

Memorandum



DATE October 4, 2013

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 October 7, 2013, you will be briefed on Housing Projects Update. A copy of the briefing is attached.

Please let me know if you have any questions.



Theresa O'Donnell
Interim Assistant City Manager

c: The Honorable Mayor and Members of the City Council
A. C. Gonzalez, Interim City Manager
Rosa A. Rios, City Secretary
Warren M.S. Ernst, Interim City Attorney
Craig Kinton, City Auditor
Judge Daniel Solis, Administrative Judge
Ryan S. Evans, Interim First Assistant City Manager
Forest E. Turner, Assistant City Manager
Jill A. Jordan, P.E., Assistant City Manager
Joey Zapata, Assistant City Manager
Charles M. Cato, Interim Assistant City Manager
Jeanne Chipperfield, Chief Financial Officer
Frank Libro, Public Information Officer
Bernadette Mitchell, Housing/Community Services, Interim Director
Elsa Cantu, Assistant to the City Manager – Mayor and Council



Housing Projects Update

A Briefing to the Housing Committee
Housing/Community Services Department

October 7, 2013





Purpose

To provide a “Snapshot” of projects completed within the past 18 months and current projects under contract with anticipated production within the next 18 months

Housing Projects Completed Within The Last 18 Months

Nonprofit Development

- **Builders of Hope:** Prairie Creek-14 single family homes (CD4); West Dallas Scattered Sites-18 homes (CD6)
- **Catholic Housing Initiative:** Notre Dame Place Seniors Housing 8 units (CD1)
- **City Wide CDC:** Runyon Springs- 13 single family homes (CD8)
- **Defenders of Freedom:** Veteran housing 2 single family homes (CD9)
- **East Dallas Community Organization:** Bexar Street- 20 townhomes (CD7); Thornton Heights-17 single family homes (CD8); NSP- 4 Single family homes (CD7)
- **Jubilee Seniors Project:** 24 apartment for Seniors on Gurley Avenue (CD2)
- **South Dallas/Fair Park ICDC:** Frazier Courtyards-11 single family homes; Pittman Place- 9 single family homes completed (CD7); NSP- 4 single family homes (CD7)
- **Southfair CDC:** Fair Park Estates 22 homes (CD7)
- **SCB:** NSP- 2 single family homes (CD4)



Housing Projects Completed Within The Last 18 Months

For Profit Development

- **Pleasant Oaks:** 14 single family homes (CD4)
- **Altura Homes:** Scattered Sites- 7 single family homes (CD4); Cedar Creek Ranch-76 single family homes (CD8)
- **Atmos Phase I:** 107 Multifamily units for families completed (CD14)
- **Continental:** Ground floor commercial and 203 apartments downtown (CD14)
- **Kaminiski Building:** 7 apartment units on Bexar and 6,700 sq. ft. of retail (CD7)
- **Hai Tak Building:** 9 apartment units on Bexar and 6,000 sq. ft. of retail (CD7)





Housing Projects With Anticipated Completions Over The Next 18 Months

Nonprofit Development

- **Builders of Hope:** West Dallas – 10 single family homes (CD6)
- **CityWide CDC:** Lancaster Urban Village-14,131 square feet of commercial/retail office space and 193 apartment units (CD5); Rudy's Commercial (CD4)
- **East Dallas Community Organization:** Bexar Street-11 townhomes (CD7); Thornton Heights- 2 single family homes (CD8); NSP: Bexar Street -3 units to build(CD7)
- **Frazier Revitalization Inc.:** 6 single family homes (CD7)
- **Habitat for Humanity:** Greenleaf Village II- 10 single family homes (CD6)
- **South Dallas/Fair Park ICDC:** Spring Street Medical Building; Pittman Place: 10 single family units (CD7); NSP- 3 units (CD7)
- **Jubilee Park CCC:** 9 single family homes (CD2)
- **Central Dallas CDC:** 50 permanent supportive housing units (CD2)
- **2000 Roses:** 2 single family homes (CD7)
- **Southfair CDC:** Park Row Estates-8 single family homes (CD7)

Housing Projects With Anticipated Completions Over The Next 18 Months



For Profit Development

- **Heroes House:** 32 apartment units (CD7)
- **Hall Family:** 38 apartment units (CD7)
- **Pleasant Oaks:** 6 single family homes (CD4)
- **Altura Homes:** 4 single family homes (CD4); 36 single family homes (CD8)
- **Hatcher Gardens:** 10 apartment units & 2 retail spaces (CD7)
- **Wynnewood Seniors:** 140 apartments (CD3)
- **1400 Belleview:** 164 apartments (CD2)
- **Lake Highlands Town Center:** 165,000 sq. ft. commercial space (CD10)
- **Atmos Phase II:** Ground floor commercial and 123 apartment units (CD14)

Other Entities

- **DHA:** Buckeye Trail Commons- 323 apartment units (CD4)

Current NIP Projects & Schedule of Work

South Dallas- Greater Fair Park NIP

- **Spring Avenue Redevelopment:** Construction start on Spring Avenue streetscape and public improvements commenced April 2013 with completion by May 2014. Construction on first new mixed use building underway.

West Dallas NIP

- **Neighborhood Infrastructure Improvements:** Neighborhood sidewalk improvements within the La Bajada and Los Altos communities to commence March 2014 with estimated completion by May 2014.

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 July 2013.
- **Neighborhood Lighting:** Additional street lighting installed spring 2013 at the request of residents.



Herbert Street (West Dallas) Traffic Calming
Completed Winter 2012

Current NIP Projects & Schedule of Work

South Dallas- Ideal/Rochester Park

- **Bexar Street Redevelopment Investment Center (DPD):** Construction underway with completion by May 2014.
- **Bexar Street Public Improvements:** Construction of Phase II, Phase III street and streetscape improvements in progress, with completion by winter 2014.
- **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, monthly stakeholder engagement.

North Oak Cliff / Marsalis NIP

- **Median Improvements:** Acquisition of 138 W. Davis for median improvements authorized by City Council May 2013.





Summary

- Completed Over Last 18 Months
 - 213 single family units
 - 378 multifamily units
 - 12,700 sq. ft. retail/commercial space
- Anticipated Production Over Next 18 Months
 - 113 single family units
 - 1,040 multifamily units
 - 50 permanent supportive housing units
 - 180,731 sq. ft. Retail/Commercial/Office Space