



# Kimball Area Neighborhood Data

District 3  
Councilmember Thomas  
Team lead Karen Riley  
January 2016



# Neighborhood Plus

- A citywide neighborhood revitalization strategy -



## KIMBALL AREA COMMUNITY MEETING

SATURDAY, JANUARY 14, 2017  
10AM - NOON

DALLAS EXECUTIVE AIRPORT  
BUSINESS CENTER  
5303 CHALLENGER DRIVE, 75237

*Light refreshments will be served!!*

### AGENDA

- **Welcome – Councilman Casey Thomas**
- **Neighborhood Plus Plan Overview – Karen Riley**
- **Kimball Area Demographic Summary – Karen Riley**
- **Kimball Area Assets & Opportunities – Residents**
- **Next Steps**
- **Announcements & Adjourn**

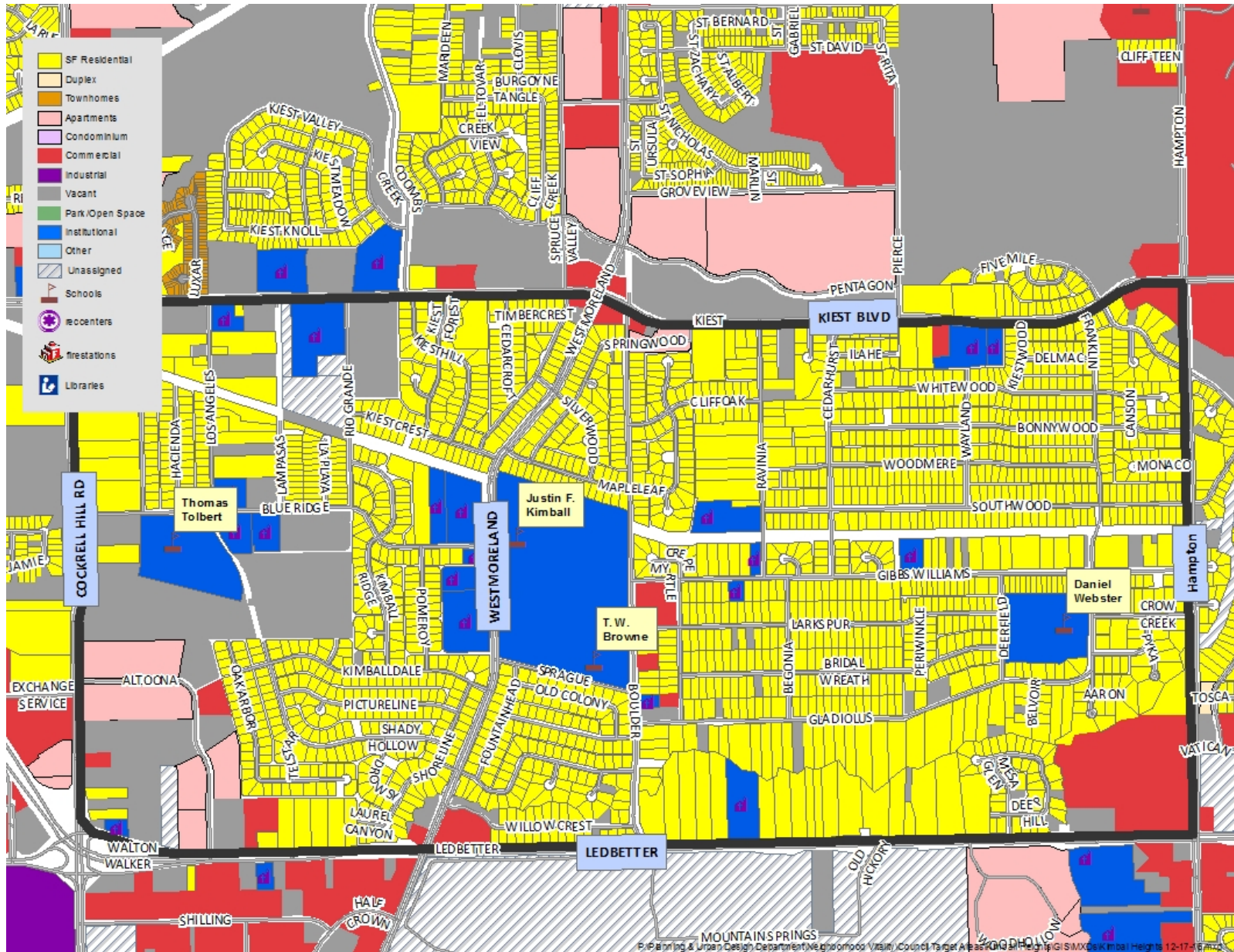
City Councilmember Casey Thomas invites you to attend a community meeting to introduce the Neighborhood Plus initiative for your neighborhood. YOUR input is extremely important to this project. This is YOUR opportunity to voice your opinion about the future of Kimball Area.

Questions or more information/preguntas o más información:  
Karen.Riley@dallascityhall.com or 214.671.8108

