

**Redistricting Commission**  
**District Reports**  
**April 12, 2011**

# **Council District 8 Report**

**DEMOGRAPHIC DATA**

	<b>2000</b>	<b>% of total</b>	<b>2010</b>	<b>% of total</b>	<b>% of change</b>
	<b>81,821</b>		<b>96,643</b>		
<b>Anglo</b>	<b>16,406</b>	<b>20.05%</b>	<b>9,034</b>	<b>9.35%</b>	<b>-10.7%</b>
<b>Black</b>	<b>46,808</b>	<b>57.21%</b>	<b>50,380</b>	<b>52.13%</b>	<b>-5.08%</b>
<b>Hispanic</b>	<b>17,400</b>	<b>21.27%</b>	<b>36,420</b>	<b>37.69%</b>	<b>+16.42%</b>
<b>Other</b>			<b>809</b>	<b>0.84%</b>	

District 8 is the largest district in the city, encompassing 56.5 square miles. Its' border connects with 6 southern sector cities – Duncanville, DeSoto, Lancaster, Wilmer, Seagoville and Bach Springs. It has the most undeveloped land in the city. The population increased 19,020. This increase was due to a growing Hispanic population of 16.42%. The voting age population increase was 17.65%. The residents are mostly middle to low income.

In 2009 new construction totaling \$92.3 was completed with UNT-Dallas accounting for the majority of the growth. In 2010 new construction totaling \$27.4 million was completed. District 8 has two colleges (UNT-Dallas and Paul Quinn College). It is also home to the Dallas Executive Airport, the Inland Port, Methodist Charleston Medical Center and Southwest Center Mall. Four new schools will be opening in District 8: Kathlyn Joy Gilliam Collegiate Academy, Ebby Halliday Elementary School and Wilmer Hutchins Elementary and High school.

The following initiatives have begun in District 8 to bring the citizens closer to government and each other:

1. Community Office Initiative – Appointments are scheduled with the councilman at various recreation centers and libraries in the district. After scheduled appointments, a mini-town hall meeting is held for those who have concerns but were unable to setup a daytime meeting to address their concerns.
2. Unified National Night Out – In previous years, the councilmember has been invited to many National Night Out events and has tried to attend each, spending a little time and then leaving for the next. Now he sponsors a Unified National Night Out for all the homeowner associations and crime watch groups at Meadow Stone Park.
3. An Evening of Classics – Concerts by the Dallas Symphony Orchestra and various school bands are held at Paul Quinn College.
4. Home for the Holidays Celebration – Approximately 450 residents attend this event each year. The location changes each year to a new recreation center. There is a Christmas dinner and drawings at this event. The councilmember adopts families recruited by DISD to ensure a Merry Christmas. In 2009, 26 families were adopted and 42 in 2010. Transportation is provided with pickup at the various recreation centers.

Attached for your review is a fact sheet about District 8.

# 2010 Council District Fact Sheet

District

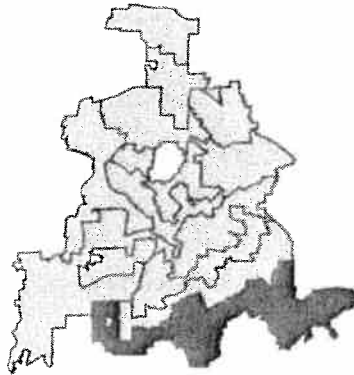
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## Economic Development in District 8

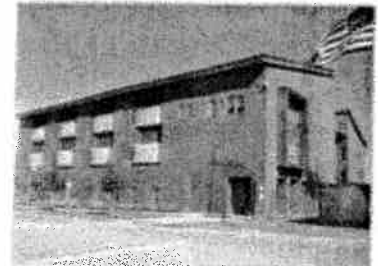
### 2009 Economic Development Year in Review

Since 2005, the Office of Economic Development has been implementing its *Strategic Engagement* development plan for Dallas. Major development projects in District 8 last calendar year included the following:

- Advanced H2O signed a 15-year lease for 313,000 sq. ft. of space at the International Inland Port of Dallas (IIPOD), 4800 Langdon Rd. in January. The new water bottling and distribution facility will create 100 jobs.
- The University of North Texas at Dallas reached a full-time enrollment of 1,000 students to become eligible to be a separate university within the UNT system. UNT Dallas will open in fall 2010 as the first four-year public university in Dallas.
- The city partnered with the Urban Land Institute for an Advisory Services Panel on Southwest Center Mall. The ULI team visited the mall



in June for a week-long study, and made recommendations to the City in October, calling for a public-private partnership on a mixed-use redevelopment.



University of North Texas at Dallas



International Inland Port of Dallas



Dallas Executive Airport  
(Photo Courtesy of Public Information Office)

### 2009 Real Property Taxable Value

	District 8 (in Billions)	% Change (‘08 to ‘09)	% of City Total
Total Value	\$2.05B	-4.0%	2.8%
Residential	\$1.20B	-11.6%	2.8%
Non-Residential	\$0.84B	+9.3%	2.8%

Source: Enterprise GIS, City of Dallas (base data from Dallas, Denton, and Collin County Appraisal Districts)

### 2009 New Construction Activity

	Single Family	Multi-Family	Non-Residential	Total
	Permits   Value	Permits   Value	Permits   Value	Permits   Value
District 8	130   \$17.1M	0   \$0.0M	14   \$75.2M	144   \$92.3M
Chng ‘08-‘09	-34.3%   -39.8%	-100%   -100%	-44.0%   -4.2%	-36.6%   -14.4%
% of City Total	13.8%   5.6%	0.0%   0.0%	4.9%   8.4%	9.6%   5.0%

Source: Department of Sustainable Development & Construction, Building Inspection Division, City of Dallas

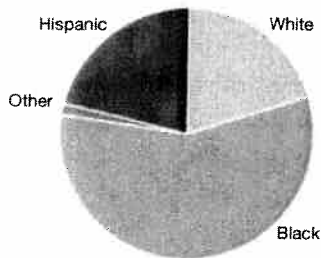
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DEVELOPMENT

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Population by Race

	% Of District 8
White (Non-Hispanic)	20.1%
Black (Non-Hispanic)	57.0%
Other (Non-Hispanic)	1.5%
Hispanic (All Races)	21.4%



Source: U.S. Census 2000

NOTE ON ESTIMATIONS: As we move further from the 2000 US Census, the accuracy of some estimates becomes less reliable. The Office of Economic Development uses citywide estimates from official government sources and small area estimates from commercial vendors to provide the broadest and most current statistical picture of each council district. Revisions in methods by vendors make calculating year to year comparisons of many statistics invalid. Federal and other government estimates may not be as accurate as the information available each ten years in the decennial Census, which is next scheduled for 2010. For information see the methodology section at <http://www.dallas-ecodev.org/resources/publications/council-district-facts/index.htm>

Population & Family Profile

District 8	2000 Census	2009 Estimate	% of City Total
Total Population	92,925	118,082	9.0%
Female Population	47,999	60,238	9.5%
Under Age 5	8,382	10,232	9.7%
School Age (5-19 Years)	24,544	30,219	11.1%
Working Age (20-64 Years)	53,685	67,708	8.4%
65 & Over	6,314	9,924	7.9%
Total Households	30,691	31,472	6.9%
Two-Parent Families	6,382	6,793	7.7%
Female Only-Headed Families	5,167	6,608	13.0%
Single Person Households	6,821	7,063	4.7%

Source: SRC, 2009 & U.S. Census, 2000

Educational Attainment

Highest Level Attained	2000 Census	2009 Estimate	City of Dallas
Some School, No Diploma	34.9%	32.6%	28.6%
High School Graduate	31.9%	34.9%	22.5%
Some College, No Degree	21.0%	18.2%	16.6%
Associate Degree	4.0%	4.7%	4.8%
Bachelor's Degree	6.2%	7.1%	18.1%
Graduate Degree	1.9%	2.5%	9.5%

