historic structures in this district.

(3) Height:

(c) Original platted lots shall be allowed to be buildable lots.

(b) Front, rear, side, and corner side yards are illustrated in attached Exhibit B.

(a) Rear and side yard setbacks are equal to the average setbacks of other homes on the block face.

(2) Rear and side yard:

SITE AND SITE ELEMENTS

- (a) New construction is prohibited in all front yards within the district.
- (b) The existing original and historic structures must be retained and protected.
- (c) New sidewalks, walkways, steps, and driveways must be of brush finish concrete, brick, stone, or other material if deemed appropriate. No exposed aggregate, artificial grass, carpet, asphalt or artificially-colored monolithic concrete paving is permitted.
- (d) No circular drives are allowed in front yards.
- (e) Exterior lighting must be appropriate to and enhance the structure.
- (f) Landscape plant material must be appropriate and compatible, must enhance the structure and surroundings, and must not obscure significant views of the main building or from the main building. It is recommended that landscape modifications reflect the original historic landscaping design when appropriate.
- (g) After the effective date of this ordinance, any new mechanical equipment must be erected in side or rear yards and must be screened from the street.
- (h) Existing mature trees must be protected. Unhealthy or damaged trees may be removed if deemed appropriate.
- (i) Fences in the rear yard and rear 50% of the side yard cannot exceed 9 feet in height from grade or top of retaining wall.
- (j) Fences that are permitted in the front yard shall have a maximum height of three feet six inches. These fences must be appropriate to the district. Chain link fences are not allowed in the front yard. Fence locations can be found in Appendix C.
- (k) Fences above three feet six inches in the side yards must be located a minimum of 10 feet back from the front facade of the main building. Fences with a maximum height of three feet six inches can be located anywhere in the side yard and may connect to front yard fence.
- (l) Fences in cornerside yards must not be located directly in front of the cornerside facade except that the commission may allow a fence directly in front of all or any portion of the rear 50 percent of the cornerside facade if:

- 1. more screening is necessary to insure privacy due to unusually high pedestrian or vehicular traffic; and
- 2. the fence is less than four feet in height and is compatible with the architectural character of the home.

(m)

Fences in side, rear or corner side yards must be constructed of one or more of the following materials: wood, brick, stone, iron, a combination of those materials, or other materials if deemed appropriate.

(n)

Tops of fences shall be horizontal, stepped or parallel to grade per Exhibit D.

STRUCTURE

Facades

(a)

The front and side facades are protected facades.

(b)

Reconstruction, renovation or repair of the opaque elements of the protected facades must employ materials similar to the original materials in texture, color, pattern, grain and module size as much as practical.

(c)

The existing solid-to-void ratios of non-protected facades must be maintained as much as practical. All additions and alterations must be architecturally sensitive and appropriate to the overall design of the existing structure.

(d)

Brick must match in color, texture, module size, bond pattern and mortar color. Brick surfaces not previously painted must not be painted unless the applicant establishes that

1. the color and texture of replacement brick cannot be matched with that of the existing brick surface;

2. the brick is not original or compatible with the style and period of the main building and the district; or

3. Painting is the only method that the brick may be repaired or restored.

(e)

Stone, cast stone, and concrete elements must be renovated or repaired only with materials similar in size, grain, texture, and color to the original materials.

(f)

Wood siding, trim, and detailing shall be carefully restored wherever practical. Historic materials should be repaired; they should be replaced only when necessary. Badly deteriorated paint should be removed in accordance with the Department of Interior standards prior to refinishing. All exposed wood must be painted, stained, or otherwise protected. No resurfacing with vinyl or aluminum siding or stucco is permitted on main structures. Imitation materials are allowed on accessory structure only if they are keeping with the style and materials on the main structure.

(g) COLOR: All colors must comply with the Acceptable Color Range Standards contained in Exhibit E. Fluorescent and metallic colors are not permitted on the exterior of any structure in this district.