# Target Area Highlights

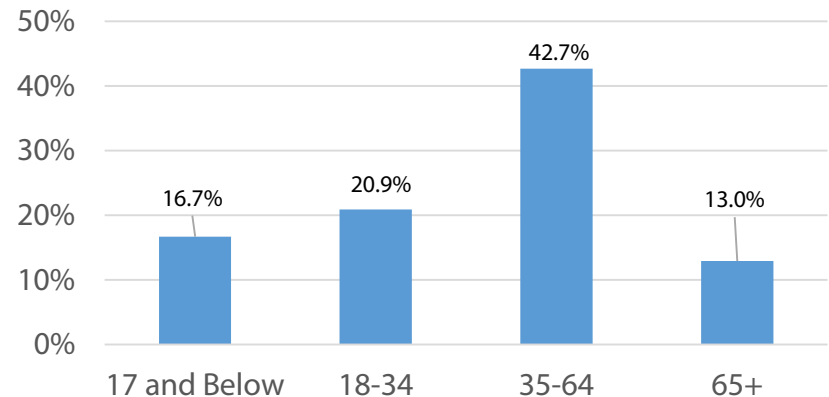
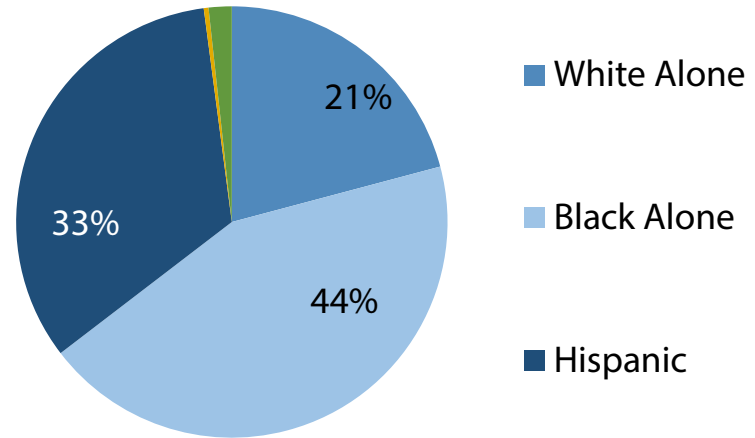
- The Kimball Target Area is a predominantly single family neighborhood, high home ownership rate
- The community is diverse both racially and socio-economically
- Generally higher household incomes than the City of Dallas as a whole
- Homes are generally in good condition  
(better than city as a whole)
- Lower household incomes and multifamily dwellings are concentrated in the southwestern corner near Ledbetter and Cockrell Hill
- There are four (4) schools in the Kimball Area
- There is access to open space through parks and trails

# Target Area Land Use Map



# Target Area Demographics

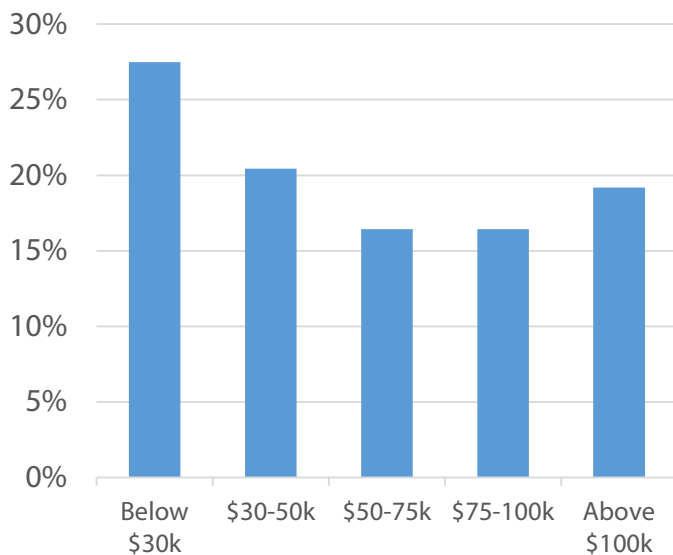
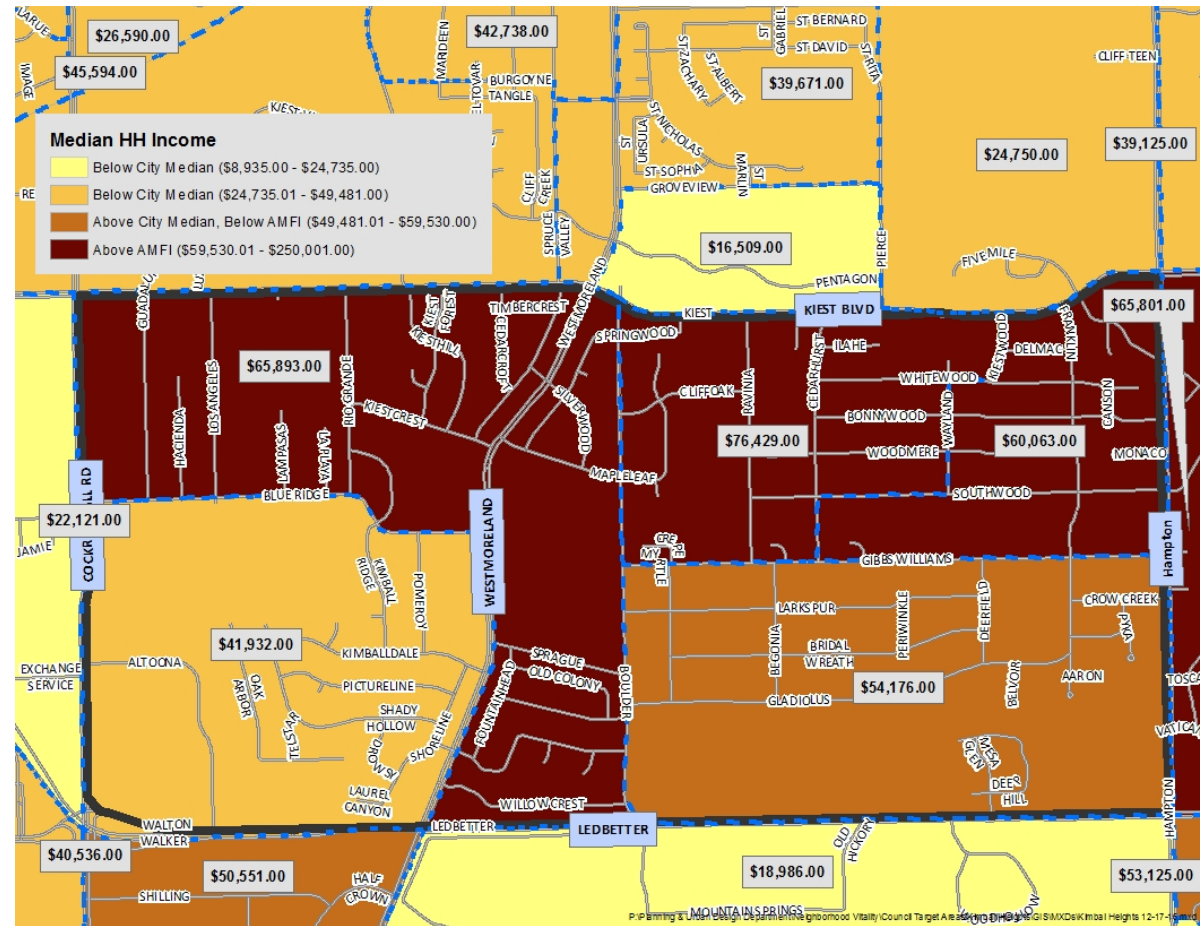
- **Total Population** 5,853
- **Age**
  - Generally older than city as a whole
- **Race/Ethnicity**
  - Diverse population breakdown
- **Education**
  - 84% HS Grad Rate
  - 28% Bachelors or Higher



