



CASA VIEW

Target Area

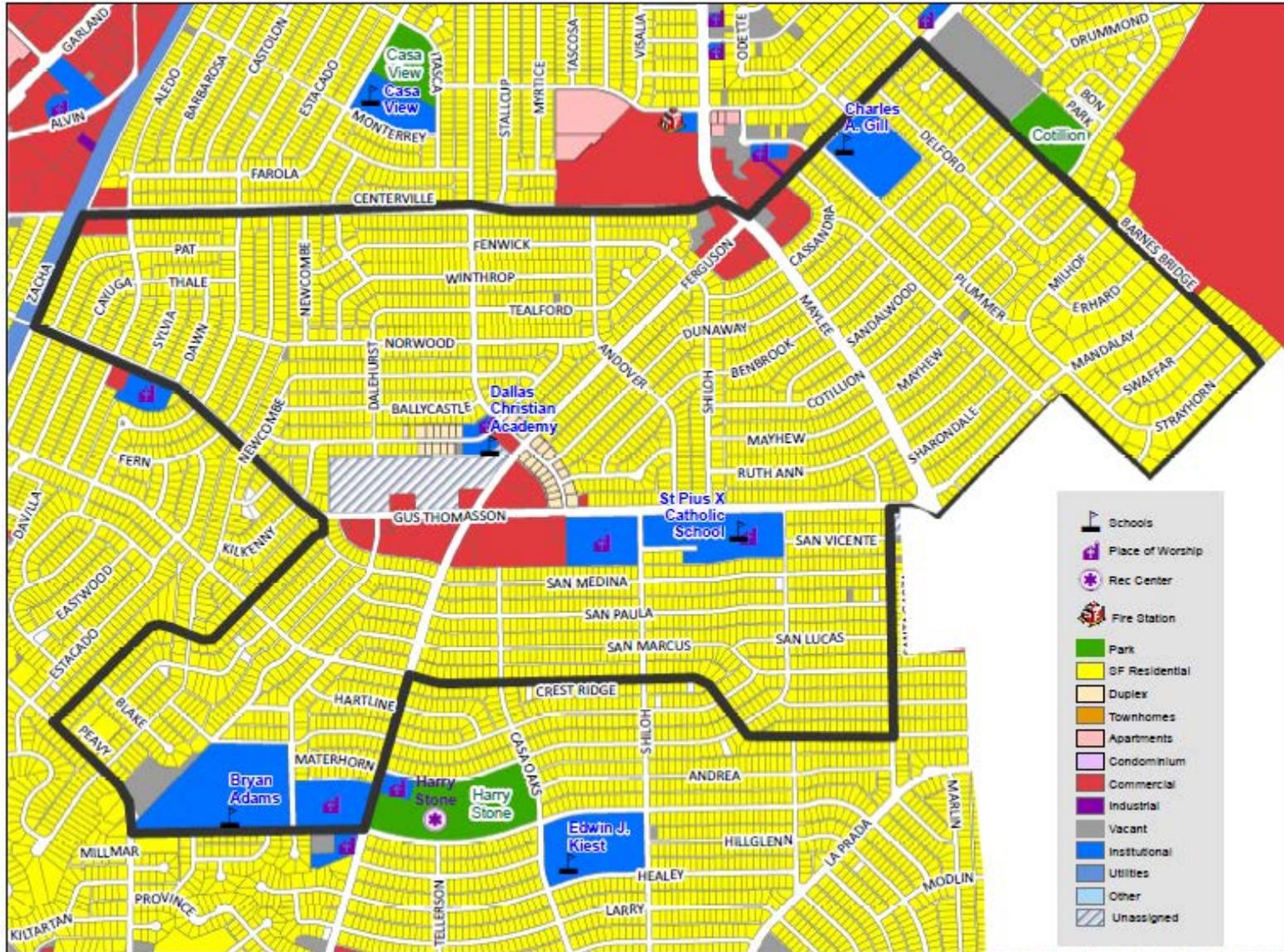
District 9
Councilmember Clayton
Team Leader Amanda Chase
June 2016



Target Area Highlights

- **Ethnically diverse** (54% Hispanic, 31% White, 9% Black)
- **Income distributed towards the low end**, especially in central and northern sections. Higher income in southwestern and eastern
- **Northwestern-most block group** very low income, high number of children
- **Pockets of commercial uses:** Grocery store (Neighborhood Walmart at Gus Thomasson and Ferguson), pawn and smoke shops on Ferguson near Charles A. Gill Elementary
- **All single family**
- Commercial uses concentrated along Gus Thomasson making it the **neighborhood retail corridor**; commercial node exist at the intersection of Ferguson/Centerville/Maylee
- **Concentrated SF rental** in some areas, notably in southwest
 - Pockets of rental across all block groups
- **High home ownership throughout (69%)**, especially high in Southeast and Southwest
- **Greater Casa View Alliance NA** covers whole target area
- **Poor street conditions** especially in East, but throughout as well.
- Has schools in both RISD and DISD

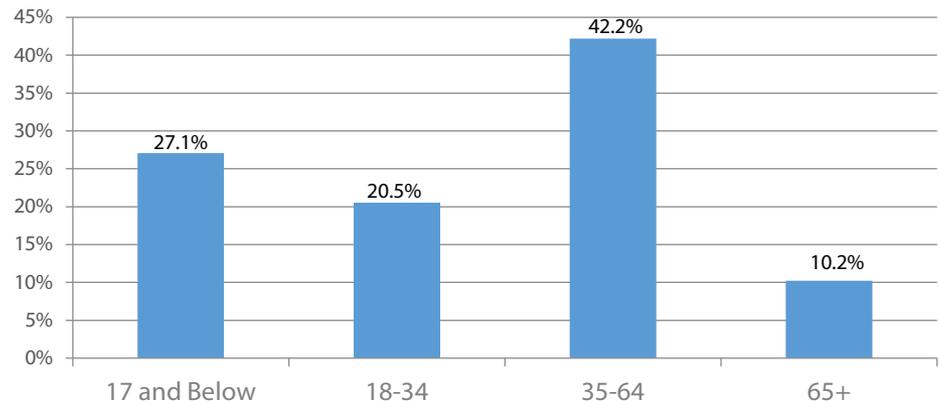
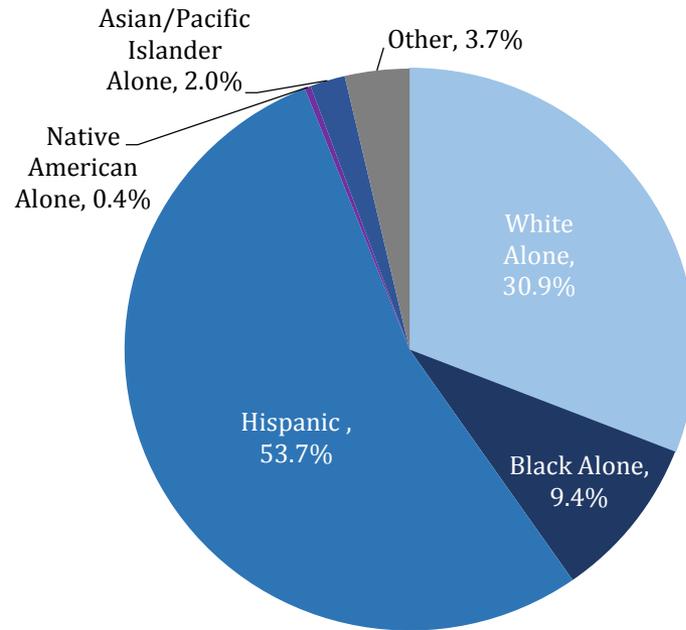
Casa View Target Area Land Use Map



