

Elm Thicket - Northpark

Neighborhood Plus Target Area

Community Meeting #2 August 13th 2016



Plan for today

1. Review last meeting
2. Feedback on vision statement and priorities
3. Present short term/ rapid response action items
4. Special data presentation: property values
5. DPD and Rec Center presentation
6. Next steps

What we learned last meeting



Assets

1. Facilities/institutions: Rec Center, School, Churches

2. Diversity/moderate price housing

- Including elderly housing, median income families, home improvement programs

3. Sense of Community/ Neighborhood character

- Including trees, low crime, location, family life

Challenges

1. Code Enforcement

- Homes not maintained, loose/dead animals, rats/mosquitos, yard maintenance, several others

2. Property Value, Development/large houses out of context

3. Infrastructure Needs

- Sidewalks, alleys, streets, lights

4. Absentee Landlords

- Lease homes without repairing, buying up properties

5. Lack of Parks/ Open Space

Priorities

1. Managing neighborhood change:

- Preventing displacement, encouraging diversity, concerns over mega mansions

2. Physical conditions

- Home repair
- Code enforcement
- Infrastructure improvements

3. Improving rental properties

- Encouraging homeownership

4. Improving safety

5. Social programs for the elderly and youth

Vision Statement



"To support a diverse, safe neighborhood with quality housing, infrastructure, and institutions for all its residents, and to preserve and protect the legacy and heritage of this historic Dallas neighborhood."

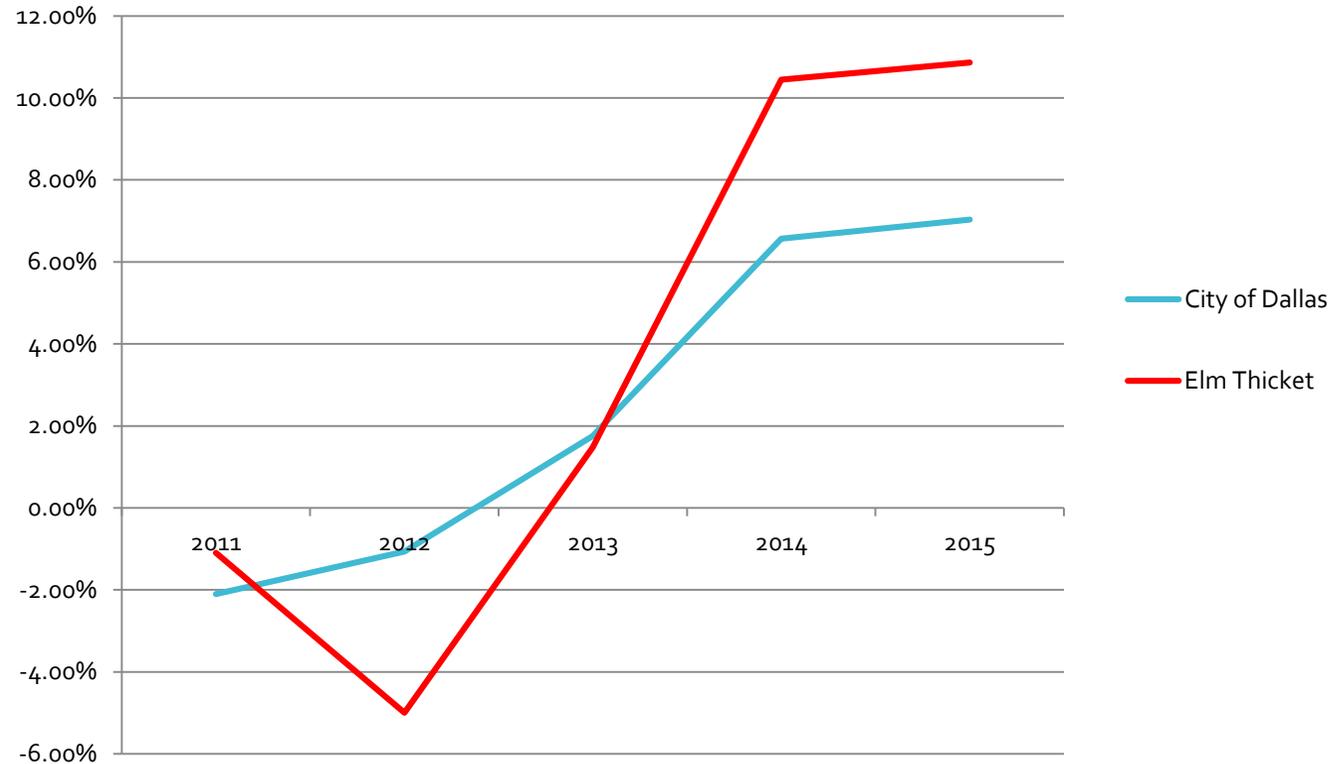
Strategic Neighborhood Action Plan:

Rapid Response Actions

- **Enhanced/ Community Sensitive Code Strategy**
 - Outreach and education: Code Crawl, Neighborhood Clean-up/festival,
 - Access to services: workshops, home repair incentive program, other public, neighborhood, and private resources
 - Enhanced enforcement
- **DPD to assign more officers to patrol**
 - Get the word out on car break-ins
- **Bond program priorities: streets, sidewalks, alleys**

Special Data Presentation: Property Values

Annual Percent Change in Residential Property Values



1. Neighborhood is growing faster than the city as a whole

Special Data Presentation:

Property Values

3. Homestead exemptions

- City of Dallas, Dallas County: 20% deducted off value of home for tax purposes
- DISD 10%

4. Senior exemptions

- County and school taxes are capped for over 65
- City of Dallas deducts 64,000 off value of home for tax purposes

Strategic Neighborhood Action Plan:

Potential Long Term Strategies

- Homestead Preservation District
- Neighborhood Stabilization Overlay (NSO)
- Home Improvement Incentive Program
- Homeowner incentive programs
- Bond/Infrastructure projects
- DISD/Parks Collaboration
- Continued relationship between neighborhood and code and DPD
- Neighborhood history project

Dallas Police
Department

Polk Rec
Center
Programs

Next Steps

1. Develop and begin implementation of short term/rapid response priorities
2. Research and develop long term action steps
3. Pursue history/story telling project
4. Report back to the community



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WE'RE ON NEXT DOOR

Look for our meeting updates



Planning & Urban Design Department

Do you feel the information presented in today's workshop was valuable? Yes No Date: ___/___/___

On a scale from 1-10, How beneficial was this workshop? 1 2 3 4 5 6 7 8 9 10

Please provide us with your comments and questions.

(optional)
Name: _____ Business/Org: _____
Phone: _____ Email: _____

LET US KNOW WHAT YOU THINK?

Complete the COMMENT FORMS!