\* Source: 2010-2014 5 year ACS Estimates

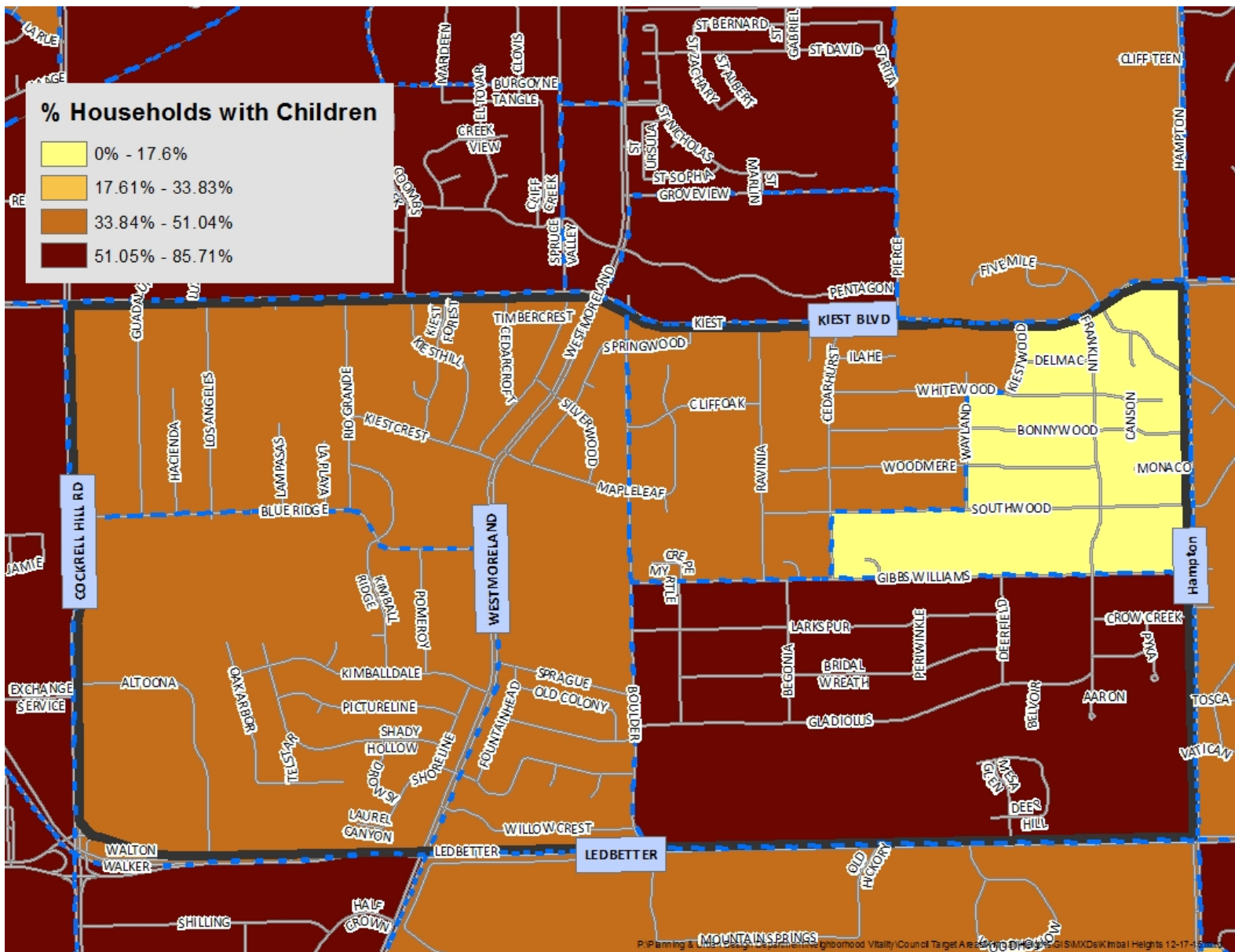
# Target Area Household Incomes

- Wide range of incomes, generally higher than city as a whole
- Households with Lower median incomes tend to be located in the southern portions of target area
- Area poverty rate is lower (15%) in the Target Area compared to the citywide rate (24%)



\* Source: 2010-2014 5 year ACS Estimates

# Target Area Households with Children: 2010-2014



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# Target Area Housing Overview

- **Housing Type**

- The housing stock in the Kimball Area is predominantly single family, and some multifamily in the southwest corner

- **Housing Tenure/Occupancy**

- 80% homeownership
- 10% renter, rental single family homes scattered throughout target area
- Only 15% of the housing stock in the neighborhood is vacant

- **Housing Conditions**

- 64% of the housing stock is in above average condition, better than city average (45%)