* Source: DCAD, 2015

Casa View Demographics

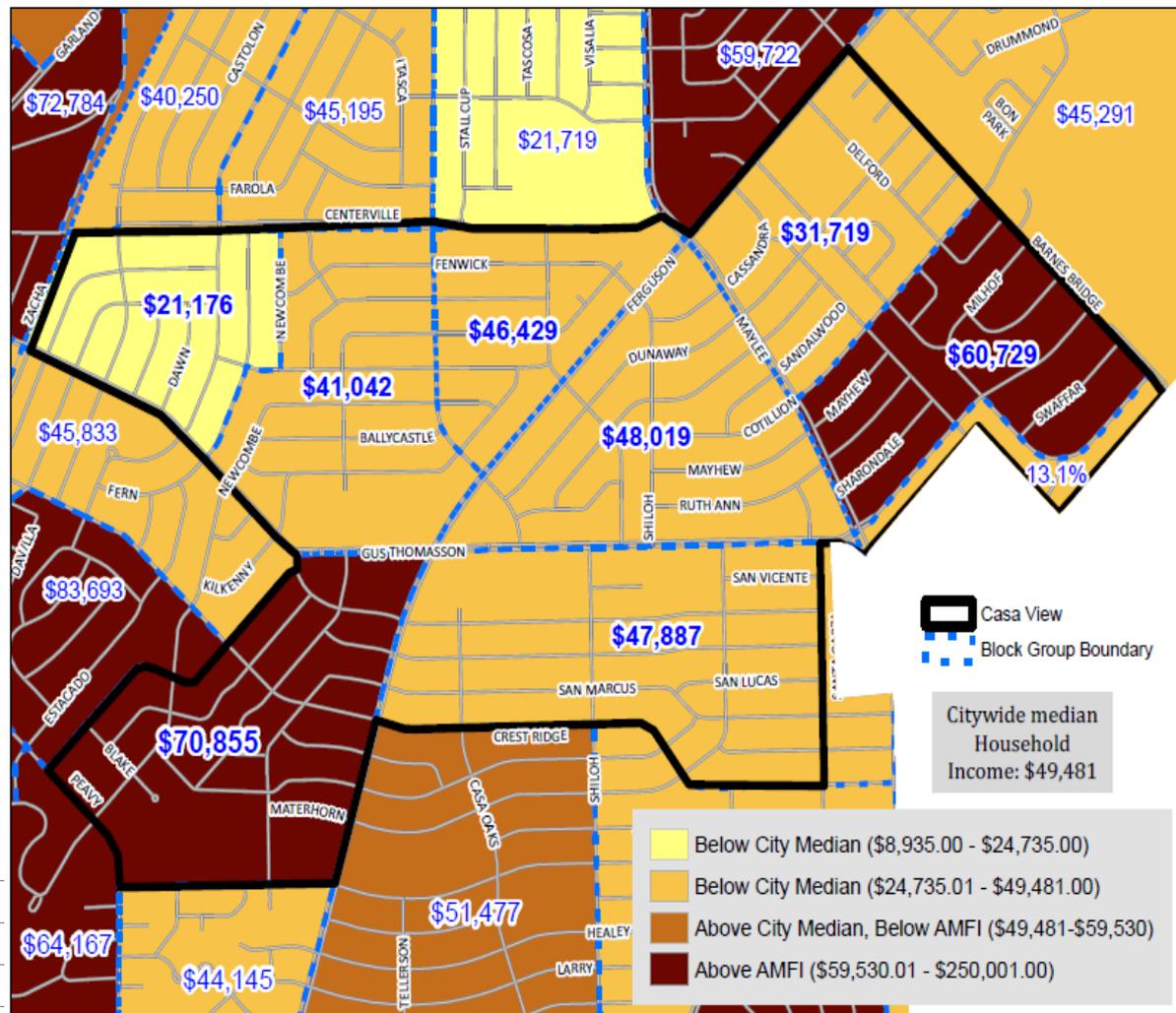
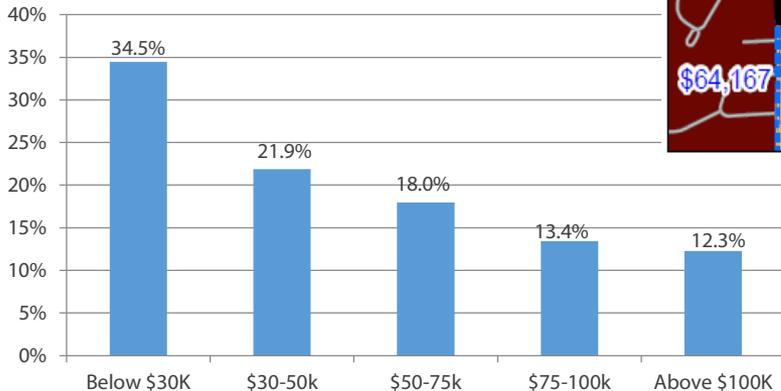
- **Total Population:** 9,755
- **Households:** 3,296
- **Age**
 - Older population compared to the city, 52% above 35 years
 - High percent (65%) of working age population (18-64 yrs.)
 - Senior-led households concentrated at the center and east of Ferguson
- **Race/Ethnicity**
 - Ethnically diverse but Hispanic dominate (54%)
- **Educational Attainment**
 - High School or equivalency 72.1% (citywide-74.3%)
 - Bachelors or higher 20.2% (city-32%)



* Source: 2010-2014 5 year ACS Estimates

Income

- Income levels varied within the target area
- Area's median income of \$45,982 is 93% of the city's median household income (\$49,481)
- Poverty level 17.6% (Citywide rate 24.1%)
- Low income households concentrated in northwest
- High income households concentrated in the east and southwest segments



* Source: 2010-2014 5 year ACS Estimates

Housing Overview

- **Housing Type**

- Lack of housing mix, all single-family housing
- Dense single-family development with no vacant lots

- **Housing Tenure/Vacancy**

- Homeownership rate (76%) is significantly above the city average (44%)
- High homeownership in the southern part
- Very low housing vacancy rate, only 3% (citywide rate 11.2%)

- **Housing Conditions**

- 56% of housing above city average condition rating (citywide rate - 45%)
- Most housing is rated average and above

- **Property Value**

- Half of the block groups saw an overall decrease in property values while the other half experienced minimal increase in property values, way below the city's average increase of \$4.80 per sq. ft.

- **New Construction/Improvement permits**

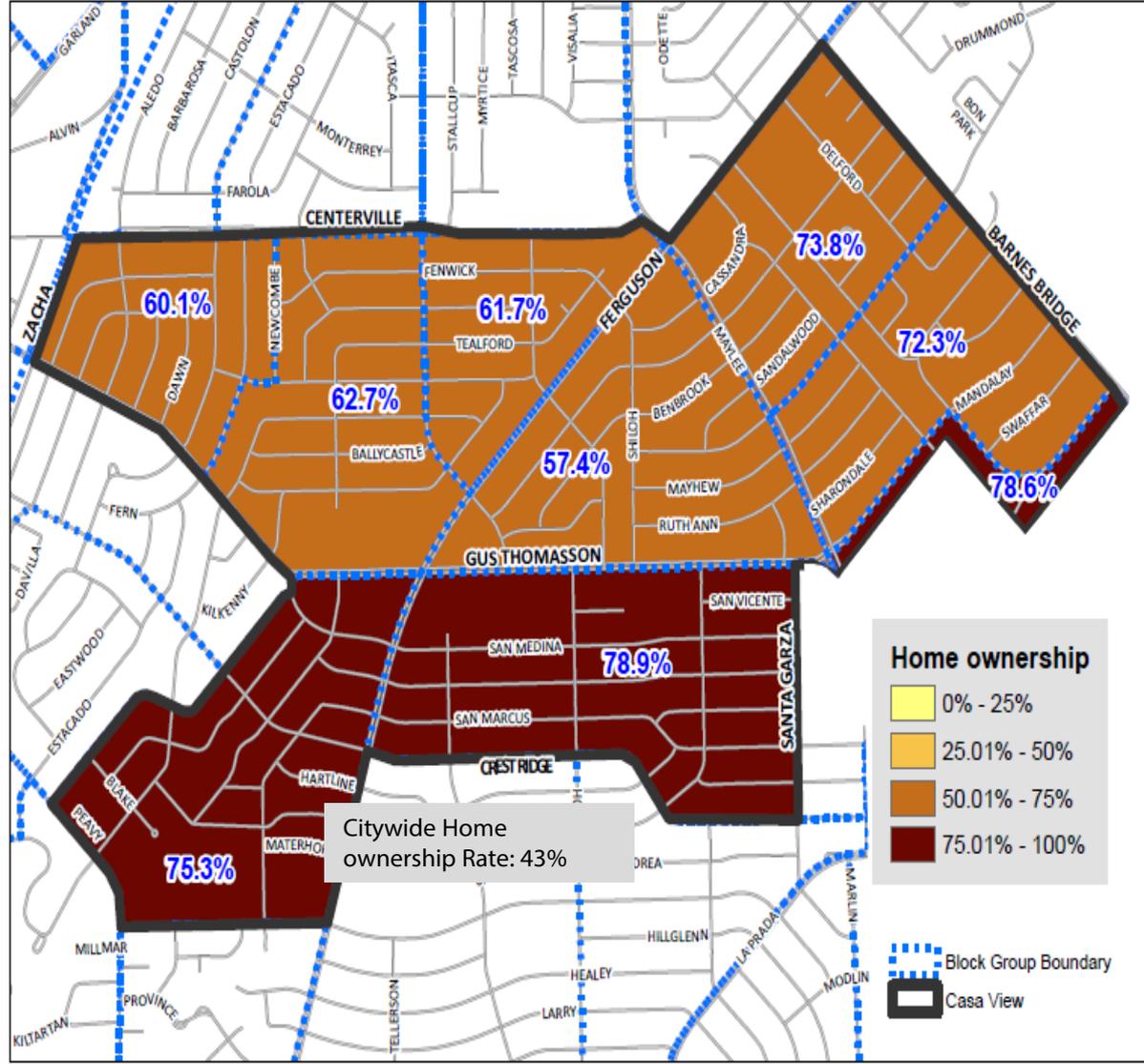
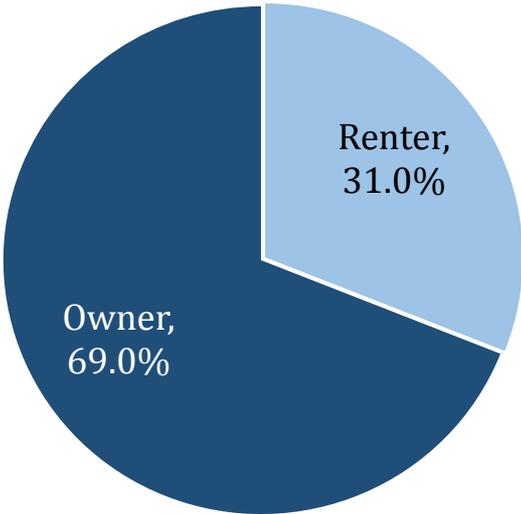
- No new construction of SF homes but numerous home improvement activities throughout the target area.
- Overall, improvement permit values were higher in the south than north