(h) Exposing and restoring original historic finish materials is encouraged. Dominant and trim colors. All structures must have a dominant or body color and no more than three trim colors, including any accent colors. Proper location of dominant trim, and accent colors is shown in Exhibit F. The colors of a structure must be complementary of each other and the overall character of this district. Complimenting color schemes are encouraged through the blockface.

(i) Exterior cleaning must be accomplished in accordance with Department of Interior standards. No sandblasting or other mechanical abrasive cleaning processes are permitted.

Fenestration and Openings

(a) Original doors and windows and their openings must remain intact and be preserved. Where replacement of an original door or window is necessary due to damage or structural deterioration, replacement doors and windows must express mullion size, light configuration, and material to match the original doors and windows. Replacement of windows and doors which have been altered and no longer match the historic appearance is strongly recommended.

(b) New door and window openings on the front and corner facade are permitted only in locations where there is evidence that original openings have been infilled with other material.

(c) Decorative ironwork or burglar bars are permitted only on rear facades. Interior mounted burglar bars are permitted on protected facades.

(d) Glass and glazing shall match original materials as much as practical. Tinted, reflective glazing or reflective film is not permitted.

(e) Materials placed on or behind window glazing must be appropriate to the district.

(f) The Department of the Interior standards should be referred to for acceptable techniques to improve the energy efficiency of historic fenestrations.

(c) Vinyl and aluminum, or other imitation materials are not acceptable cladding materials for the construction of a new main structure in this district or addition to existing historic structure in this district.

(b) New construction, additions to historic structures, accessory buildings, porches, and balconies must be of appropriate massing, roof form, shape, materials, detailing and color and have fenestration patterns and solids-to-voids ratios that are typical of the historic structure.

(a) The form, materials, general exterior appearance, color and details of any new construction of accessory building or vertical extension to existing structures must be compatible with the existing historic structure.

NEW CONSTRUCTION AND ADDITIONS

(d) Front porch floor finishes shall be of concrete, wood or other materials if deemed appropriate. Porch floors may not be covered with carpet. Wood floors must be painted or stained. Concrete, brick or stone floors may not be painted. A clear sealant is acceptable.

(c) It is encouraged that existing enclosed porches on protected facades be restored to their original appearance.

(b) All original columns, railings, and other trim and detailing that are part of the porch or balcony configuration must be preserved.

(a) Existing original porches and balconies on protected facades must be retained and preserved; no porches may be enclosed on protected facades.

Porches and balconies

(c) Solar panels, skylights, and mechanical equipment must be set back or screened so that it is not visible to a person standing at ground level on the opposite side of any adjacent right-of-way.

(b) The following roofing materials are allowed: wood shingles, composition shingles, or terra-cotta tiles and other materials if deemed appropriate.

(a) The slope, massing, configuration and materials of the roof must be preserved and maintained. Original gables, dormers, and porch & roots must be preserved. Existing parapets, cornices and coping eaves, roof trim and dormers must be retained and when repaired, should be done so with material matching in size, finish, module and color.

Roofs

Certificate of appropriateness denied by the Landmark Commission, may be appealed to the city council in accordance with Section 51A-4.501 of the Dallas Development Code, as amended.

The review procedure outlined in Section 51A-4.501 of the Dallas City Code, as amended, applies to this district except that a certificate of appropriateness is not required to erect temporary political campaign signs (as defined in Chapter 15A of the Dallas City Code, as amended) or real estate signs.

REVIEW PROCEDURES FOR CERTIFICATES OF APPROPRIATENESS

All signs must conform with all applicable provisions of the Dallas City Code, as amended and be compatible with the architectural qualities of the historic structure.

Street signs, protective signs, movement control signs, and historical markers may be erected. A certificate of appropriateness is required to erect one of these signs to ensure that the sign is sensitive and compatible with the appearance of the structure.

Temporary political campaign signs (as defined in Chapter 15A of the Dallas City Code, as amended) and real estate signs may be erected.

SIGNS

May have garage doors located at the established rear yard setback from the alley if electric garage door openers are installed.