- **New Construction/Improvement Activity**

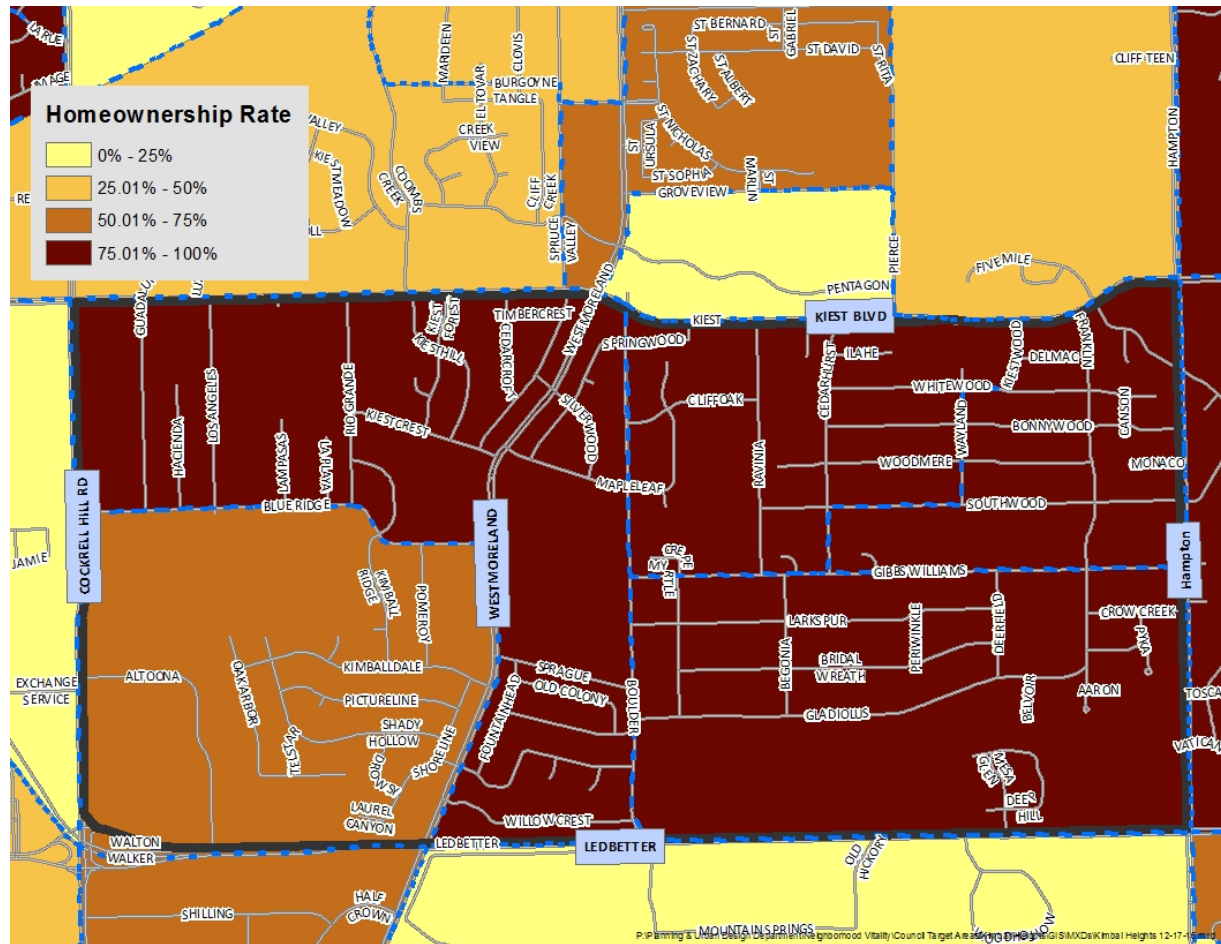
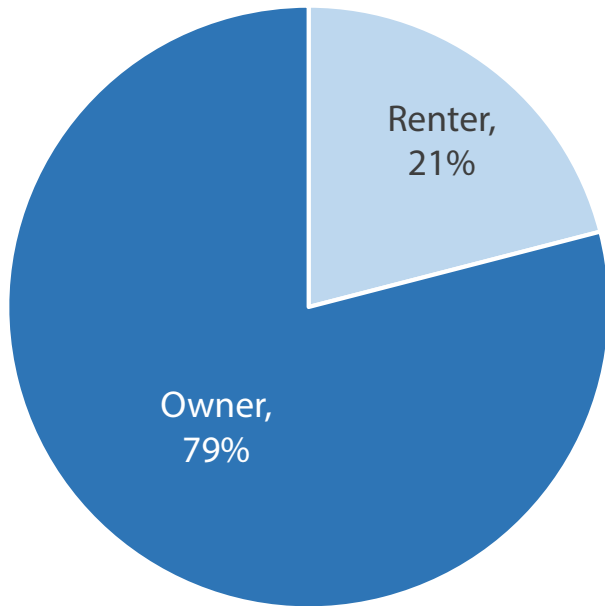
- No new single-family homes built within the boundaries between 2012-2014, however there were new constructed in close proximity to the Target Area.
- Scattered home improvement activity throughout neighborhood