** Source: 2010-2014 5 year ACS Estimates & DCAD*

Homeownership Rate

Housing Tenure Breakdown

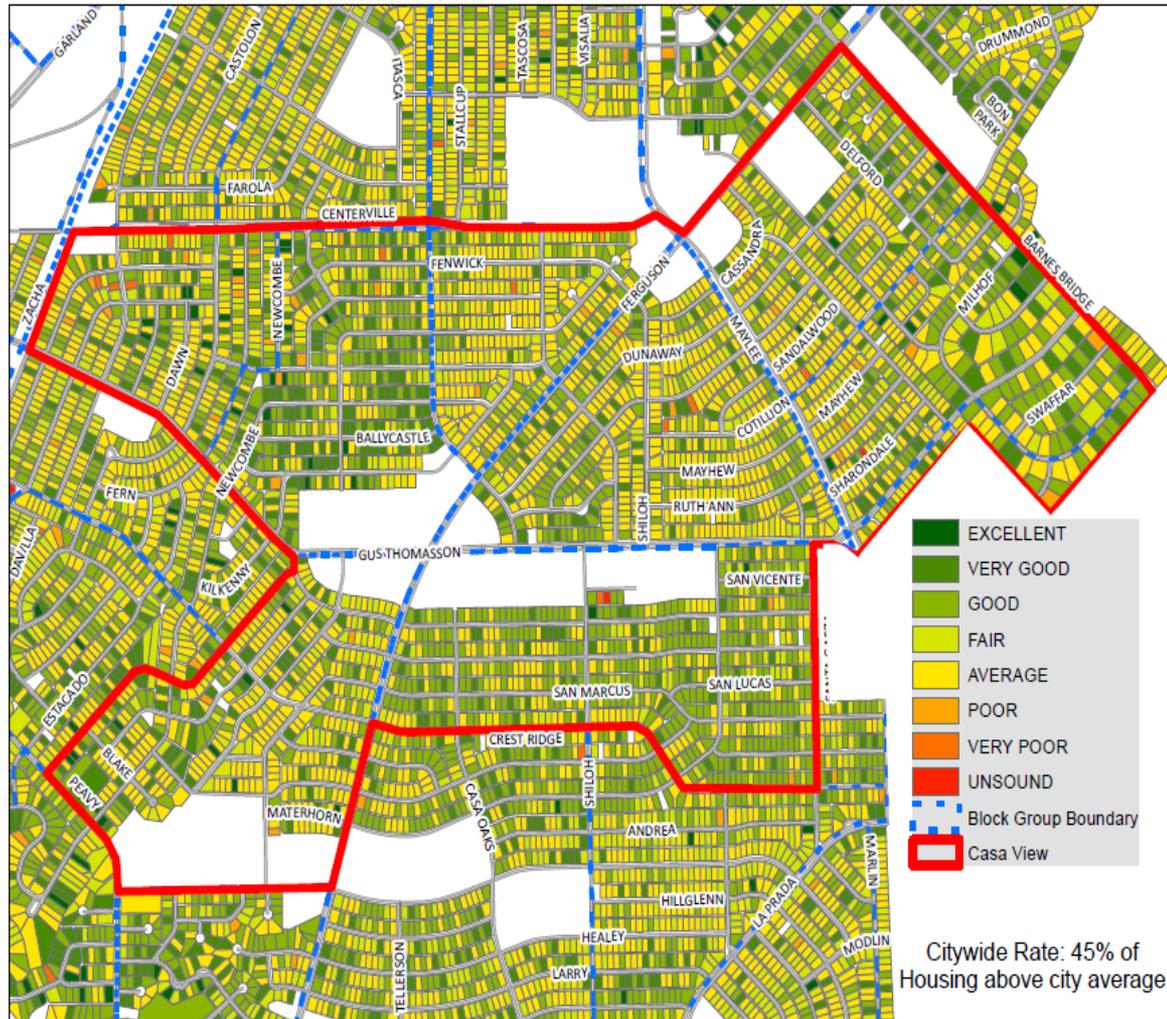
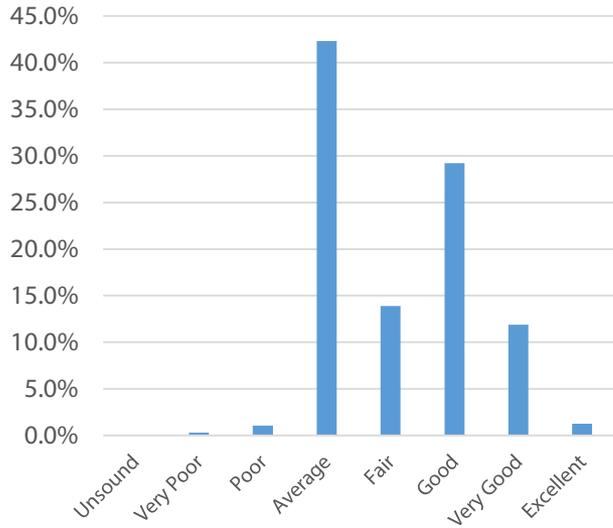
Renter	1,022	31.0%
Owner	2,274	69.0%



* Source: 2010-2014 5-Year ACS Estimates

Housing Conditions: 2015

Category	Count	Percent
Excellent	41	1.3%
Very Good	389	11.9%
Good	955	29.2%
Fair	454	13.9%
Average	1,384	42.3%
Poor	35	1.1%
Very Poor	10	0.3%
Unsound	2	0.1%
Total	3,270	100.0%
Above Average	1,839	56.2%

