Neighborhood Investment Program Briefing #2
(Target Area: CT 39.02 / 115.00 part)

A Briefing To The Housing Committee

Housing Department
February 4, 2008
Purpose

This briefing represents the second of four updates on the Neighborhood Investment Program

- Briefing #1: Greater Fair Park / Frazier (CT 25.00 / 27.01 / 27.02)
- **Briefing #2: Ideal / Rochester Park (CT 39.02 / 115.00)**
- Briefing #3: West Dallas (CT 101.01 / 101.02)
- Briefing #4: NIP III Recommendations

*NOTE: Briefing #’s 3 and 4 are currently being scheduled*
NEIGHBORHOOD INVESTMENT PROGRAM - TARGET AREAS
Background

• Comprehensive community development approach, with emphasis on:
  – Mixed use redevelopment of neighborhood commercial spine (Bexar Street)
  – Stabilization of existing residential neighborhoods through targeted:
    • Home repair
    • Land banking/infill development
    • Street/sidewalk/infrastructure improvements
    • Code enforcement
    • Improved quality of life
  – Leveraging core/neighborhood assets and non-City investments
Strategic Partnerships & Neighborhood Stakeholders

Key project implementation and neighborhood stakeholders include:

- Bexar Street Community Focus Team
- City of Dallas
- City of Dallas Action Team
- Dallas Housing Authority
- DART
- East Dallas Community Organization
- Groundworks
- Habitat for Humanity
- Hai Tak, Inc.
- H.I.S. Bridgebuilders
- H.S. Thompson Elementary School
- Ideal Neighborhood Association
- Kaminski Holdings
- Neighborhood Residents & Faith-Based Community
- Operation Relief
- T.R. Hoover
Dallas Housing Authority
Rhoads Terrace/Turner Courts

- 684 total public housing units to be demolished
  - Existing = Turner Courts @ 292; Rhoads Terrace @ 392
- Proposed New Replacement Unit Mix:
  - Turner Courts – Appx. 373 new public housing units (senior, apartments and TH’s)
  - Rhoads Terrace – Appx. 150 new market-rate single-family units
- DHA currently negotiating Master Developer Agreement with McCormack Barron Salazar
- Property demolitions estimated to start in late 2008
The Big Picture

DHA – H.I.S. Bridgebuilders – Operation Oasis

Employment Center

• Collaboration between DHA, H.I.S. Bridgebuilders & Operation Oasis to provide a campus for neighborhood employment, job skills training and other services

• City of Dallas to provide 2006 Proposition 8 funding for land acquisition

• Employment Center concept supports DiMambro Master Plan for the neighborhood (DHA 2005)
The Big Picture

TXDOT – NTTA – City of Dallas

Trinity Parkway Ingress/Egress Enhancements

• To be implemented jointly by the Texas Department of Transportation, the North Texas Tollway Authority, and the City of Dallas

• Parkway to be constructed with all lanes on the inside of the levee closest to downtown and connect to CF Freeway @ Bexar Street

• Ingress/egress ramp enhancements to be made at Bexar Street exit

• Construction estimated to start in 2008, with completion by 2013.
NTTA Trinity Parkway / US-175 Bexar Street Access Option
City of Dallas

Great Trinity Forest - Rochester Neighborhood Park Gateway

- Park portal/gateway to enhance the relationship of the Rochester Park Neighborhood to the adjacent Rochester Park and Great Trinity Forest

- Funding: $330,000 (1998 Bond Program / United States Army Corps of Engineers)

- Project Scope: Pavilion, benches, information kiosk, fishing pier, trash receptacles

- Project Timeline:
  - Design Completion – 2008
  - Construction Completion 2010
City of Dallas
Great Trinity Forest - Buckeye Trail

- Nature trails which begin at Rochester Park and Great Trinity Forest
- Funding: $180,000
- Project Scope: Trail enhancements & ADA modifications
- Funding Source: 1998 Bond Program / Texas Parks and Wildlife Grant
- Project Timeline: Design complete; Construction completion 2008
The Big Picture

City of Dallas
Land Bank Program

• Census Tracts 39.02 & 115.00 pt.
• 227 total lots referred for foreclosure
  – Of the 227 lots:
    • 152 have lawsuits filed
    • 49 have been acquired by Land Bank for resale to Habitat
    • 26 are under review
City of Dallas
Infill Development

• Rochester Park neighborhood
• 28 total infill units proposed
  – 6 units currently under construction
  – Total build-out (completion) expected by Winter 2008
  – Sales price = $80,000-$90,000
Strategy

• Continuous parcels of vacant land proposed for combined lot developments, providing opportunity for workforce, family and senior housing