# Target Area Homeownership & Rental Rates

## Housing Tenure Breakdown

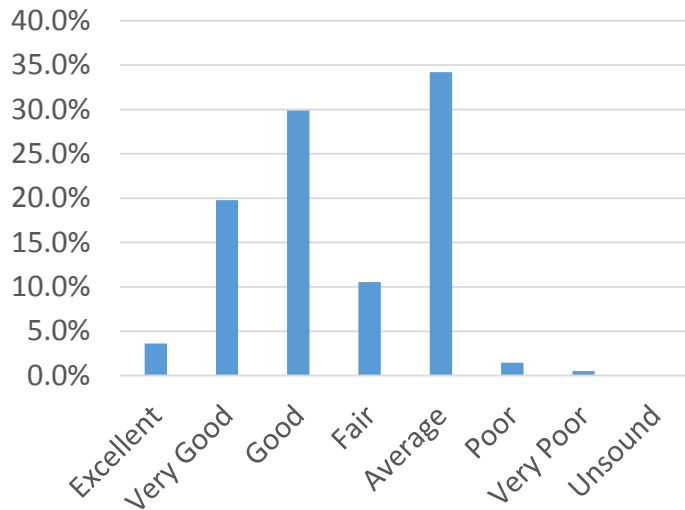
Renter	435	21%
Owner	1639	79%



# Target Area Single-Family Housing Conditions: 2015

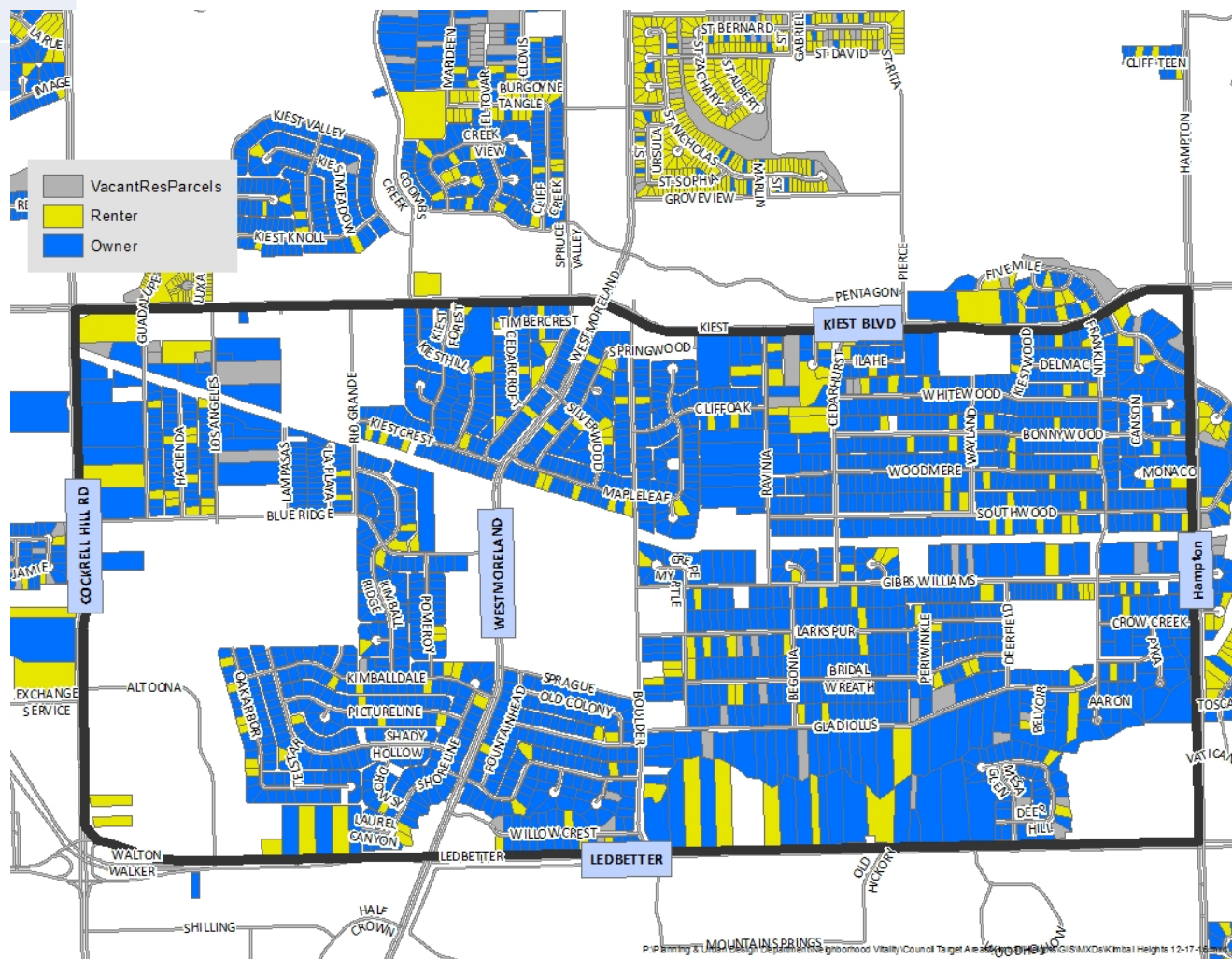
Category	Count	Percent
Excellent	65	3.6%
Very Good	356	19.8%
Good	538	29.9%
Fair	190	10.5%
Average	616	34.2%
Poor	26	1.4%
Very Poor	9	0.5%
Unsound	1	0.1%
<b>Total</b>	<b>1801</b>	
<b>Above Average</b>	<b>1149</b>	<b>63.8%</b>

Citywide Rate: 45% of Housing Units Above City Average



# Target Area Single Family Home Ownership/Rental: 2010-2014

Category	Count	Percent
Owner	1611	89.4%
Renter	191	10.6%
<b>Total</b>	<b>1802</b>	



Category		Notes
In CDBG Eligible Area?	Yes	Partial
In a DPD TAAG Area?	Yes	Small parts of the north and south
DART Station Within ½ Mile?	No	Westmoreland 1 mile north
Community Prosecution Area?	No	
Parks Within ¼ Mile?	Yes	Kiestwood Trail, Doris Berry
TIF/PID?	No	
Library?	No	
Dallas ISD?	Yes	Thomas Tolbert Elementary, Daniel Webster Elementary, T.W. Browne Middle School, Justin F. Kimball High School
Charter School?	No	
Recreation Center?	No	
Other Assets		