Source: SRC, 2009 & U.S. Census, 2000

Household Characteristics

	District 8	% of City Total
Total Units	36,679	6.9%
Owner-Occupied Units	21,369	8.7%
Vacant Units	6,149	7.7%
Single-Family Units	18,693	7.9%
Multi-Family Units	10,114	4.2%
Built Since 1980	13,714	8.4%
Built 1960-1979	13,027	7.1%
Built Before 1960	6,084	4.6%

Source: SRC, 2009 & U.S. Census, 2000

## 2009 Commercial Real Estate

	Total	Industrial	Office	Retail
Total Inventory (Sq. Ft.)	14,247,642	9,009,620	481,333	4,756,689
% of Total City Inventory	3.6%	4.5%	0.4%	6.6%
Vacant Space (Sq. Ft.)	2,958,247	2,349,762	79,648	528,837
District Vacancy Rate	20.8%	26.1%	16.5%	11.1%
City Vacancy Rate	11.8%	8.3%	19.8%	7.5%

Source: CoStar, February 2010

## 2009 Jobs & Business Estimates

- ◆ District Labor Force: 53,472
- ◆ District Unemployment Rate: 7.7%
- ◆ City Unemployment Rate: 8.0%
- ◆ Employed District Residents: 47,210
- ◆ Total Jobs in District (Including Government): 28,601

Private Industries	District Businesses		District Jobs
	Number	% of City	% of City
Construction, Natural Resources & Mining	246	5.6%	3.5%
Manufacturing	85	3.1%	2.8%
Trade, Transportation & Utilities	610	4.7%	4.2%
Information	36	2.3%	0.5%
Financial Activities	182	2.4%	1.3%
Professional & Business Services	473	2.5%	1.7%
Education & Health Services	204	3.7%	3.8%
Leisure & Hospitality	127	3.4%	1.9%
Other Services	326	5.4%	5.2%
<b>Total</b>	<b>2,289</b>	<b>3.6%</b>	<b>2.8%</b>