Must be at least eight feet from the main building; and

Must be compatible with the scale, shape, roof form, materials, detailing, and color of the main building;

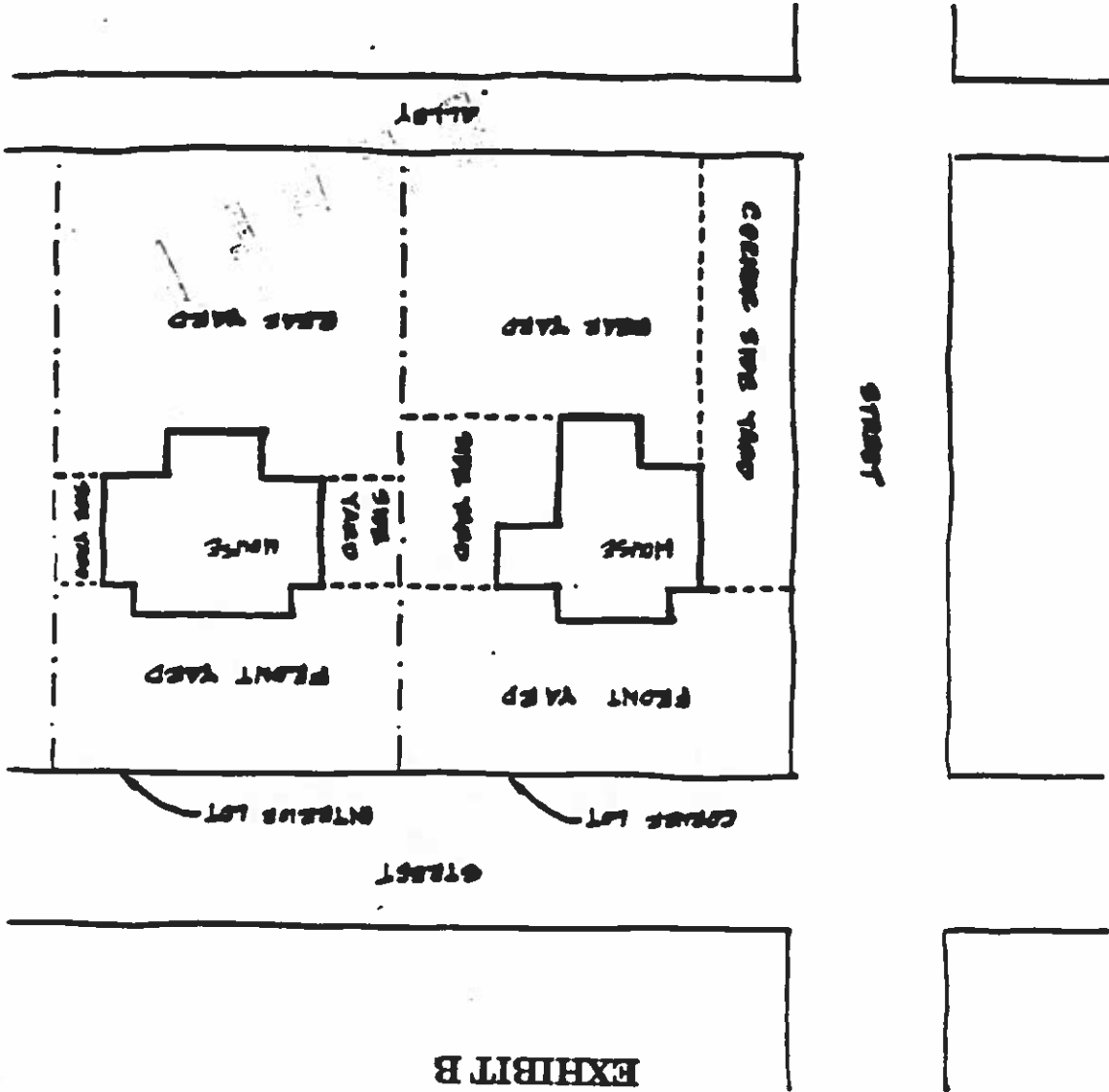
Are only permitted in the rear yard;

ACCESSORY BUILDINGS

Historic details at parapets and coping must be preserved and maintained where abutting new construction.