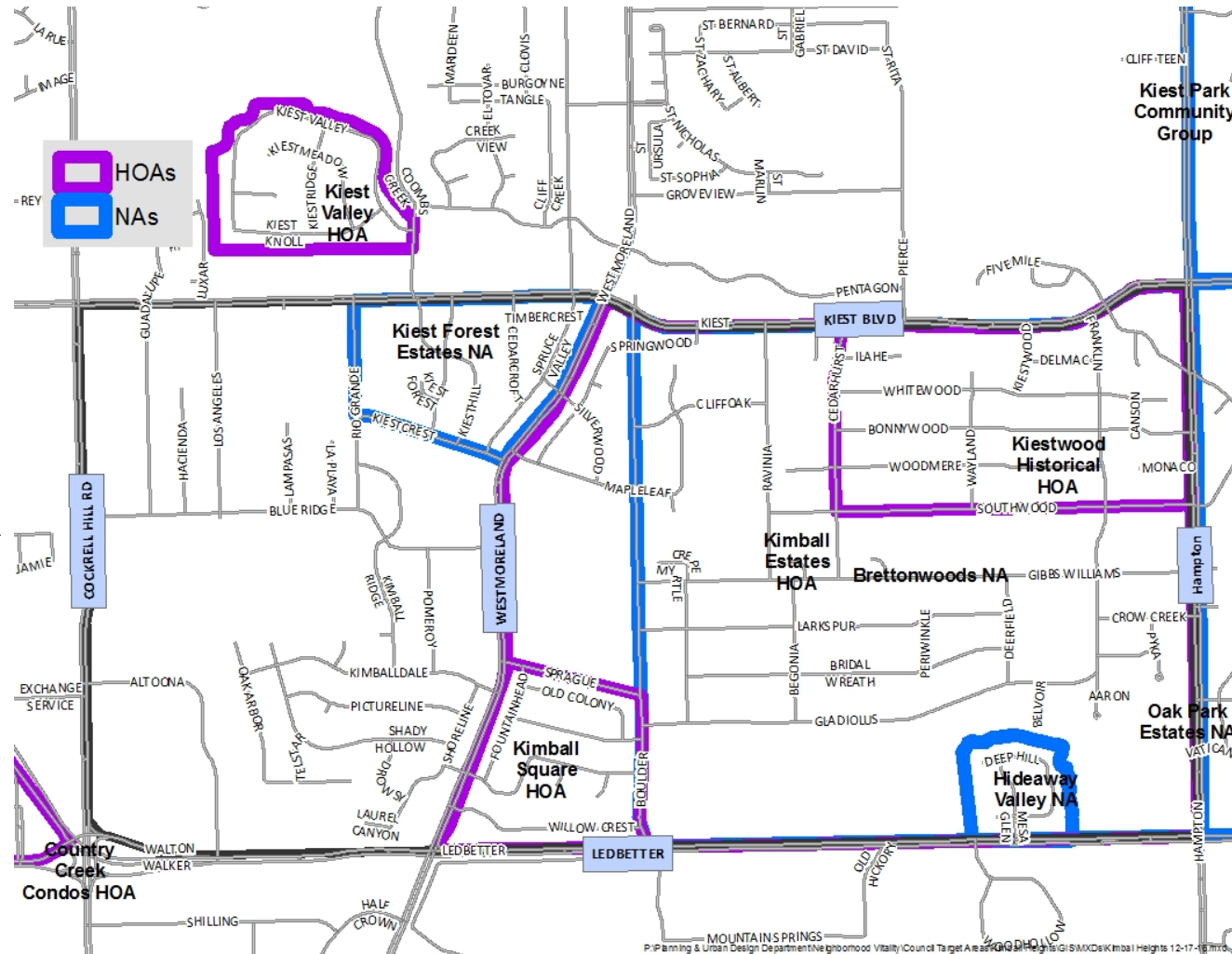
# Target Area Homeowner and Neighborhood Association Groups

## • Neighborhood Associations

- Kiest Forest Estates NA
- Brettonwoods NA
- Hideaway Valley NA

## • Homeowner Associations

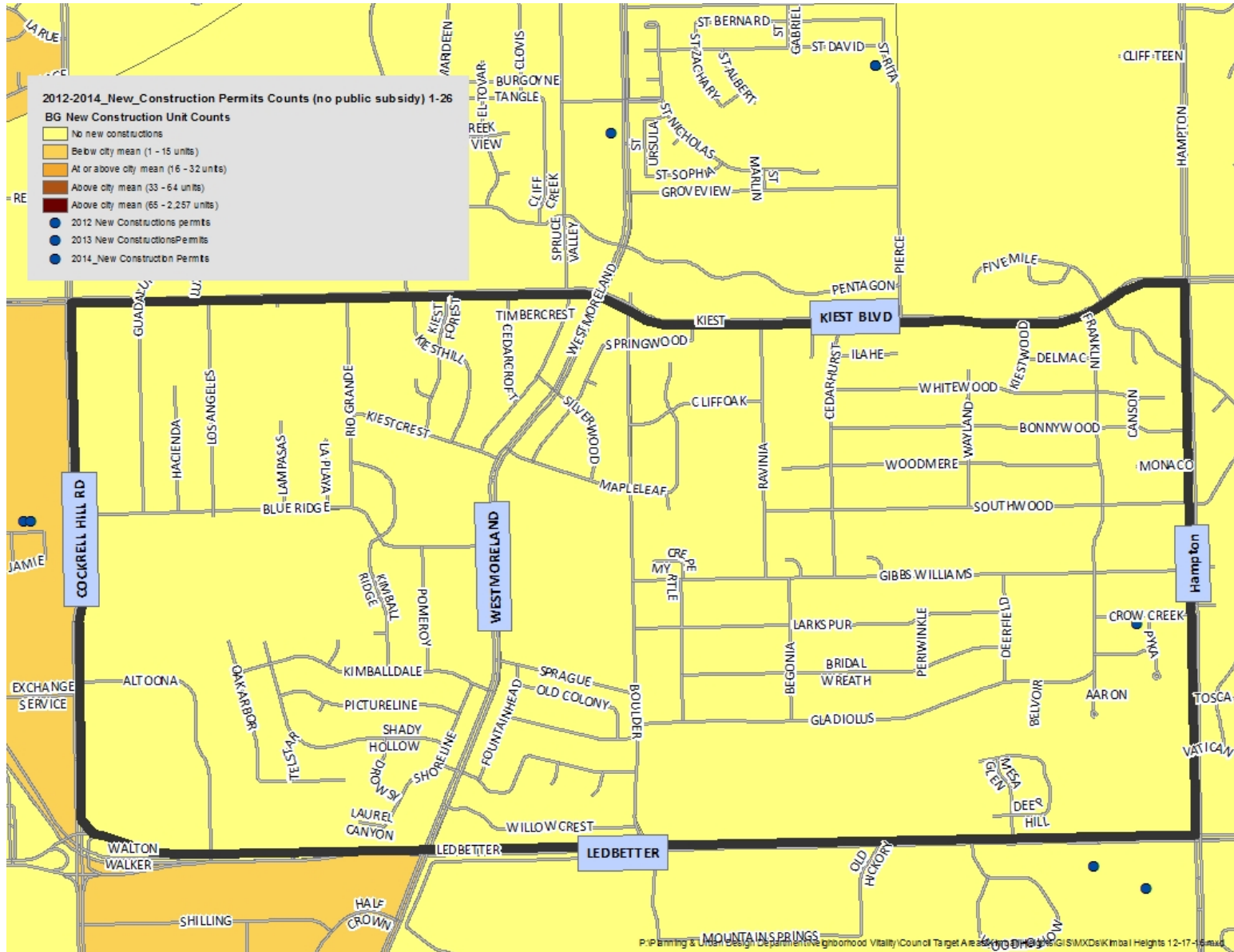
- Kimball Estates HOA
- Kimball Square HOA
- Kiestwood Historical HOA