Source: Duen & Broadstreet, 2010 and JED Analysis of SRC data, 2009

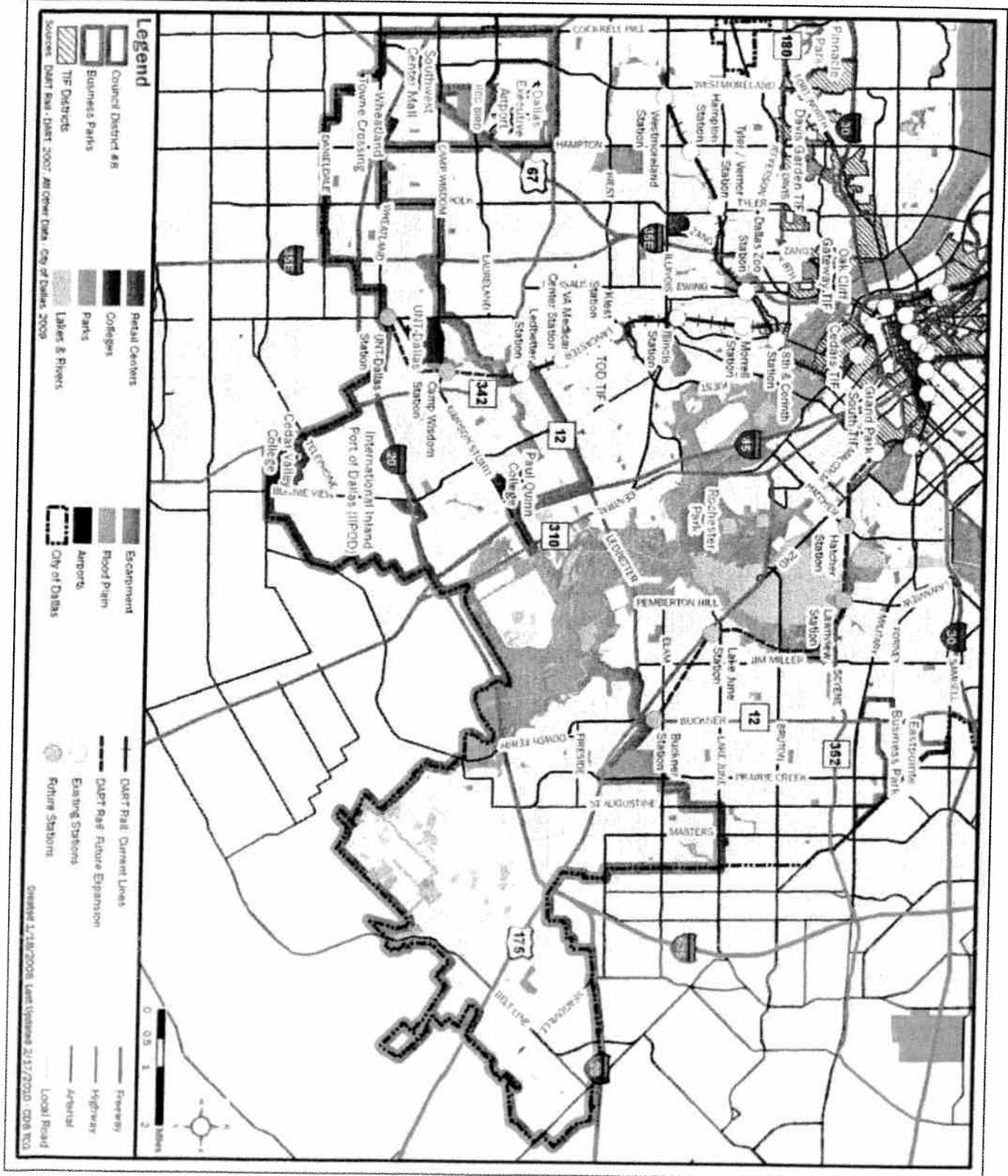
## District 8: Fast Facts

	District 8	City of Dallas
Jobs / Acre	0.8	4.9
Population / Acre	3.3	6.0
Property Tax Base / Acre	\$57K	\$337K
Size	56.5 sq. mi.	342 sq. mi.
Median Age	32.0	33.1
Median Household Income	\$39K	\$48K
Median Household Size	3.1	2.7
Median Home Value	\$52K	\$88K
Poverty Rate	18.6%	17.4%

Source: SRC, 2009 & U.S. Census, 2000



Southwest Center Mall



# **Council District 12 Report**



## Summary of District 12

- Population change
  1. White: 74.48% to 56.87%
  2. Hispanic: 8.27% to 16.64%
  3. African American: 7.02% to 16.31%
- Only District with 4 School Districts  
DISD: Plano: Carrollton/Farmers Branch/RISD  
10 public schools: 6 elementary; 4 Middle/Jr. High;  
0 High Schools
- Only District in 3 Counties: Dallas, Collin, Denton
- 80% of homes were built since 1980
- Average household size is 1.97 persons
- High education levels (approx. 55% has college degree(s))
- High percentage of working age homeowners (73%)

Most of these figures support our Goal of being more City, community & neighborhood oriented.

