

# Memorandum



CITY OF DALLAS

DATE June 12, 2015

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, June 15, 2015, you will be briefed on Housing Projects Update. A copy of the briefing is attached.

Please let me know if you have any questions.

A handwritten signature in black ink that reads "Theresa O'Donnell".

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

June 15, 2015



# Purpose

- To provide a summary of projects completed within the past 24 months and current projects under contract with anticipated completion within the next 18 months
- Discuss next steps for FY 2015

# Housing Projects Completed Within The Last 24 Months

- **Council District 2**

- **Jubilee Park Community Center Corp** - 9 single family homes

- **Council District 4**

- **City Wide CDC** - Rudy's Commercial - 1,625 square feet of commercial space
- **City Wide 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 24 Months

- **Council District 7**
  - **Buckeye Trail Commons** - 323 units intergenerational units
  - **East Dallas Community Organization** - Bexar Street-6 townhomes
  - **East Dallas Community Organization** - 3 Single family homes
  - **Frazier Revitalization Inc** - Parkland Medical Facility
  - **Heroes House, LLC** - 24 multi-family units
  - **South Dallas/Fair Park ICDC** - Pittman Place – 5 single family homes
- **Council District 8**
  - **Thornton Heights** - 6 single family homes
- **Council District 14**
  - **Atmos Phase I** - 107 Multi-family 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**
  - **Deaf Action Center** - Martha's Vineyard - 100 multi-family units
  - **Fowler Homes** - 7 senior units
  - **Jubilee Park CCC** - 9 single family homes
  - **Shared Housing** - 20 permanent supportive housing units
- **Council District 3**
  - **Oak Glen Apartments** - 64 multi-family units
- **Council District 4**
  - **City Wide CDC** - Serenity Apartments- 45 units
  - **2000 Roses** - 1 single family home
  - **Habitat for Humanity** - 30 single family homes
  - **Gateway on Clarendon** - 125 multi-family units
  - **Greenleaf Ventures** - Buckner Terrace - 50 to 53 single family units
  - **Sphinx Fiji Townhomes** - 49 single family units



# Housing Projects With Anticipated Completions Over The Next 18 Months

- **Council District 6**

- **Builders of Hope** - West Dallas - 17 single family homes
- **Builders of Hope** - Creekside Project - 10 single family units
- **GreenleafVentures** - Singleton Blvd - 116 single family units

- **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
- **East Dallas Community Organization** - 7 senior units
- **South Dallas/Fair Park ICDC** - 5 single family homes in Pittman Place
- **Southfair CDC** - Fair Park Estates - 2 single family homes
- **Southfair CDC Townhomes** - 4 single family townhomes

# Housing Projects With Anticipated Completions Over The Next 18 Months



- **Council District 8**
  - **Kleberg Villas** - 25 single family homes
  - **Thornton Heights** - 12 single family homes
  - **City Wide CDC - Runyon Springs** - 10 single family homes
- **Council District 11**
  - **Summit Apartments** - 98 multi-family units
- **Council District 12**
  - **Fountains of Rosemeade** - 382 units



# NIP Projects

## 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 commenced December 2014 and were completed in June 2015. Two additional phases are scheduled for commencement October 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.
- **Neighborhood Beautification:** Beautification and clean-up efforts ongoing with Cigarette Hill/Alameda Heights Crime Watch Association



MyChildren's Mill City - 4922 Spring Ave.

# NIP Projects

## 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, streetscape and gateway improvements in progress, with completion by July 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, and monthly stakeholder engagement.
- **Bexar Street Pocket Park** Pocket park proposed for 5414 Bexar Street. Design completion estimated by July 2015 with construction start by October 2015.
- **Façade Improvements** Façade improvements to existing businesses along the Bexar Street corridor are underway, with two businesses under application review. Improvements to be completed by September 2015

## North Oak Cliff / Marsalis NIP

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



DPD Bexar Street Redevelopment Investment Center

# Summary

- **Completed Over Last 24 Months**
  - 69 single family units
  - 973 multi-family units
  - 30,000 sq. ft. retail/commercial space (est.)
  - 1 medical facility
- **Anticipated Production Over Next 18 Months**
  - 352 single family units
  - 1,106 multi-family units
  - 70 permanent supportive housing units



# QUESTIONS