New construction and connections between new and existing construction must be designed so that they are clearly discernible from the existing historic structures as suggested by the Secretary of the Interior in Preservation Brief No. 14. A clear definition of the transition between new and existing construction shall be established and maintained.

Chimneys visible from the public right of way must be clad in brick, or stucco. Imitation brick will be reviewed through the certificate of appropriateness process.



Horizontal

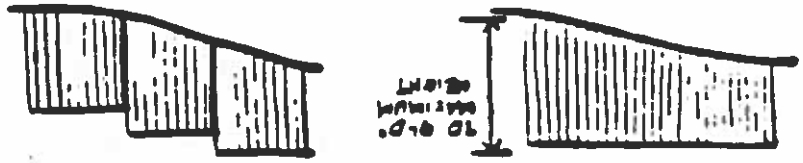


EXHIBIT D

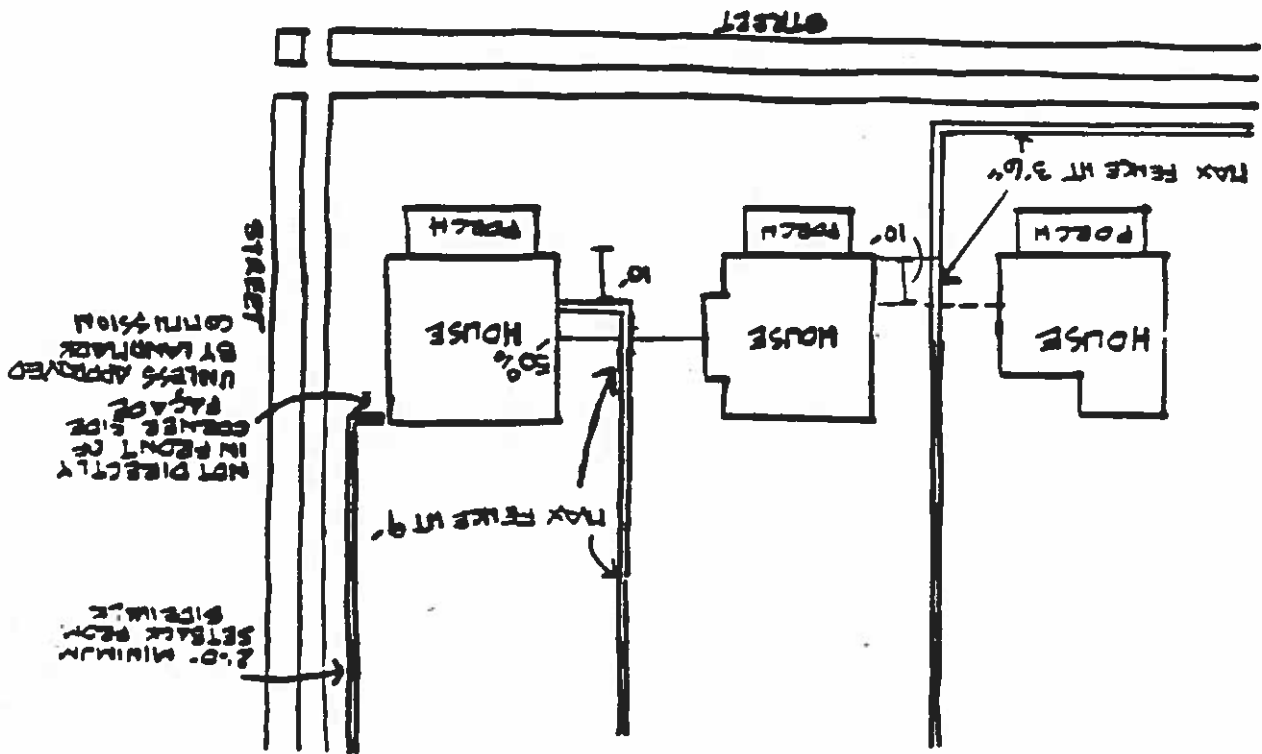


EXHIBIT C

EXHIBIT E

Color and color scheme shall be evaluated according to the Munsell Book of Color Systems (Neighboring Hues Edition -1973).

