

City of Dallas

West Dallas

Community Revitalization Plan

*Adopted by the Dallas City Council
December 12, 2012*



TABLE OF CONTENTS

OVERVIEW

- Introduction
- Plan Goals/Objectives
- Glossary of Elements
- Role of Affordable Housing in plan
- Plan Adoption Schedule & Community Outreach

NEIGHBORHOOD PROFILE

- Location Characteristics
- Neighborhood Character
- Demographic Snapshot

REVITALIZATION STRATGEY

- Community Participation (SWOT)
- Land Use / Zoning
- NIP Block By Block Initiative

Table 1: Summary of Projects, funding sources & elements addressed

OVERVIEW

Introduction

The West Dallas Neighborhood Investment Program (NIP) Community Revitalization Plan (CRP) serves as a guiding document that articulates a vision for the West Dallas NIP. The Plan also: (1) provides a framework for designation as a “Community Revitalization Plan” (CRP) under the Texas Department of Housing and Community Affairs (TDHCA) 2013 Qualified Allocation Plan (QAP); (2) lends support for the allocation of public resources under the NIP; and (3) lays the groundwork for future and more detailed planning.

On February 26, 2003, the Dallas City Council authorized the Neighborhood Investment Program as a strategic approach to target and leverage public resources to achieve sustainable and visible community redevelopment in targeted areas. The West Dallas target area was authorized by the Dallas City Council on February 24, 2003. The target area was further amended on September 28, 2005. The current designation expires October 1, 2014.

On November 14, 2012, the Dallas City Council authorized the expansion of NIP selection criteria to also designate NIP target areas as “Community Revitalization Plan” areas. The Community Revitalization Plan for the West Dallas NIP target area was approved by the Dallas City Council on December 12, 2012. The West Dallas CRP area and NIP target area shall be used interchangeably, although the CRP comprises only one of two NRP census tracts.

Plan Goals/Objectives

The primary Goals of the Neighborhood Investment Program are summarized below. The Community Revitalization Plan provides for action items to address these Goals which support QAP revitalization factors.*

Goal 1: Improve the quality of housing

Goal 2: Improve the quality of public infrastructure and public facilities

Goal 3: Facilitate and promote economic development opportunities for existing residents and businesses

Goal 4: Strengthen linkages between land use and transportation

Goal 5: Improve public safety

Goal 6: Leverage resources for strategic neighborhood investments

Goal 7: Assemble vacant tax delinquent land for redevelopment

Goal 8: Stimulate and attract neighborhood investments

Goal 9: Address neighborhood blight through coordinated code compliance and enforcement

Goal 10: Foster community-wide participation in redevelopment processes

* Note - 2013 QAP Community Revitalization Plan factors to be addressed include:

- Presence of blighted structures
- Presence of inadequate transportation
- Lack of access to public facilities
- Presence of significant crime
- Lack of access to local businesses providing employment opportunities

Other factors include:

- Total vacant residential tax delinquent lots
- Percentage of owner-occupied housing units

Glossary of Elements

The following initiatives may be used to address Plan goals and objectives. A detailed schedule of all projects, including partnership initiatives, is listed in Table 1.

Business Incentive Program: Companion program to NIP. Provides for rental assistance to new businesses locating within the South Dallas Ideal/Rochester Park Bexar Street Corridor and façade improvement funding to help retain and improve the aesthetic appeal of existing business.

Community Prosecution: The Community Prosecution Team is comprised of highly skilled and dedicated attorneys and code officers that utilize strategic code enforcement and creative problem solving to improve the quality of life, increase public safety and strengthen communities.

Housing and Community Services: The NIP seeks to provide balanced housing opportunities in its neighborhoods by assisting in the development of for-sale, rental, and mixed-use housing projects for families, seniors and other populations. Development assistance may include funding for land acquisition, vertical construction, predevelopment and interim financing. In addition, a full compliment of housing products are afforded to NIP residents, including home repair, downpayment/closing cost assistance and housing counseling services.

Land banking: The City of Dallas offers opportunities for nonprofit groups to develop affordable housing by acquiring tax foreclosed vacant lots or surplus vacant lots from the city's inventory. The City of Dallas receives vacant lots as the result of property tax foreclosure and may sell some of those properties to eligible nonprofit groups at a below market price for the development of affordable housing. The City of Dallas may also sell surplus properties to other eligible entities at a below market price for the development of affordable housing.