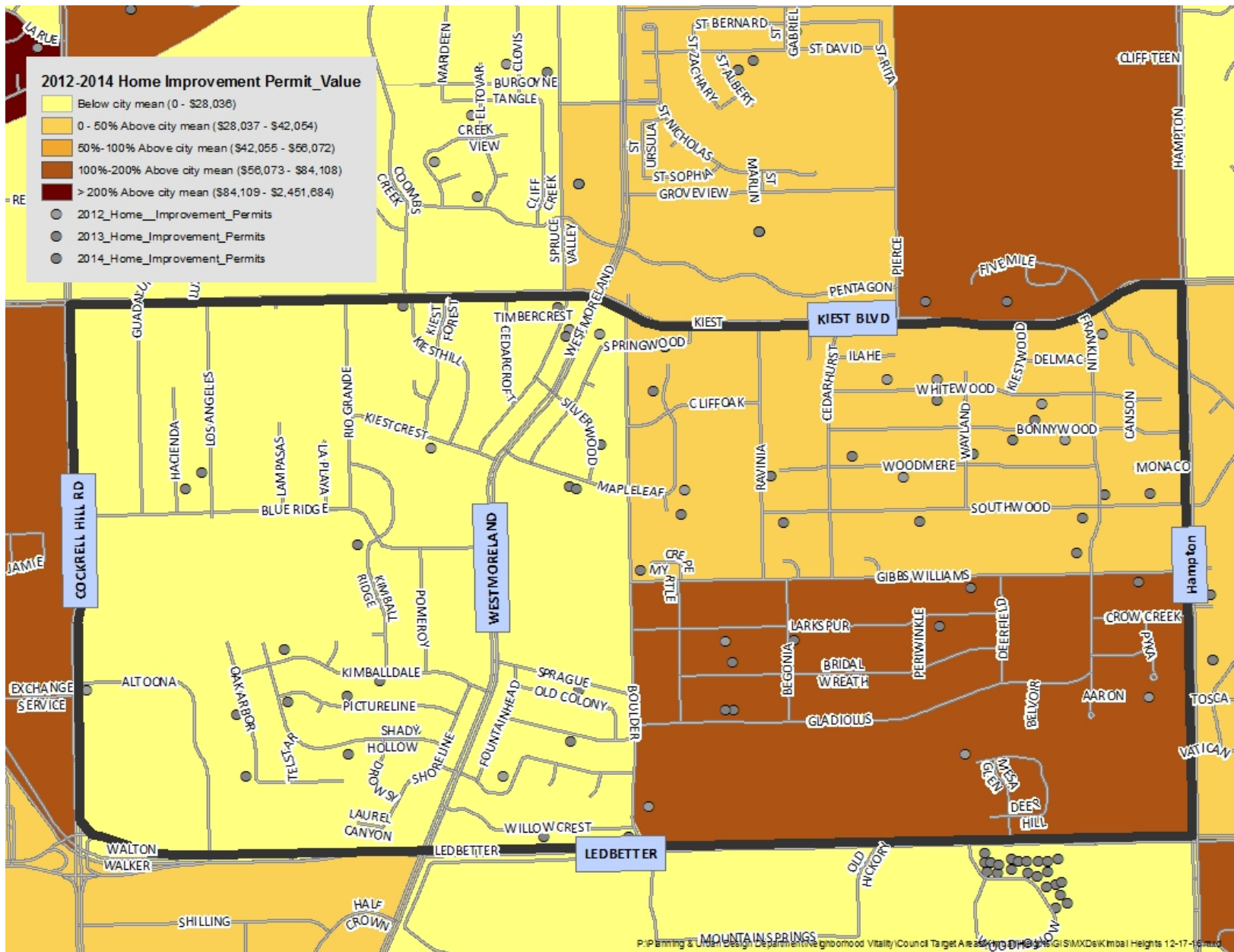
City of Dallas Planning & Urban Design Department | Neighborhood Vitality | Council of Target Area Residents | GIS | MXDs | Kimball Heights 12-17-18.mxd