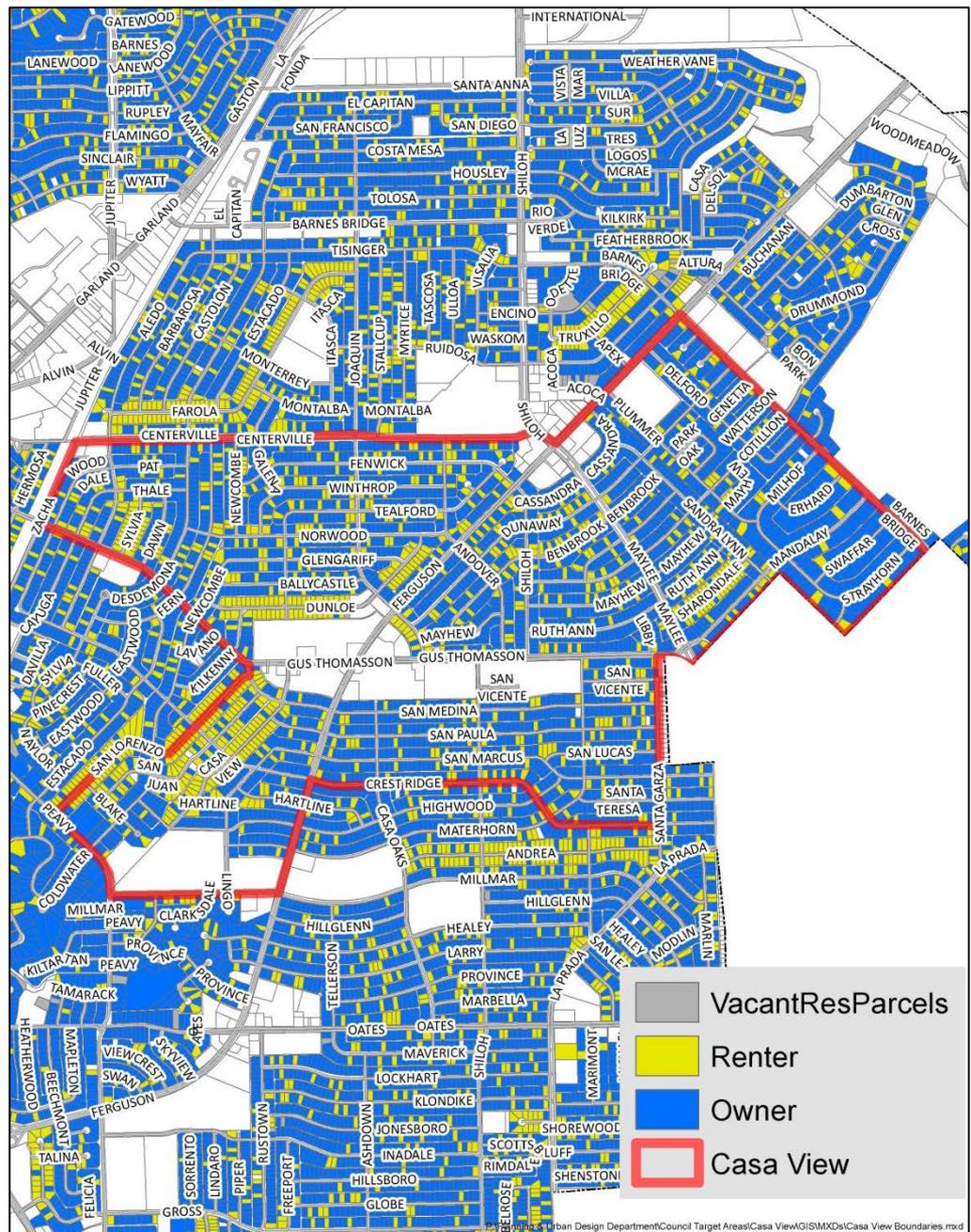


* Source: DCAD, 2015

Single Family Rental/Ownership: 2010-2014

- Single-family rentals concentrated in the southwest corner and along Dunloe Drive, but pockets scattered throughout the target area

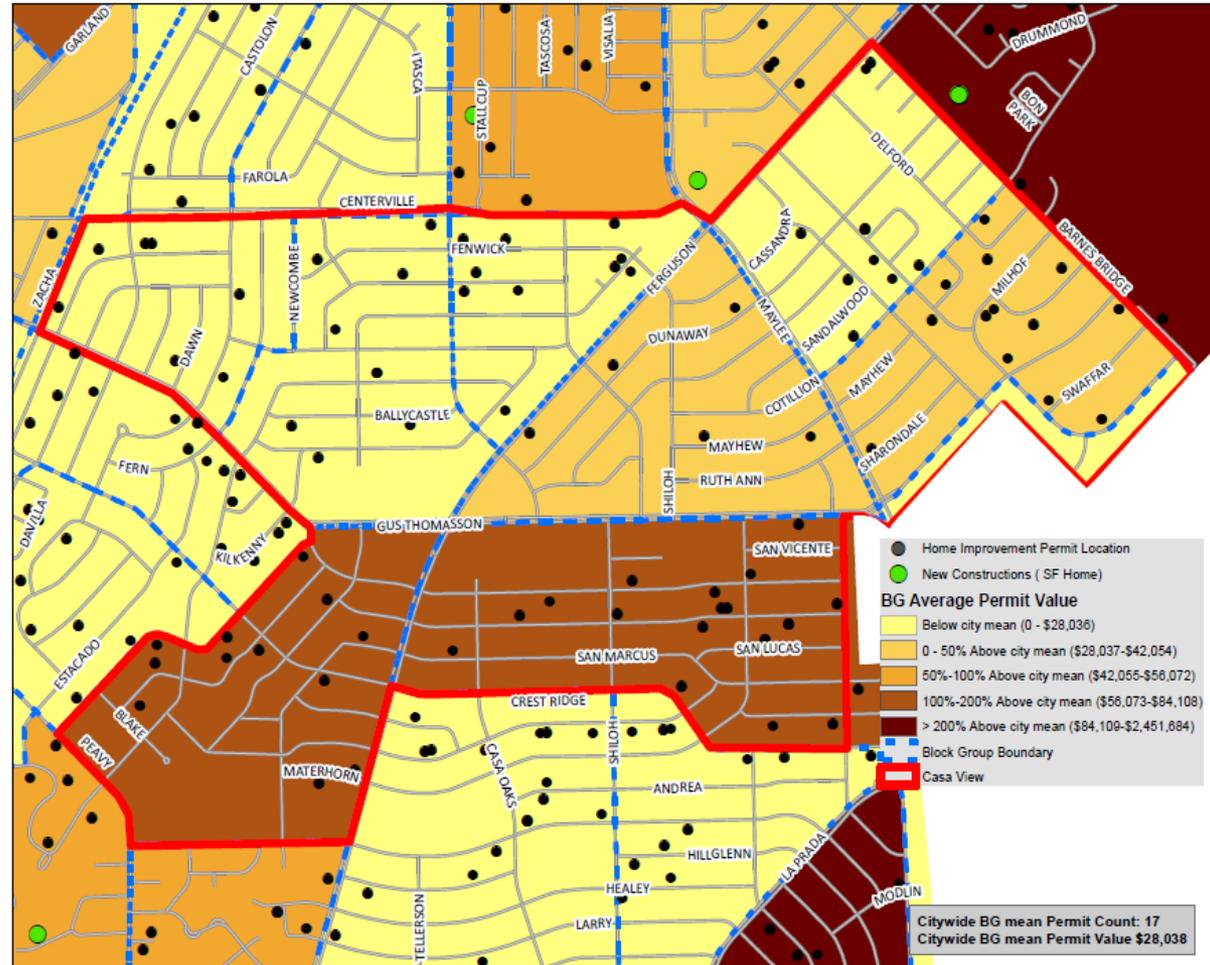
Category	Count	Percent
Owner	2,473	75.6%
Renter	798	24.4%
Total	3,662	100.0%



* Source: 2010-2014 5 year ACS Estimates

New Single-Family Homes & Home Improvement Permit Activities: 2012-2014

- No new SF home constructed within the area
- Several home improvement permit activities scattered throughout the target area
- Improvement permits values are higher in the southern segment