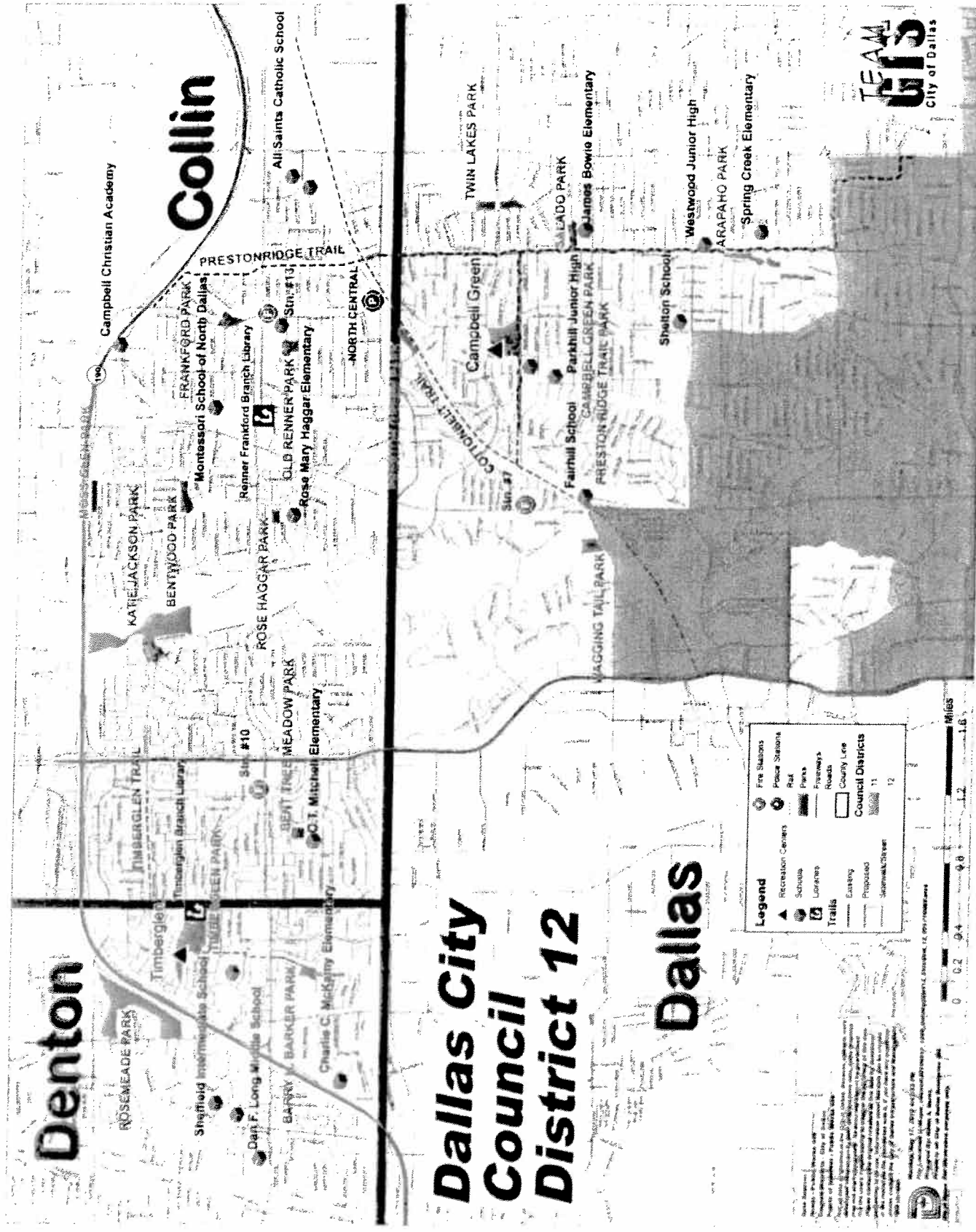
Presented by: Tom Wood  
District 12 Redistricting Commission Member  
April 12, 2011