Public Facilities and Amenities: The NIP seeks to enhance the quality of life in its neighborhoods through the improvement and support of public facilities and amenities. Community facilities provide needed services and activities for its residents such as tutoring, child care, job training, health care, and space for recreational activity. Amenities such as parks provide public space for recreation and social activities.

Public Improvements: One of the primary NIP strategies involves the targeting of public resources to improve the physical condition of neighborhood streets and infrastructure. Types of public infrastructure projects implemented under the NIP include (1) street, sidewalk, curb and gutter improvements, (2) water and wastewater, (3) streetscape improvements and pedestrian amenities including street benches, trees, lighting and wider sidewalks, and (4) gateway improvements and community features to create a distinctive neighborhood feel.

Neighborhood Enhancement Program: Companion Program to NIP. Provides assistance for neighborhood beautification projects such as landscaping, gateway improvements, fencing, banners, etc. to improve overall neighborhood appeal

Retail/Mixed-Use Development: The NIP strives to create mixed use environments within neighborhoods that blend a combination of residential, commercial, cultural, or institutional uses and provide for pedestrian connections. The goal is to create settings where uses are physically and functionally integrated.

Transportation: Providing transportation options/enhancements and opportunities for bike and pedestrian linkages for residents of all ages and incomes is essential for ensuring local and regional connectivity and paramount to achieving neighborhood sustainability.

Role of Affordable Housing in Plan

The Department of Housing and Community Services is guided by certain principles to assist in the allocation of local, state and federal resources in the provision of affordable housing. These principles seek to:

- Promote affordable homeownership, quality rental housing and sustainable mixed communities;
- Balance affordable and market-rate housing; and
- Link housing with other public/private investments, including transit-oriented development.

All available tools and resources will be used to promote healthy communities within NIP/CRP neighborhoods. The Low Income Housing Tax Credit Program is a critical resource for the City to help deliver high-quality rental housing in CRP areas and throughout the City of Dallas, alike.



Plan Adoption Schedule & Community Outreach

Action	Date
Neighborhood Investment Program Authorized by Dallas City Council	February 26, 2003
Dallas City Council Authorization to expand selection criteria to include CRP factors	November 14, 2012
Dallas City Council Approval of NIP Community Revitalization Plans	December 12, 2012
Community Outreach (Public Meetings)	Date
Dallas City Council Housing Committee – CRP briefing	October 15, 2012
Dallas Community Development Commission – CRP briefing	November 1, 2012
NIP / CRP Community Meetings	November 5-12, 2012
Dallas City Council Action – (Expansion of selection criteria to include CRP factors)	November 14, 2012
Dallas City Council Housing Committee – NIP/Community Revitalization Plans briefing	December 5, 2012
NIP / CRP Community Reception (Presentation of Community Revitalization Plans)	December 8, 2012
Dallas City Council Action – (Approval of NIP/Community Revitalization Plans)	December 12, 2012

NEIGHBORHOOD PROFILE

Location Characteristics

The West Dallas target neighborhood is conveniently located approximately 0.5 miles from the Dallas CBD, at the base of the Trinity River and Singleton Blvd. The area consists of Census Tract 101.02 and lies within City Council District 6. The neighborhood is bounded by the Trinity River to the north and east, Singleton Blvd. to the south and Navaro St. generally to the west.