* Source: City of Dallas 2012- 2014 Permit data

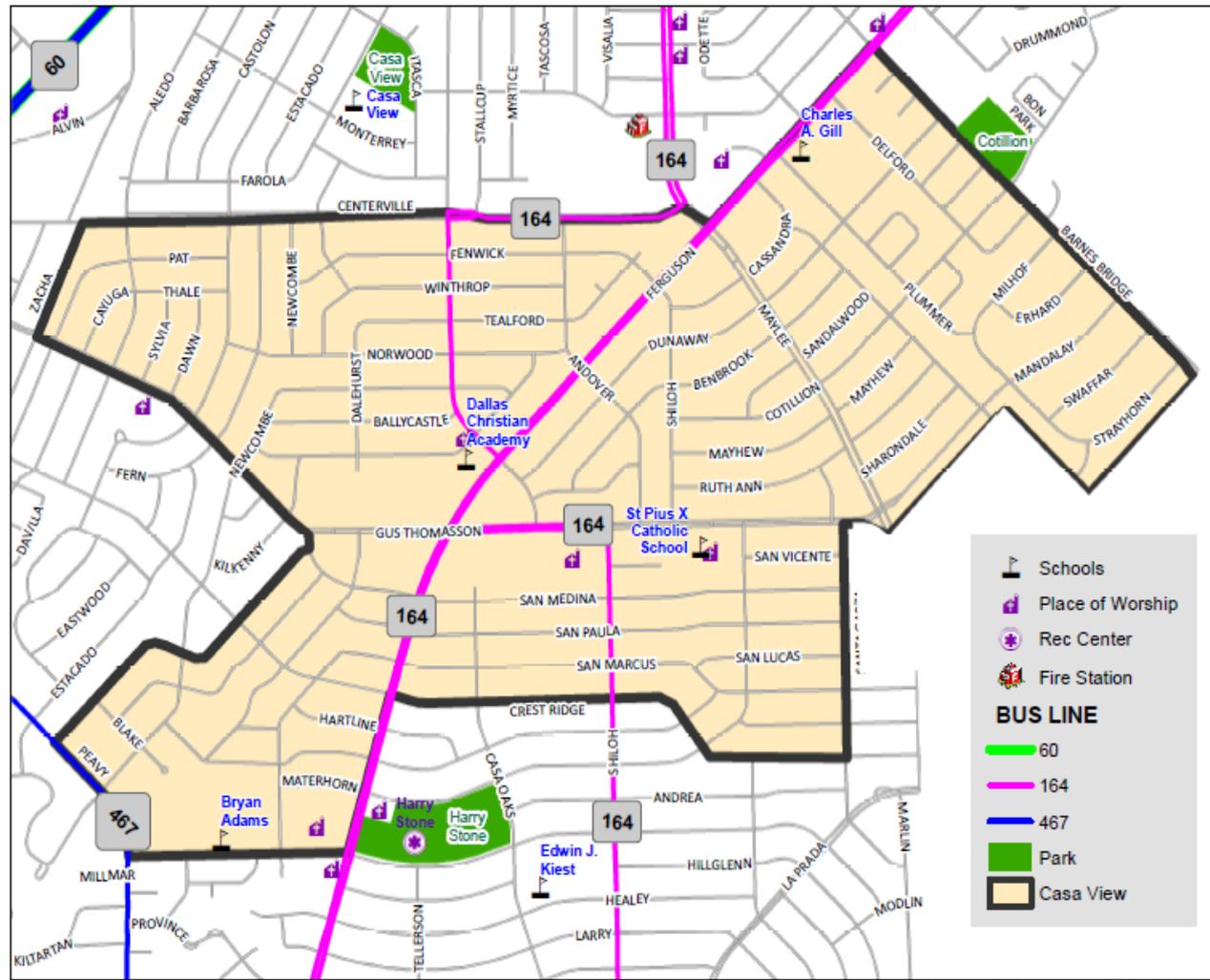
City of Dallas Initiatives

Department	Initiatives
Economic Development	
Library	Lochwood – GED classes; STEM programming; English Conversation group; partnership for OCA Bath House Cultural Center for black box theater; hosted neighborhood back-to-school fair
Parks and Recreation	
Other: Water Utilities, Public Works/Street Services,	Information in Appendix

Category		Notes
In CDBG Eligible Area?	Yes	
In a DPD TAAG Area?	Yes	
DART Station Within ½ Mile?	No	
Community Prosecution Area?	No	
Parks Within ¼ Mile?	Yes	Harry Stone, Cotillion Park, Casa View Park
TIF/PID?	No	
Library?	No	
Dallas ISD?	Yes	Bryan Adams High School/Leadership Academy, Charles A. Gill Elementary School, Casa View Elementary School, St. Pius X Catholic School (Private)
Charter School?	No	
Recreation Center?	Yes	Harry Stone
Top 311 Reported Issues:		<ol style="list-style-type: none"> 1. Bulky Trash Violations 2. Garbage Roll Cart – Residential 3. Alley/Sidewalk/Street Obstruction 4. High Weeds 5. Brush Busters <p><i>Additionally:</i> Litter, Dead Animal Pick Up, Parking on Unapproved Surface, and 24 Hour Parking Violation.</p>

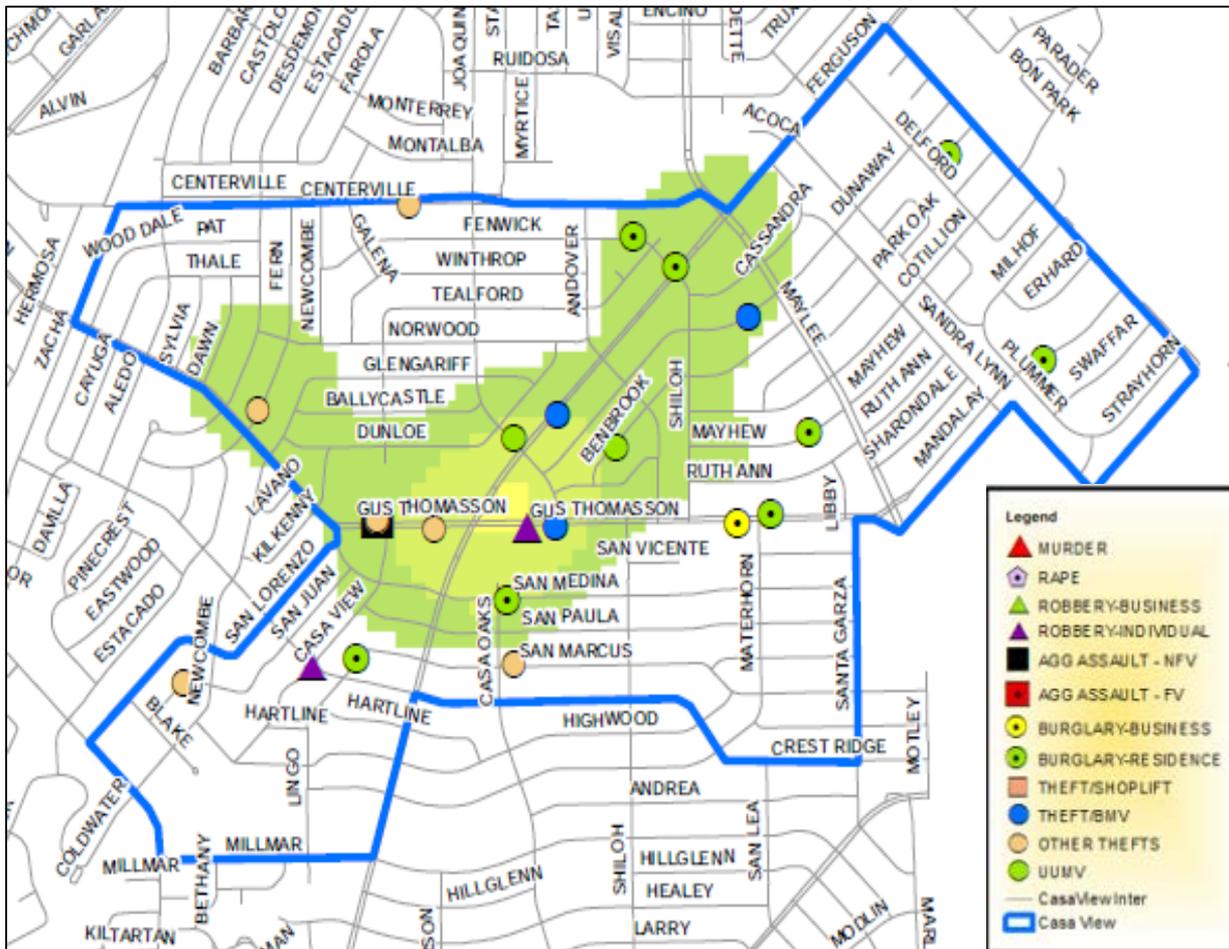
Transportation

- Served by 2 bus lines
- Bus line No. 164 traverses the target area, while bus no. 467 runs along the southwest edge of the target area
- There is no DART rail in the area
- Significant majority (92%) of workers commute to work by personal automobile (citywide 88.9%)
- Only 3% use public transit (citywide rate 4%)