# New Single-Family Home Construction 2012-2014



# Target Area Home Improvement Permits: 2012-2014

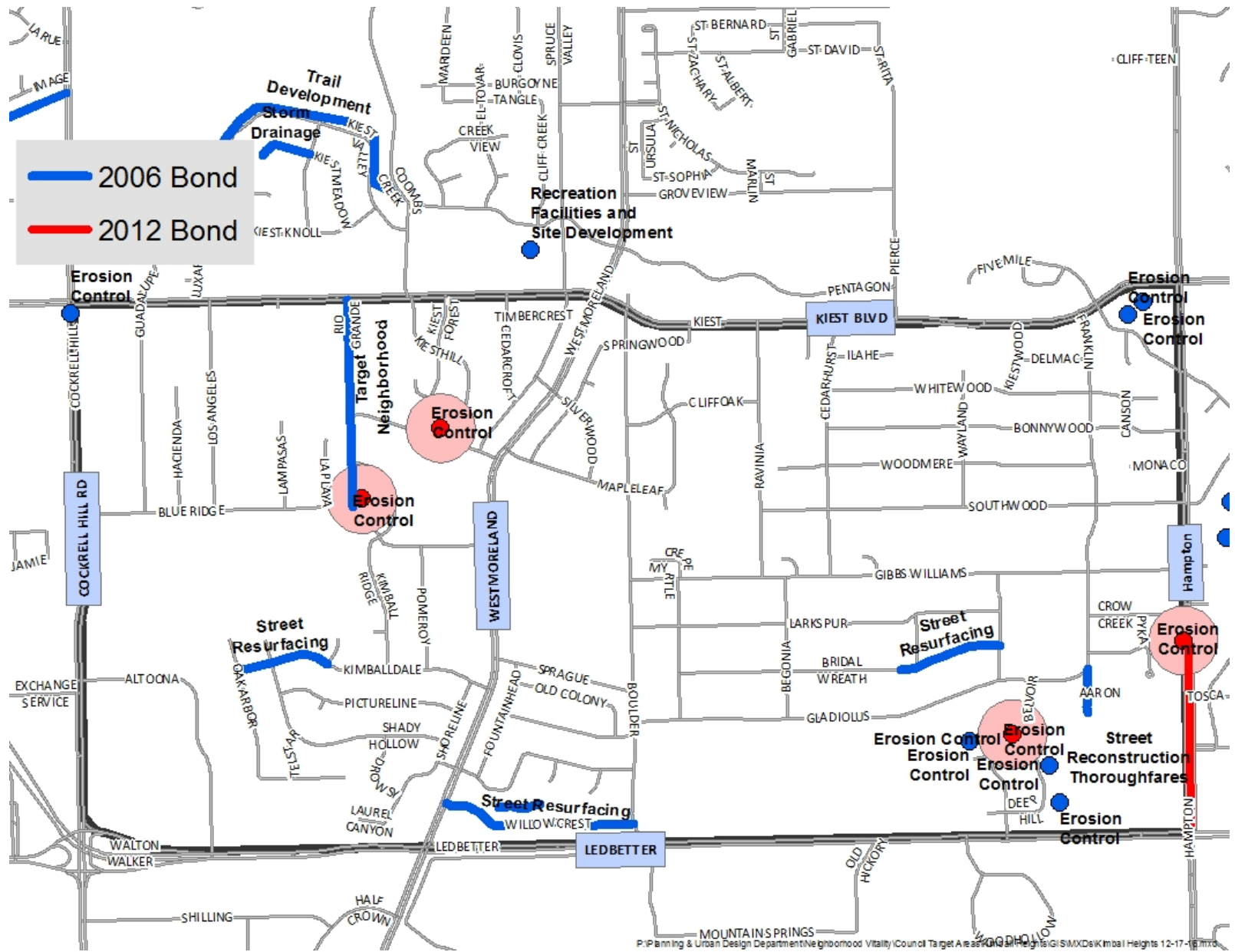


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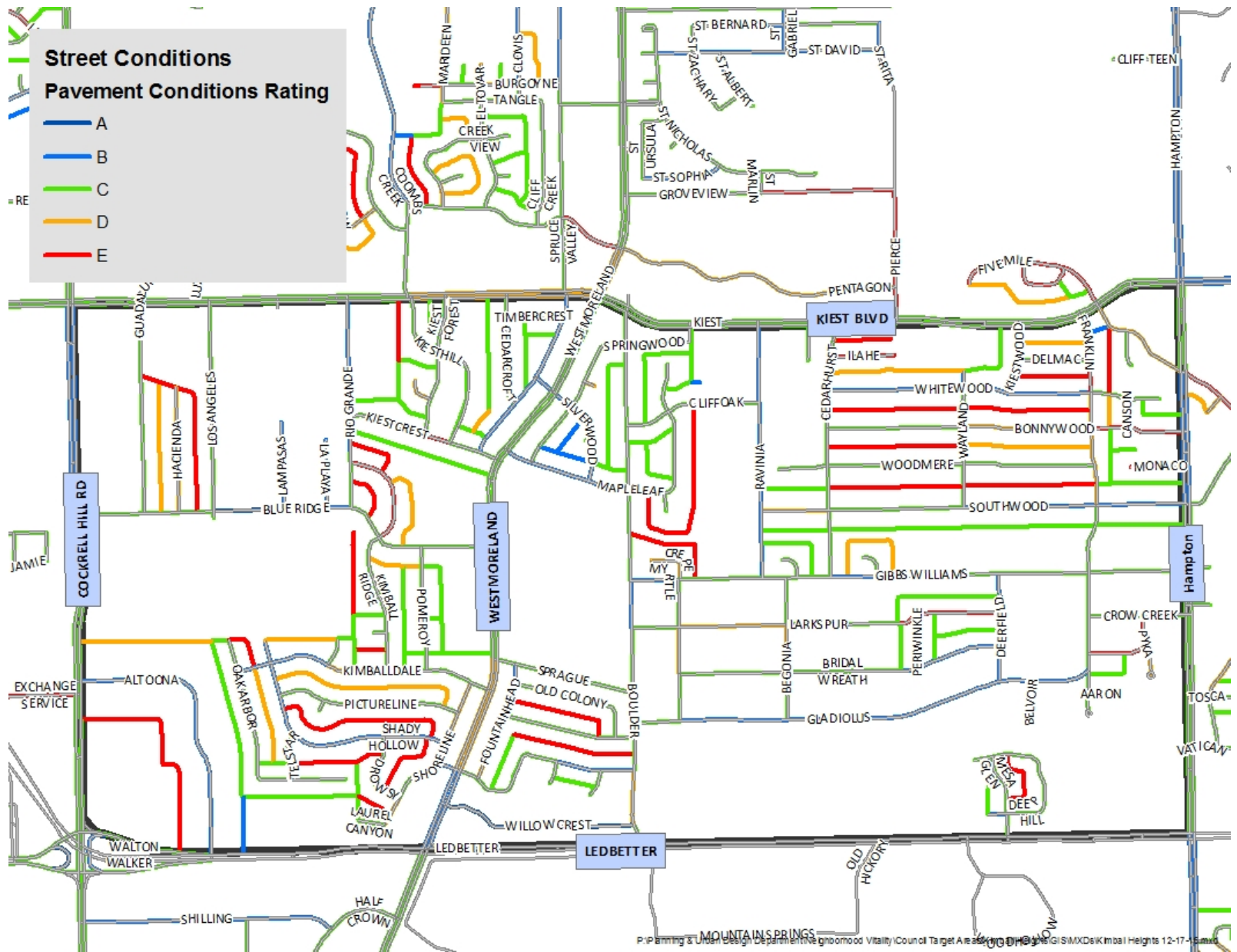
\* Source: City of Dallas 2012- 2014 Permit data



# Target Area Bond Projects



# Target Area Street Conditions



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