# Denton

# Collin

## Dallas City Council District 12

# Dallas



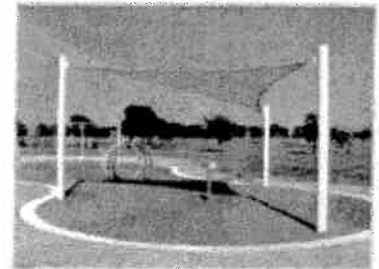
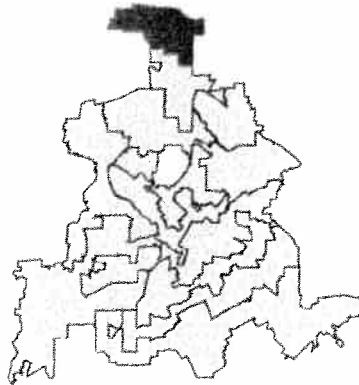


## Economic Development in District 12

### 2009 Economic Development Year in Review

Since 2005, the Office of Economic Development has been implementing its *Strategic Engagement* development plan for Dallas. Major development projects in District 12 last calendar year included the following:

- Two companies based in CD 12, Ovation Health & Life Services and Xenosoft Technologies, were named to *Inc.* Magazine's 500 list of companies with the fastest revenue growth over the past three years.
- Norma's Café, a popular Oak Cliff diner, opened a second location at 17721 Dallas Parkway in October.
- Wagging Tail Dog Park opened on Keller Springs Road. The park includes 5 acres of lawn area for off-leash dogs and their owners, an observation deck over White Rock Creek, and native plants.



Campbell Green Park & Recreation Center  
(Photo Courtesy of Dallas Parks & Rec)



Preston-Campbell Shopping Center



Texas A&M Dallas Extension

### 2009 Real Property Taxable Value

	District 12 (in Billions)	% Change ('08 to '09)	% of City Total
Total Value	\$6.93B	-4.9%	9.4%
Residential	\$5.75B	-2.7%	13.3%
Non-Residential	\$1.18B	-14.1%	3.9%

Source: Enterprise GIS, City of Dallas (base data from Dallas, Denton, and Collin County Appraisal Districts)

### 2009 New Construction Activity

	Single Family Permits   Value	Multi-Family Permits   Value	Non-Residential Permits   Value	Total Permits   Value
District 12	27   \$22.9M	1   \$0.8M	11   \$8.1M	39   \$31.8M
Chng '08-'09	-46.0%   -22.9%	-66.7%   -98.1%	+37.5%   -57.1%	-36.1%   -64.9%
% of City Total	2.9%   7.5%	0.4%   0.1%	3.9%   0.9%	2.6%   1.7%

Source: Department of Sustainable Development & Construction, Building Inspection Division, City of Dallas

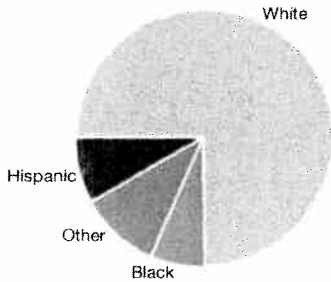
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Population by Race

	% Of District 12
White (Non-Hispanic)	74.5%
Black (Non-Hispanic)	7.0%
Other (Non-Hispanic)	10.2%
Hispanic (All Races)	8.3%



Source: U.S. Census, 2000

NOTE ON ESTIMATIONS: As we move further from the 2000 US Census, the accuracy of some estimates becomes less reliable. The Office of Economic Development uses citywide estimates from official government sources and small area estimates from commercial vendors to provide the broadest and most current statistical picture of each council district. Revisions in methods by vendors make calculating year to year comparisons of many statistics invalid. Federal and other government estimates may not be as accurate as the information available each ten years in the decennial Census, which is next scheduled for 2010. For information see the methodology section at <http://www.dallas-ecodev.org/resources/publications/council-district-facts/index.htm>

Population & Family Profile

District 12	2000 Census	2009 Estimate	% of City Total
Total Population	97,924	116,122	8.9%
Female Population	49,280	58,137	9.1%
Under Age 5	5,786	6,446	6.1%
School Age (5-19 Years)	15,677	18,244	6.7%
Working Age (20-64 Years)	71,540	83,425	10.4%
65 & Over	4,921	8,008	6.4%
Total Households	47,800	46,554	10.1%
Two-Parent Families	8,456	6,843	7.8%
Female Only-Headed Families	2,293	2,737	5.4%
Single Person Households	19,526	19,476	13.0%