* Source: DART

Crime Statistics



CASA VIEW							
CRIME TYPE	Last 28 Days		LY 28 Days	YTD LYTD (July 3)			
	2016	2015		2016	2015	Diff	%Ch
Violent Crimes	2016	2015	Diff	2016	2015	Diff	%Ch
Murder	0	0	0	0	0	0	NC
*Sexual Assault	0	0	0	0	2	-2	-100.00
Robbery- Business	0	1	-1	2	5	-3	-60.00
Robbery-Individual	2	0	2	4	4	0	NC
Agg Assault (NFV)	1	0	1	3	4	-1	-25.00
Agg Assault (FV)	0	0	0	3	4	-1	-25.00
Total Violent Crime	3	1	2	12	19	-7	-36.84
Non-Violent Crimes							
Burglary-Business	1	0	1	7	5	2	40.00
Burglary-Residence	8	1	7	30	16	14	87.50
Theft-Shop Lift	0	1	-1	6	3	3	100.00
Theft-BMV/Auto Acc	3	4	-1	34	39	-5	-12.82
Theft-Other Theft	6	3	3	35	19	16	84.21
Auto Theft	2	1	1	14	18	-4	-22.22
Total Non-Violent	20	10	10	126	100	26	26.00
Total Index Crimes	23	11	12	138	119	19	15.97

Last 28 Days (6/6/2016 - 07/03/2016) & YTD (01/01/2016 - 07/03/2016) NC = Not Calculable

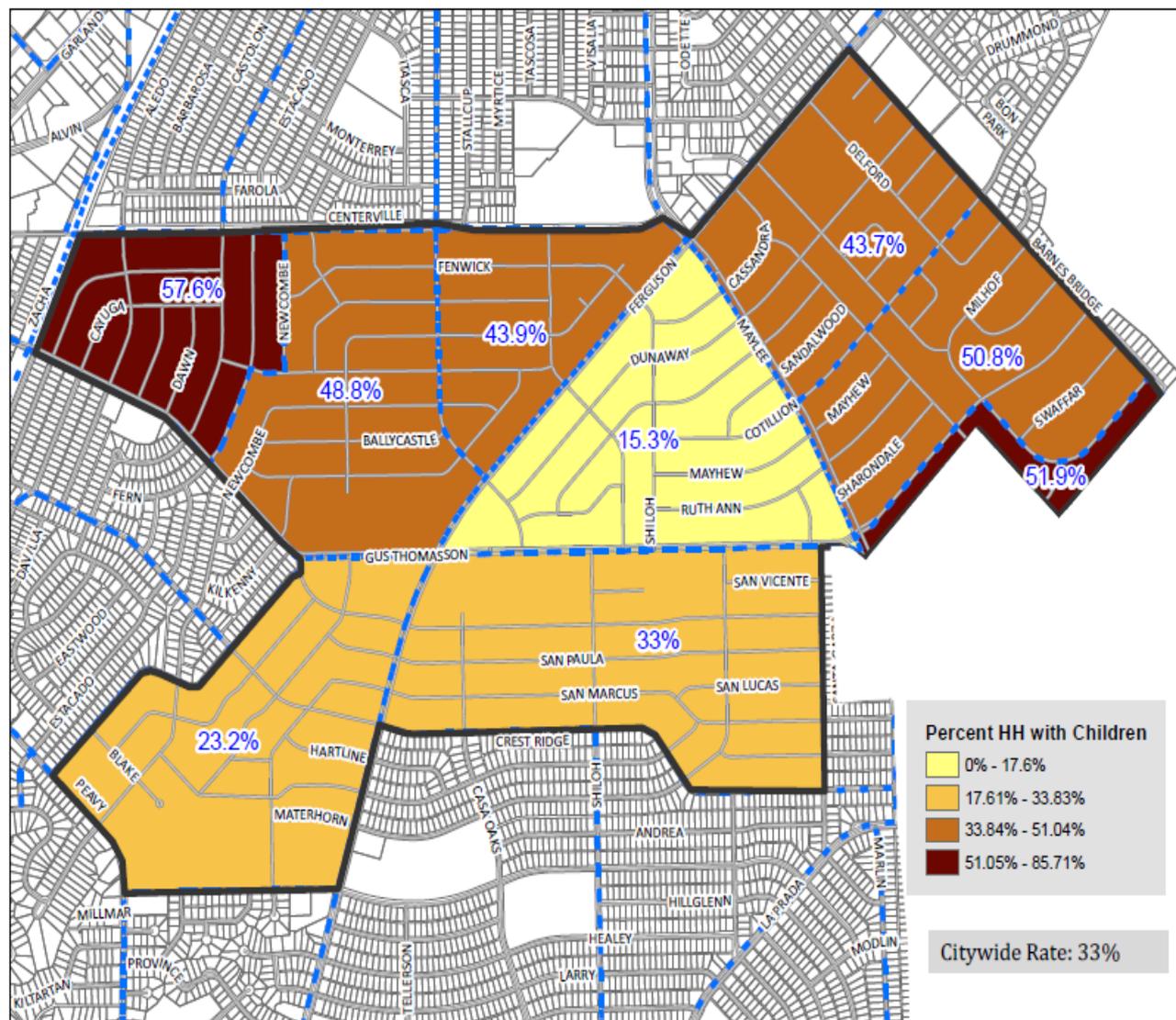
* Source: Dallas Police Department



Appendix

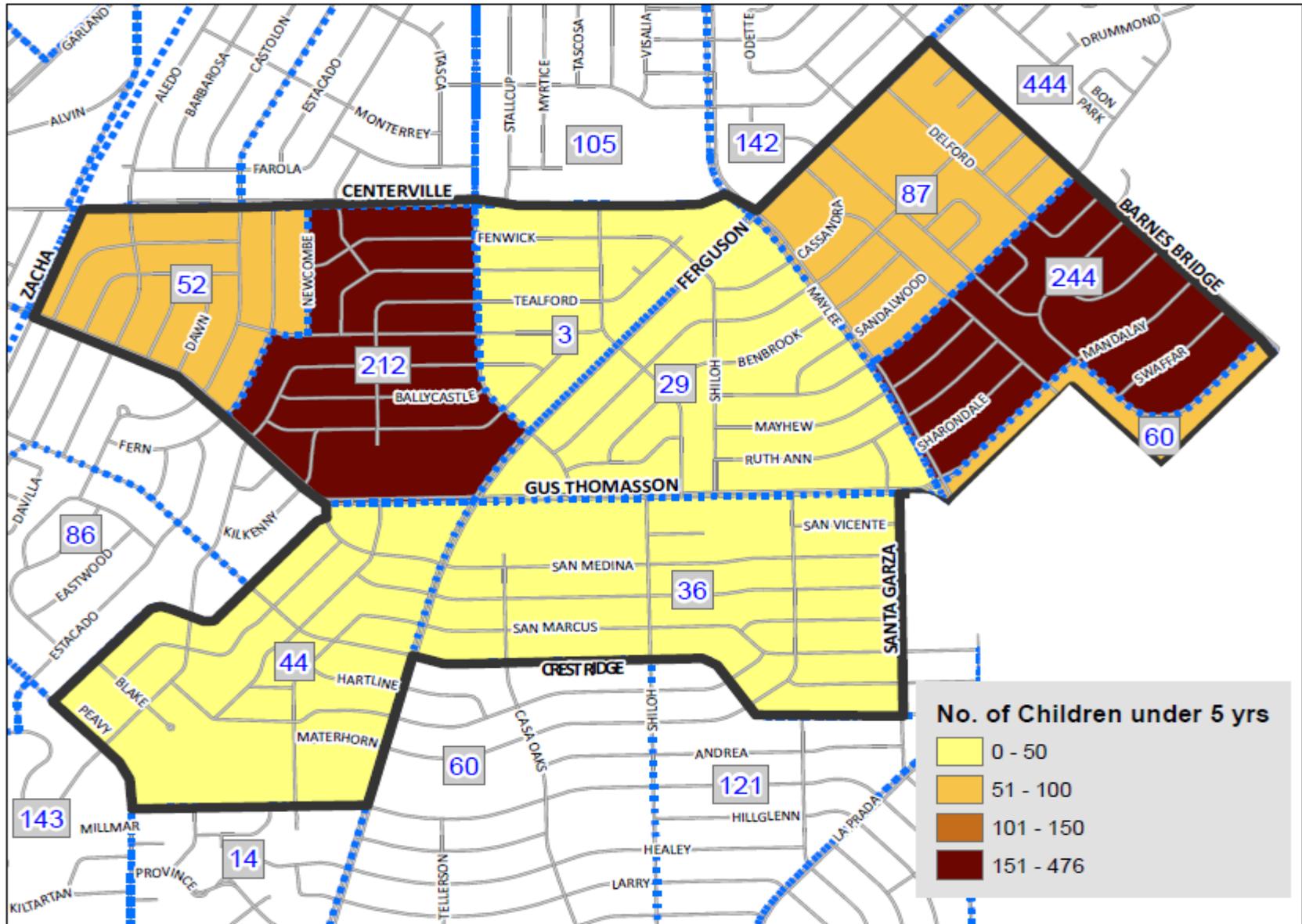
Casa View Demographics

- **Households with Children**
- Higher percentage (38%) of households with children; citywide average (33%)
- Households with children (under 18 years old) are concentrated north of Gus Thomasson