• City to provide CHDO/ HOME &/or 2006 Proposition 8 Bond funding to facilitate land acquisition by CHDO, non-profit &/or private development
The Big Picture

City of Dallas
A.C.T.I.O.N. Team

(All Coming Together In Our Neighborhoods)

• Interdepartmental team led by the City Attorney's Office Community Prosecution Program

• The Community Prosecutor for the South Dallas A.C.T.I.O.N. Team neighborhoods and City Departments work with community residents to address neighborhood problems like hazardous buildings, public intoxication, assaults, prostitution, litter, illegal dumping, etc.
The Big Picture

DART Public Transit Enhancements

• DART has committed to provide enhanced bus shelters for the Bexar Street Corridor to promote & improve transit usership
Bexar Street Redevelopment

Phase I - Brigham to CF Hawn Freeway

Phase II - CF Hawn Freeway to Trinity Park (dead end)

Phase III - Brigham to Hatcher
Bexar Street-Phase I

BEXAR STREET REDEVELOPMENT PLAN

**Building A**
- Approx. 4,000 sq. ft. ground level - Office/Retail
- 5 Residential Units (2nd floor)
- Developer: Hai Tak Enterprises, Inc.
- Construction Start: Winter 2007 estimate

**Building B**
- Approx. 7,000 sq. ft. ground level - Office/Retail
- 7 Residential Units (2nd floor)
- Developer: Kaminski Holdings, Inc.
- Construction Start: Winter 2008 estimate

**Building C**
- Approx. 7,200 sq. ft. Office/Retail; two stories
- Developer: Kaminski Holdings, Inc.
- Construction Start: Spring 2008 estimate

**Building D**
- Proposed
- Approx. 3,800 sq. ft.
- Mixed-use Commercial, Retail and/or Residential
- Two Stories

**Building E**
- Proposed
- Approx. 4,000 sq. ft.
- Mixed-use Commercial, Retail and/or Residential
- Two Stories

**Townhomes**
- 31 For Sale Units
- Developer: EDCO
- Construction Start: Fall 2007 estimate
Before Demolition
Current Status
After
Phase I- Pedestrian Amenities

Gateway Portal
(Bexar/Macon St.)

Typical Streetscape Improvements

Community Art
(Bexar/Starks St.)
Commissioned by Office of Cultural Affairs.
Selected Artist: Emmanuel Gillespie
Phase I - Funding Commitment

$2.9 M - CDBG
• Infrastructure Improvements (Street, wastewater, utilities, pedestrian amenities)

$614,837 - Residential Development Lot Acquisition Program
• Lot acquisition, demolition, construction participation (residential)

$942,921 - CDBG
• Lot acquisition, demolition, construction participation (office/commercial)

$323,686 - Housing Finance Corporation
• Lot acquisition, demolition (green spaces / residential)

$1.0 M - CHDO
• CHDO Development Loan

$200,000 - CHDO (proposed)
• Lot acquisition for infill family/senior housing

Total $5.98 M
Phase I - **Timeline**

**December 2006**
• Property Demolitions Commence

**March 2007**
• Street Construction Start: Street Improvements (3/07-10/08)

**June 2007**
• Community Event - Groundbreaking

**Spring 2008**
• Construction Start: Townhomes

**Spring/Summer 2008**
• Construction Start: Buildings B & C

**Fall/Winter 2008**
• Street Construction End
• Construction Start: Building A
**Bexar Street-Phase II**

- City redevelopment approach generally follows concept of DiMambro Masterplan, prepared by the DHA in 2005

- Key Elements by the City of Dallas include:
  - Mixed Use Infill, New Development and Rehabilitation along Bexar
  - Street/Infrastructure Improvements
  - Streetscape & Pedestrian Amenities (Along Bexar, between Doris & Rochester)
  - Stabilization of residential neighborhoods
Phase II - Funding Commitment

$3.6 M – 2003 Bond Program
• Infrastructure Improvements (CF Hawn Freeway-Rochester)

$3.8 M – 2006 Bond Program
• Infrastructure Improvements (Rochester – Trinity Park)

$75,000 – HOME
• CHDO Acquisition Loan

$500,000 – 2006 Bond / Proposition 8
• Land Acquisition (Employment Center)

Total: $8.3 M
Phase II - Timeline

April 2008
• Design Complete (Street Paving)

September 2008
• Construction Start (9/08-9/09)
Bexar Street-Phase III

Project Scope
• Street Improvements/Widening

Project Funding
• $1.6M – 2006 Bond Program

Project Timeline
• Design Start: April 2008
Next Steps

Projects to be brought for City Council consideration as identified