Source: SRC, 2009 & U.S. Census, 2000

Educational Attainment

Highest Level Attained	2000 Census	2009 Estimate	City of Dallas
Some School, No Diploma	3.9%	4.0%	28.6%
High School Graduate	11.2%	12.6%	22.5%
Some College, No Degree	23.4%	21.3%	16.6%
Associate Degree	5.7%	6.7%	4.8%
Bachelor's Degree	38.1%	36.9%	18.1%
Graduate Degree	17.8%	18.5%	9.5%

Source: SRC, 2009 & U.S. Census, 2000

Household Characteristics

	District 12	% of City Total
Total Units	51,058	9.6%
Owner-Occupied Units	20,397	8.3%
Vacant Units	4,805	6.0%
Single-Family Units	20,793	8.8%
Multi-Family Units	29,482	12.4%
Built Since 1980	40,690	24.8%
Built 1960-1979	9,335	5.1%
Built Before 1960	313	0.2%

Source: SRC, 2009 & U.S. Census, 2000

### 2009 Commercial Real Estate

	Total	Industrial	Office	Retail
Total Inventory (Sq. Ft.)	9,917,066	957,535	4,788,272	4,171,259
% of Total City Inventory	2.5%	0.5%	3.8%	5.8%
Vacant Space (Sq. Ft.)	1,487,012	121,181	882,161	483,670
District Vacancy Rate	15.0%	12.7%	18.4%	11.6%
City Vacancy Rate	11.8%	8.3%	19.8%	7.5%

Source: CoStar, February 2010

### 2009 Jobs & Business Estimates

- ◆ District Labor Force: 75,620
- ◆ District Unemployment Rate: 3.7%
- ◆ City Unemployment Rate: 8.0%
- ◆ Employed District Residents: 71,067
- ◆ Total Jobs in District (Including Government): 50,941

Private Industries	District Businesses		District Jobs
	Number	% of City	% of City
Construction, Natural Resources & Mining	309	7.0%	3.6%
Manufacturing	140	5.2%	6.7%
Trade, Transportation & Utilities	751	5.8%	5.4%
Information	163	10.3%	3.2%
Financial Activities	728	9.6%	3.3%
Professional & Business Services	1,729	9.1%	4.3%
Education & Health Services	324	5.9%	4.0%
Leisure & Hospitality	236	6.2%	3.3%
Other Services	327	5.4%	4.3%
<b>Total</b>	<b>4,707</b>	<b>7.4%</b>	<b>4.0%</b>