* Source: 2010-2014 5 year ACS Estimates

No. of Children under 5 years: 2016

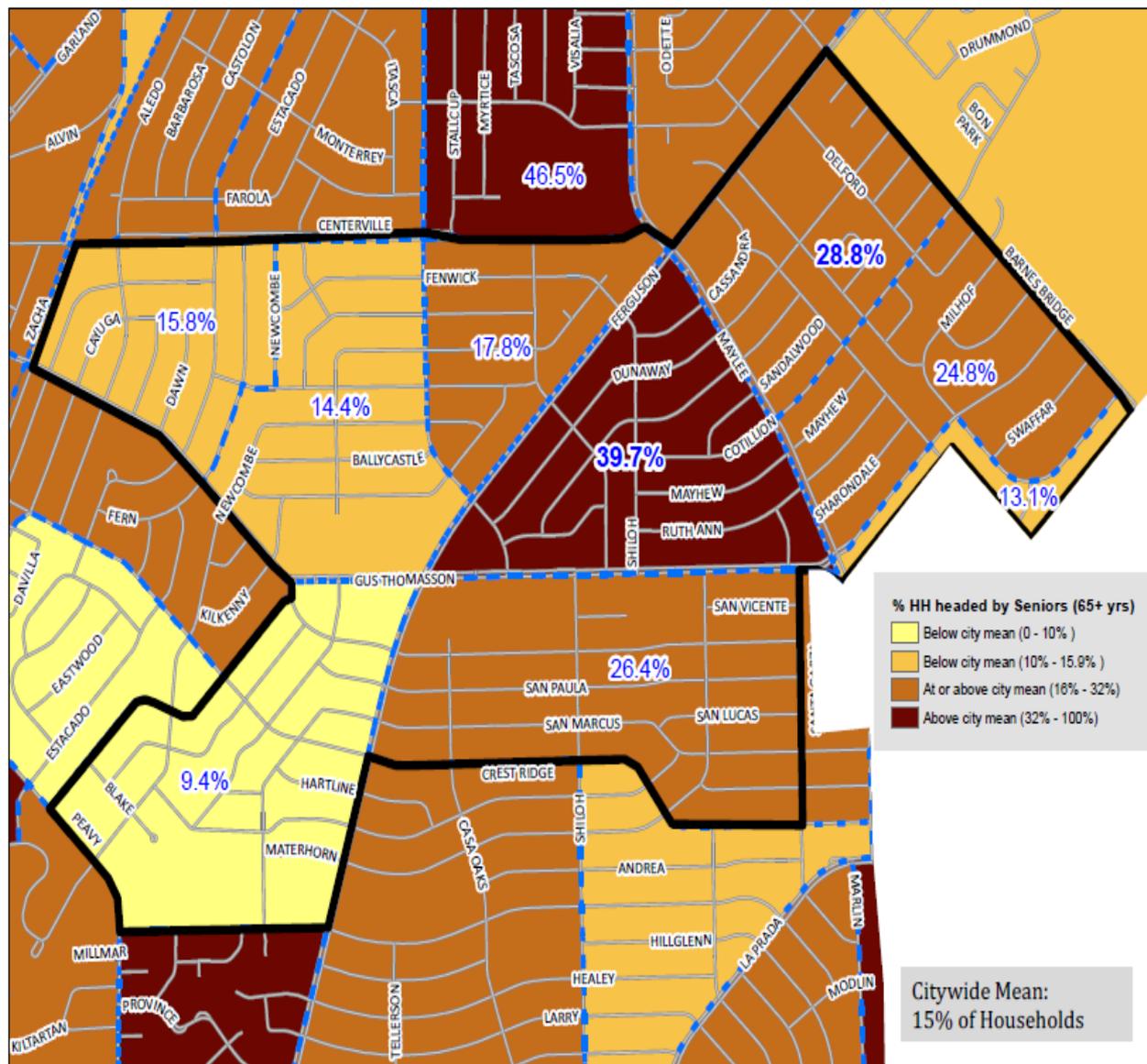


* Source: 2010-2014 5-Year ACS Estimates

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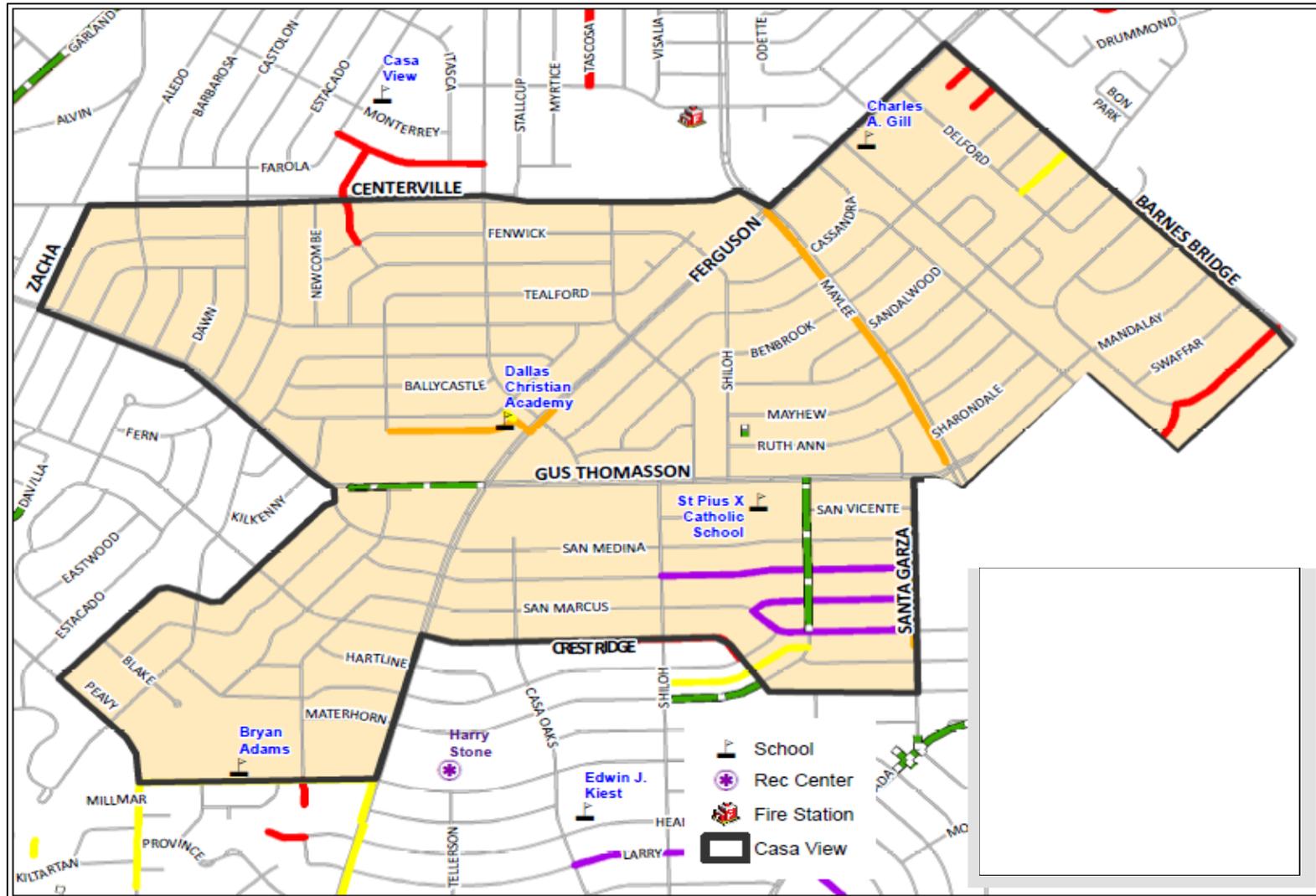
Households headed by seniors