The Munsell color ranges or their equivalents in value (V) and Chroma (C) for primary or body trim or accent colors:

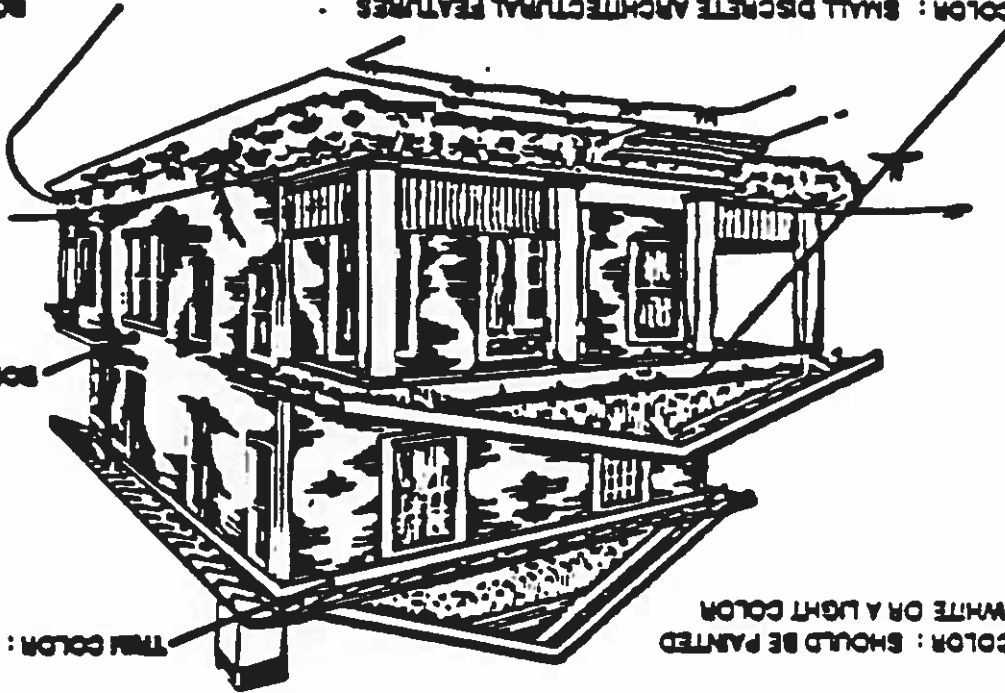
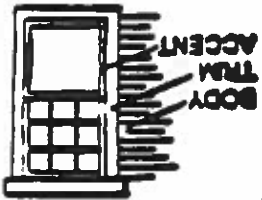
Body: 9 through 6V/1 through 4C

Trim: 9 through 3V/1 through 6C

Hue symbols 2.5-10 for: R (Red) G (Green) B (Blue) Y (Yellow) YR (Yellow-Red) GY (Green-Yellow)

Neutral gray and absolute white may also be permitted. Neutral gray must be equivalent in value to those ranges specified above. Any colors or color schemes that are not within the specified allowable Munsell ranges must be reviewed by the Landmark Commission and approved or denied based on their appropriateness to and compatibility with the structure, blockface, and this district. The Commission shall not approve any colors or color schemes (or their equivalents) that are specifically excluded by this ordinance.

ACCENT COLOR : SMALL DISCRETE ARCHITECTURAL FEATURES
ON HOUSE SUCH AS INNERMOST WINDOW FRAMES
AND MULLIONS, NARROW FOLDING STRIPS



BODY COLOR : MAIN SIDING
OF HOUSE

TRIM COLOR : MAJOR TRIM ON HOUSE

COLUMN COLOR : SHOULD BE PAINTED
WHITE OR A LIGHT COLOR

COLOR PLACEMENT

EXHIBIT F