Source: Dunn & Bradstreet, 2010 and OED Analysis of SRC data, 2009

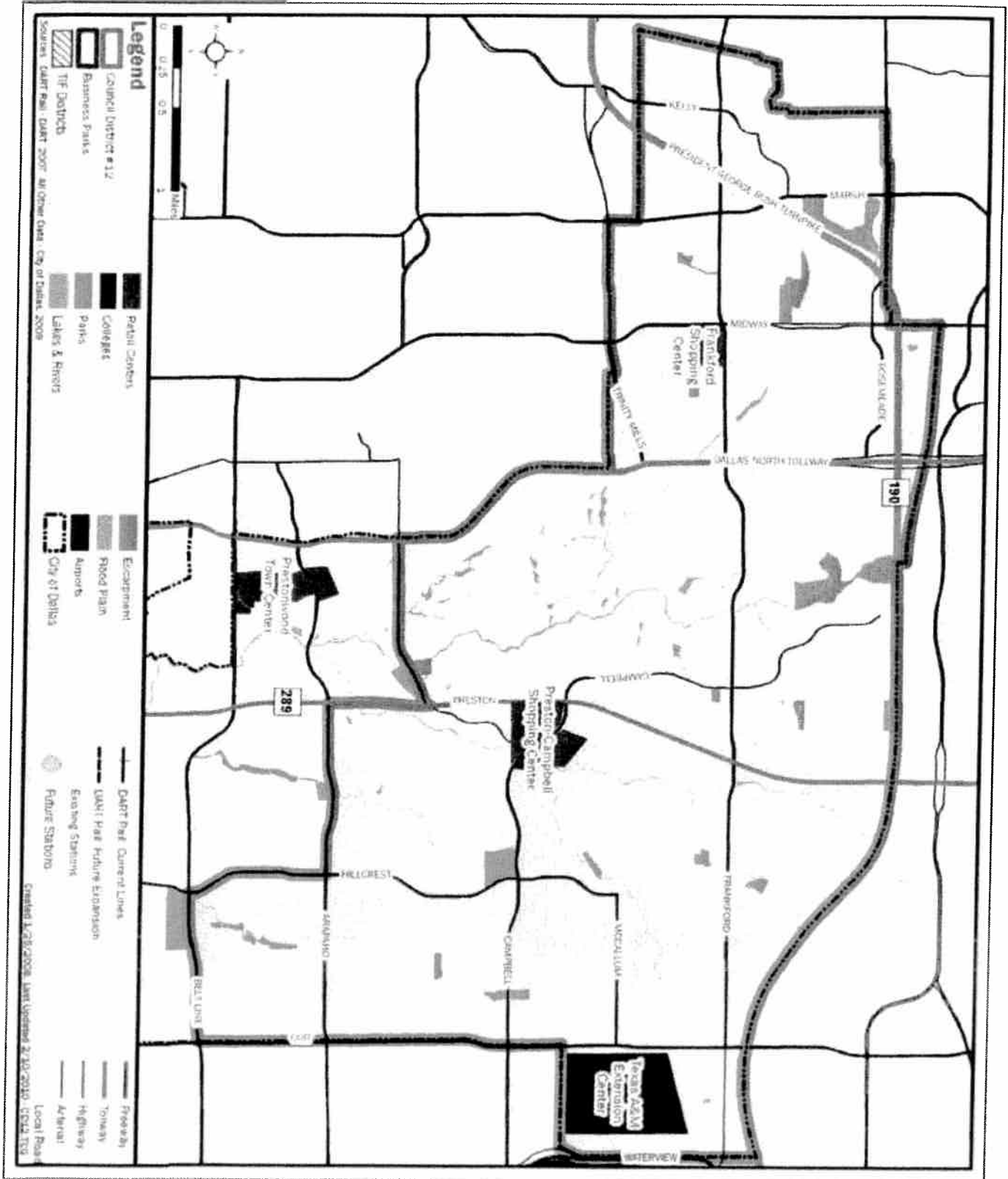
### District 12: Fast Facts

	District 12	City of Dallas
Jobs / Acre	4.9	4.9
Population / Acre	11.1	6.0
Property Tax Base / Acre	\$664K	\$337K
Size	16.3 sq. mi.	342 sq. mi.
Median Age	34.5	33.1
Median Household Income	\$69K	\$48K
Median Household Size	2.1	2.7
Median Home Value	\$183K	\$88K
Poverty Rate	4.5%	17.4%

Source: SRC, 2009 & U.S. Census, 2000



Wagging Tail Dog Park



**Legend**

- Council District #12
- Business Parks
- TIF Districts
- Parkland Centers
- Colleges
- Parks
- Lakes & Rivers
- Escarpment
- Flood Plain
- Airport
- City of Dallas
- DART Rail Current Lines
- DART Rail Future Extension
- Existing Stations
- Future Stations
- Freeway
- Township
- Highway
- Arterial
- Local Road

Sources: DART Rail: DART 2007; All Other Data: City of Dallas, 2008  
 Credits: Esri/DeLorme, Last Updated 2/10/2010; COGL, ITO