- Senior led households are concentrated east of Ferguson Rd
- SW corner has the lowest concentration of senior-led households



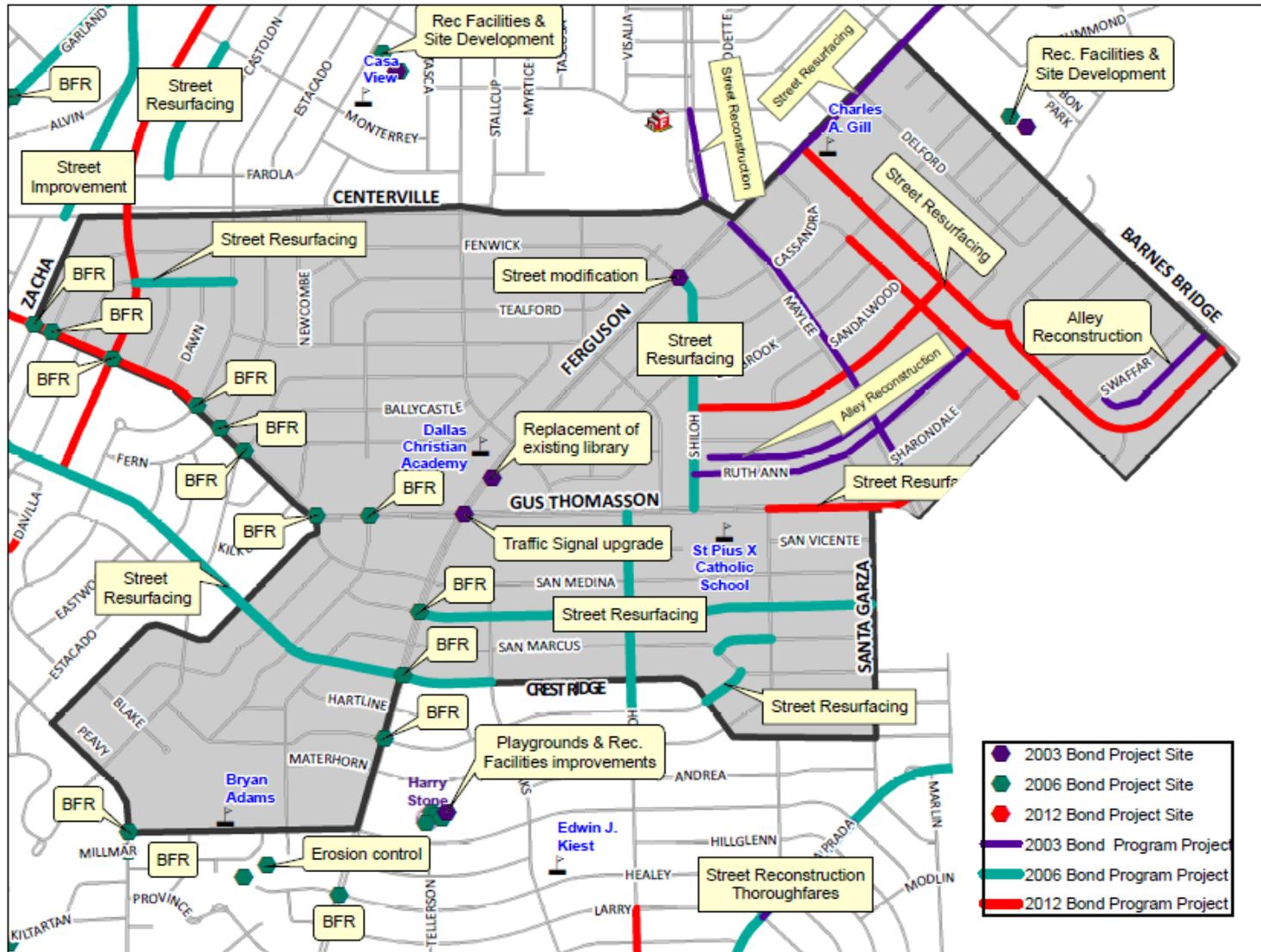
* Source: 2010-2014 5 year ACS Estimates

Water Utilities Automation & Integration: 2016



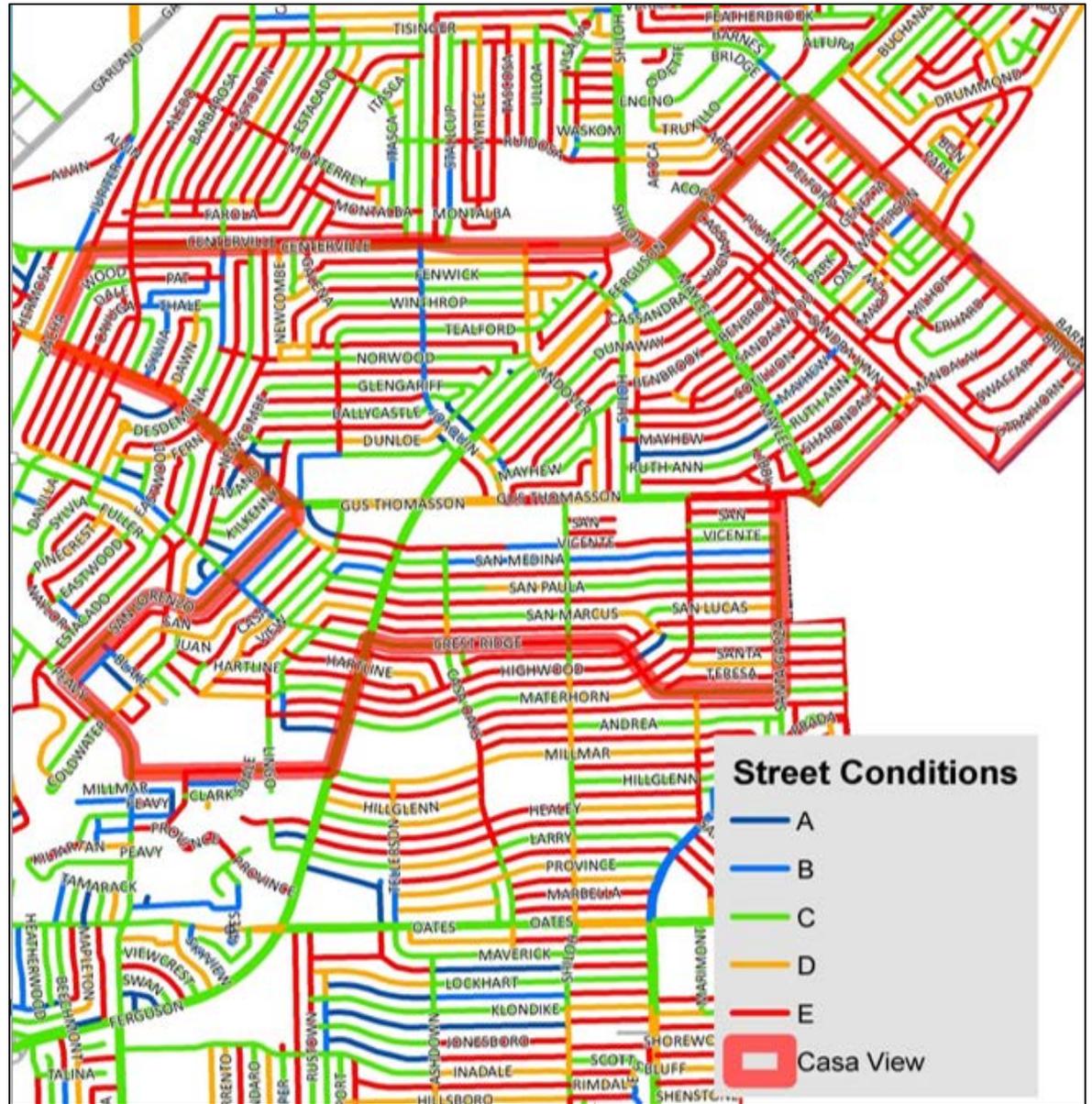
* Source: City of Dallas, Water Utilities Department

2003-2012 Bond Program



* Source: City of Dallas Public Works Department

Street Conditions



For internal use only

* Source: City of Dallas Public Works Department

Neighborhood Classification Exercise



* Source: City of Dallas Planning & urban Design Department