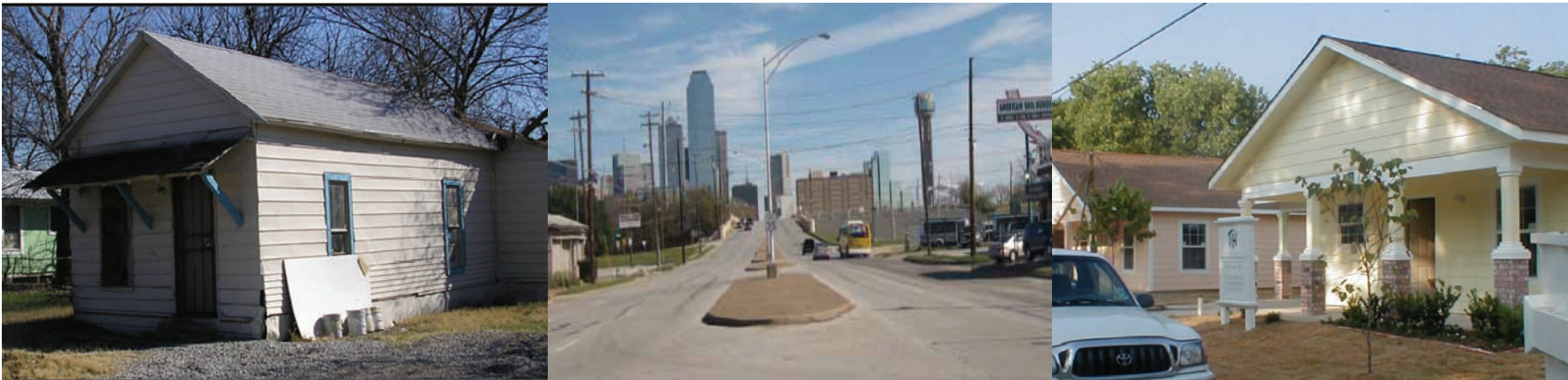
West Dallas NIP/CRP Location Map



Neighborhood Character

Until recently, West Dallas was probably best known for a decaying 3,500-unit public housing community, lead contamination by the RSR smelter, and outlaws Bonnie and Clyde. West Dallas today, however, stands positioned to write a new chapter in its rich, yet much maligned history. A redeveloped Lakewest community by the Dallas Housing Authority, Trinity River Corridor developments, and new bridges/infrastructure combine to bring renewed hope, economic innovation and investment opportunities to this community.

The West Dallas CRP target area comprises two distinct neighborhoods: La Bajada and Los Altos. The La Bajada community is located at the base of the new Margaret Hunt Hill Bridge and consists primarily of smaller, wood-framed single-family homes. Led by a proud and vocal resident body, new zoning by the City of Dallas will help to preserve this neighborhood from abutting commercial encroachment, a longstanding fear of the neighborhood. The Los Altos community is primarily single-family and is well served by neighborhood parks and two city recreation centers.



Demographic Snapshot

Census Tract 101.02

Population	3,178
Ethnicity	Hispanic or Latino: 2951 (92.9 %) Black: 152 (4.8%) White: 57 (1.8%) American Indian: 6 (.2%) Other: 12 (.3%)
Housing Tenure	Owner-occupied housing units: 541 (65.2%) Renter-occupied housing units: 289 (34.8%)
Household Median Income	\$28,847
Housing Stock	Single-Family: 946 (96%) Multi-Family: 32 (3.4%) Other: 6 (.6%)

Sources: 2010 U.S. Census Bureau, 2010 5-year American Community Survey

REVITALIZATION STRATEGY

Community Participation

West Dallas SWOT Analysis- The City of Dallas worked with West Dallas stakeholders early in the planning process to discuss and evaluate existing conditions of the CRP area. Commonly used in planning projects, a SWOT analysis was conducted by stakeholders to identify neighborhood Strengths, Weaknesses, Opportunities and Threats. An understanding of these conditions/characteristics will help to develop strategies to build on neighborhood strengths/opportunities and address weaknesses/threats.

STRENGTHS

- Proximity to Downtown
- Proximity to Major Highways
- Sense of Community
- Neighborhood Pride & Resiliency
- Neighborhood Churches
- Public/Private Recreation Centers
- La Bajada zoning restrictions
- Proximity to Trinity River Projects

WEAKNESSES

- Lack of job opportunities in the area
- Vacant Lots
- Need for Code Enforcement
- Crime
- Lack of pedestrian connectivity
- Need for housing rehabilitation
- Lack of neighborhood serving businesses

OPPORTUNITIES

- New housing on vacant lots
- New commercial/retail development
- Job training
- Greater connectivity to Trinity River

THREATS

- Heavy traffic within residential neighborhood
- Commercial encroachment of residential neighborhood
- Crime

Land Use / Zoning

In September 2009, the Dallas CityDesign Studio conducted a “Dream Session” with the residents of the La Bajada neighborhood and other major stakeholders. This afforded residents in the neighborhood the opportunity to share their issues and concerns about the future of their community. The “*West Dallas Comprehensive Urban Structure Plan*” was created for the area to help guide where and how development should occur over the next thirty years. The Plan outlines seven major objectives:

- Preserve, conserve, and enhance La Bajada neighborhood in its entirety (eastern portion of the NIP target area)
- Re-create Singleton and Commerce as handsome “parkway” streets
- Create new neighborhood spine street (north-south) with high density mixed use clustered along it
- Step-down in density from new neighborhood spine east, west, and toward La Bajada
- Development of 3-4 active mixed use nodes at major intersections
- Allow for incremental rehabilitation and infill of properties east, west, and south of new neighborhood spine
- Create high-density, residential focused neighborhood along levee with connections into Trinity River

In order to accomplish the first fundamental objective, the Dallas City Council approved in September 2012, zoning protection for the La Bajada neighborhood. The new zoning ordinance limits the height of residential buildings in the West Dallas neighborhood to 27 feet. The zoning ordinance will serve to preserve the residential neighborhood and influence future development and higher densities south towards under-utilized light industrial areas.



Land Use / Zoning

Key market drivers are helping to reshape the urban landscape of the West Dallas community. These catalyst projects (1990-Present) include:

- Construction of the new Hampton Rd. Dallas Housing Authority Headquarters
- Clean-up of RSR Lead Smelter
- Redevelopment of DHA Lakewest community
- New single-family housing opportunities- Greenleaf Village I, II
- Dallas Faith Communities Coalition (300+ housing construction/preservation effort)
- Trinity River initiatives underway
- Widening of Singleton Blvd
- El Centro College – West Campus expansion
- City designStudio West Dallas Urban Structure and Guidelines
- Construction of Margaret Hunt Hill Bridge
- Re-imaging of Singleton Blvd to include adaptive reuse projects and other creative spaces



NIP Block-by-Block Initiative

A Block-by-Block approach to help stabilize La Bajada and Los Altos is being utilized to implement NIP improvement projects. This strategy acknowledges the external market forces at play and recognizes that the health & sustainability of each individual West Dallas neighborhood is linked to the overall economic vitality of the entire West Dallas community. Neighborhood improvement efforts include:

- Land banking for new infill housing– Dallas Faith Communities Coalition (Implementation partners: Builders of Hope, Habitat for Humanity, Rees-Jones Foundation, City of Dallas)
- Public Infrastructure Improvements-
 - Street resurfacing
 - Sidewalk, curb & gutter improvements
 - ADA accessibility
 - Traffic calming
- Neighborhood Park Improvements
 - Loop trails
 - Playground and soccer field
 - Fencing
 - Park furniture / Landscaping / Lighting
- Neighborhood Beautification
 - Tree planting
 - Gateway banners
 - Landscaping of public spaces
 - Neighborhood clean-ups

A list of projects which support neighborhood revitalization efforts is provided in Table 1.



TABLE 1- Sources and Uses
West Dallas NIP/CRP Funding Plan (2003-
Present)

QAP ELEMENT ADDRESSED *	Allocation	Funding Source	Use of Funds	Status
Presence of blighted structures				
<i>Projects</i>				
> Land Bank Program activities	28,500	Bond	Land acquisition	Ongoing
> Weatherization Initiative	225,000	DOE Grant	Weatherization	Funding Expended / Project Completed
Presence of inadequate transportation				
<i>Projects</i>				
> Street improvements/Traffic calming	794,836	CDBG/Bond	Construction	Funding Expended / Project Completed
> Street improvements/Traffic calming	400,000	CDBG	Construction	Funding committed / Project identification underway
Lack of access to public facilities				
<i>Projects</i>				
> Bickers Park	96,708	CDBG	Park improvements	Funding Expended / Project Completed
> Benito Juarez Park	544,576	CDBG	Park improvements	Funding Expended / Project Completed
Presence of significant crime				
<i>Projects</i>				
> Community Prosecution Program (CPP)	--	Gen. Fund, JAG, CDBG	CPP activities	Ongoing
Lack of access to businesses providing employment opportunities				
<i>Projects</i>				
> Margaret Hunt Hill Bridge	2,930,000	Bond	Construction	Funding Expended / Project Completed
Miscellaneous				
<i>Projects</i>				
> Neighborhood Enhancement Program	193,244	CDBG	Landscaping / beautification	Funding Expended / Project Completed
Total CRP Investment	\$5,212,864			
* Note: Projects may address more than one QAP Element				



Neighborhood Investment Program
Housing/Community Services Department
Neighborhood Planning & Development Division
1500 Marilla 6DN
Dallas, Texas 75201
(214) 670-7851

Councilmember Monica Alonzo
City Council District 6