

Memorandum



CITY OF DALLAS

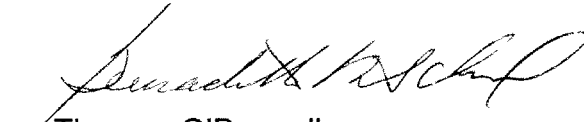
DATE October 31, 2014

TO Housing Committee Members: Carolyn R. Davis, Chair, Scott Griggs, Vice-Chair, Monica Alonzo, Rick Callahan, Dwaine Caraway, and Philip Kingston

SUBJECT Housing Projects Update

On Monday November 3, 2014, you will be briefed on Housing Projects Update. A copy of the briefing is attached.

Please let me know if you have any questions.


Theresa O'Donnell
Chief Planning Officer

c: The Honorable Mayor and Members of the City Council
A. C. Gonzalez, City Manager
Rosa A. Rios, City Secretary
Warren M.S. Ernst, City Attorney
Craig Kinton, City Auditor
Daniel F. Solis, Administrative Judge
Ryan S. Evans, First Assistant City Manager
Eric D. Campbell, Assistant City Manager
Jill A. Jordan, P. E., Assistant City Manager
Mark McDaniel, Assistant City Manager
Joey Zapata, Assistant City Manager
Jeanne Chipperfield, Chief Financial Officer
Sana Syed, Public Information Officer
Elsa Cantu, Assistant to the City Manager – Mayor and Council



Housing Projects Update

A Briefing to the Housing Committee
Housing/Community Services Department

November 3, 2014



Purpose

- To provide a summary of projects completed within the past 18 months and current projects under contract with anticipated completion within the next 18 months
- Discuss next steps for FY 2015

Project “Reset”

- As part of the Housing Plus activities, the staff has:
 - Reviewed all prior commitments on development projects
 - Briefed status of individual projects to Housing Committee
 - Provided full City Council consideration of any modifications to the original contracts
 - Requested City Attorney assistance for any legal actions

Housing Projects Completed Within The Last 18 Months

- **Council District 1**

- **Wynnewood Seniors** - 140 apartments

- **Council District 2**

- **1400 Belleview** - 164 apartments
- **East Dallas Community Organization**- 2 single family homes

- **Council District 4**

- **Altura Homes** - Scattered Sites- 11 single family homes
- **CityWide CDC** - Rudy's Commercial
- **CityWide CDC** - Lancaster Urban Village-14,131 square feet of commercial/retail office space and 193 apartment units

- **Council District 6**

- **West Dallas Scattered Sites**-20 homes



Housing Projects Completed Within The Last 18 Months

- **Council District 7**
 - **East Dallas Community Organization - Bexar Street-6 townhomes**
 - **East Dallas Community Organization - 4 Single family homes**
 - **South Dallas/Fair Park ICDC - Pittman Place- 9 single family homes**
 - **South Dallas/Fair Park ICDC - Spring Street Medical Building; Pittman Place:**
- **Council District 8**
 - **Thornton Heights - 6 single family homes**
 - **Cedar Creek Ranch - 13 single family homes**
- **Council District 9**
 - **Heroes House - 32 apartment units**
- **Council District 14**
 - **Atmos Phase I- 107 Multifamily units for families completed**
 - **Atmos Phase II - Ground floor commercial and 123 apartment units**
 - **Continental - Ground floor commercial and 203 apartments downtown**



Housing Projects With Anticipated Completions Over The Next 18 Months

- **Council District 1**
 - **Wynnewood Family Project- 160 units**
- **Council District 2**
 - **Jubilee Park CCC - 9 single family homes**
 - **Fowler Homes- 7 senior units**
 - **Shared Housing- 20 permanent supportive housing units**
- **Council District 4**
 - **CityWide CDC- Serenity Apartments- 45 units**
 - **2000 Roses - 1 single family home**
 - **Habitat for Humanity- 30 single family homes**
 - **Texas Heavenly Homes- 6 single family homes**
- **Council District 6**
 - **Builders of Hope - West Dallas – 11 single family homes**

Housing Projects With Anticipated Completions Over The Next 18 Months



- **Council District 7**
 - **Builders of Hope** -12 single family units in Prairie Creek
 - **Central Dallas CDC** - 50 permanent supportive housing units
 - **Hall Family** - 38 apartment units
 - **Hatcher Gardens** - 10 apartment units & 2 retail spaces
 - **Frazier Revitalization Inc-** Parkland Medical Facility
 - **East Dallas Community Organization** –4 senior units
 - **South Dallas/Fair Park ICDC-** 10 single family homes in Pittman Place
 - **Southfair CDC** – Fair Park Estates-2 single family homes
 - **NRP-** Bruton Road Apartments 264 units
 - **Buckeye Trail Commons-** 323 units
- **Council District 8**
 - **Kleberg Villas** – 25 single family homes
 - **Thornton Heights** - 12 single family homes
- **Council District 11**
 - **Summit Apartments-** 98 units
- **Council District 12**
 - **Fountains of Roasemeade-** 382 units

Current NIP Projects & Schedule of Work

South Dallas- Greater Fair Park NIP

- **Spring Avenue Redevelopment:** Construction start on Spring Avenue-Phase I streetscape and public improvements in April 2013 with completion pending ROW acquisition.
- December 13, 2013 grand opening of MyChildren's Medical Clinic, the first new commercial building along the new Spring Avenue Corridor.

West Dallas NIP

- **Neighborhood Infrastructure Improvements:** Neighborhood sidewalk improvements within the Los Altos community to commence December 2014 with estimated completion by February 2015.

Lancaster Corridor / Cigarette Hill

- **Miller Family Park Improvements:** Installation of LED Security lighting, picnic tables, BBQ grills and creation of small plaza on track completed 2013.
- **Neighborhood Lighting:** Additional street lighting installed 2013 at the request of residents.



MyChildren's Mill City - 4922 Spring Ave.

Current NIP Projects & Schedule of Work

South Dallas- Ideal/Rochester Park

- **Bexar Street Redevelopment Investment Center (DPD):** Construction complete. Center began operations September 2014.
- **Bexar Street Public Improvements:** Construction of Phase II, Phase III street and streetscape improvements in progress, with completion by late winter 2015.
- **Ideal/Rochester Park Neighborhood:** Public improvements within the Ideal and Rochester Park neighborhood underway. Projects include neighborhood street and green space improvements, gateway enhancements, landscaping, neighborhood banners, security measures, monthly stakeholder engagement.



DPD Bexar Street Redevelopment Investment Center

North Oak Cliff / Marsalis NIP

- **Median Improvements:** Property at 138 W. Davis acquired December 2013. Remediation and clean-up underway with completion estimated winter 2015.
- **Phase II -** Project is in conjunction with revitalization efforts for a proposed streetcar station to be funded by TxDOT.

Summary

- Completed Over Last 18 Months
 - 71 single family units
 - 962 multifamily units
 - 30,000 sq. ft. retail/commercial space (est.)
 - 1 medical facility
- Anticipated Production Over Next 18 Months
 - 92 single family units
 - 893 multifamily units
 - 115 permanent supportive housing units
 - 1 medical facility

Next Steps

- Staff issued the Notice of Funding Availability for multifamily projects on October 23, 2014
- Staff is developing a Notice of Funding Availability for single family projects
 - Housing Committee will be briefed on possible selection criteria for this NOFA in January 2015
 - Anticipate releasing NOFA in January 2015