

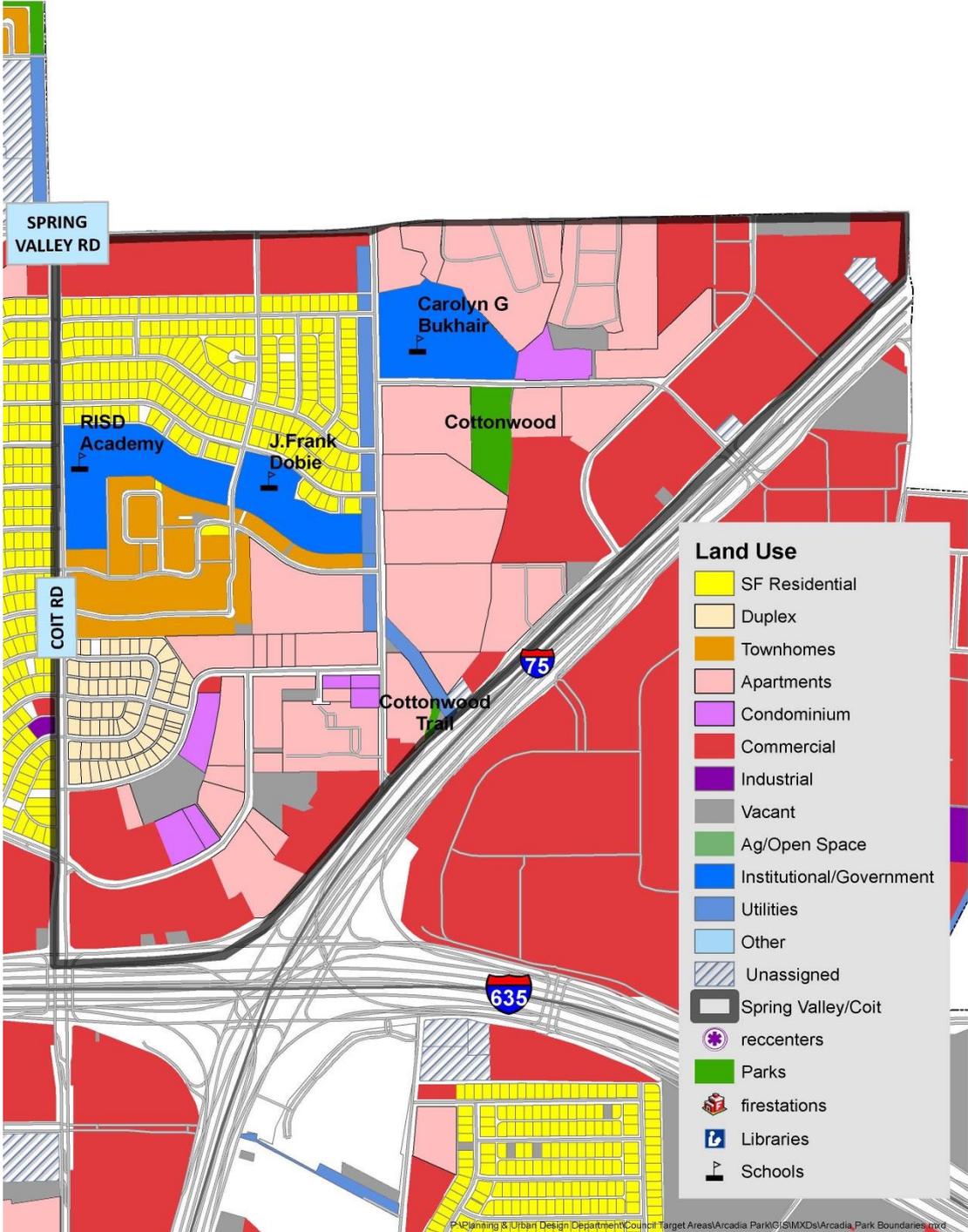


Spring Valley/Coit Target Area

District 11
Councilmember Kleinman
Team Leader Carnell Brame
June 2016



Spring Valley/Coit Neighborhood Target Area

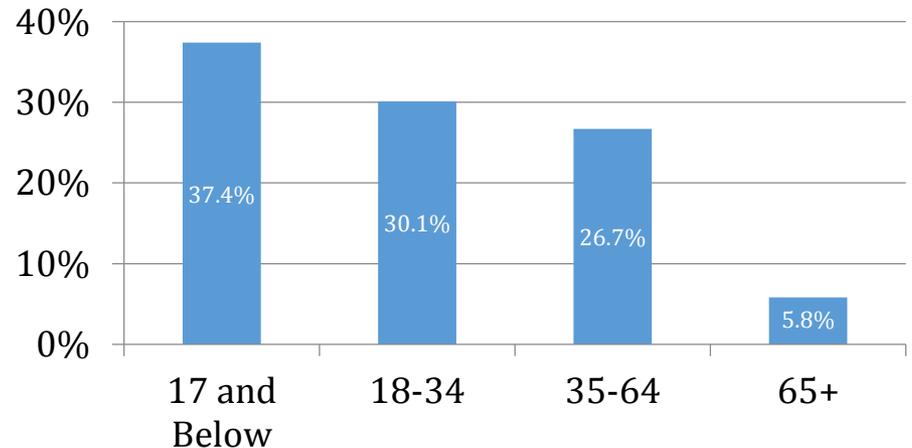
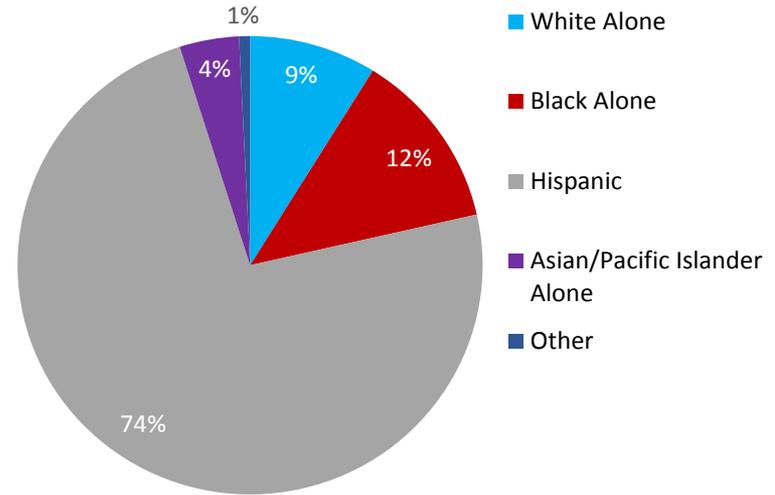


Target Area highlights

- **Predominantly Hispanic** (74%)
- **Young residents**; 68% age 34 or younger
- **Predominantly low income** (55% households earn below \$30k/yr)
- **Land Use**: Residential, schools, and commercial (hotels, restaurants, dollar stores, auto repair predominantly along 635 and 75). 2 grocery stores: Walmart Supercenter and Fiesta Mart.
- **Highly varied residential type**
 - West: Concentrated single family (detached, townhome, duplex)
 - East: Concentrated multifamily (apartment, condo)
- **High rental rate overall** (87%)
 - Concentrations of children and rental housing in southern section
- Northwest section near Spring Valley/Coit intersection is **stable**, higher median incomes and homeownership rate
- **Poor street conditions** throughout

Spring Valley/Coit Demographics

- Total Population: 14,608
- Age
 - Significantly younger population than city as a whole
- Race/Ethnicity
 - Predominantly Hispanic (74%)
 - Black (12%) and white (9%) comprise most of the rest, small percent Asian (4%)
- Educational Attainment
 - 49% high school graduation rate (low for the city)
 - 9% bachelors degree or higher (low for the city)

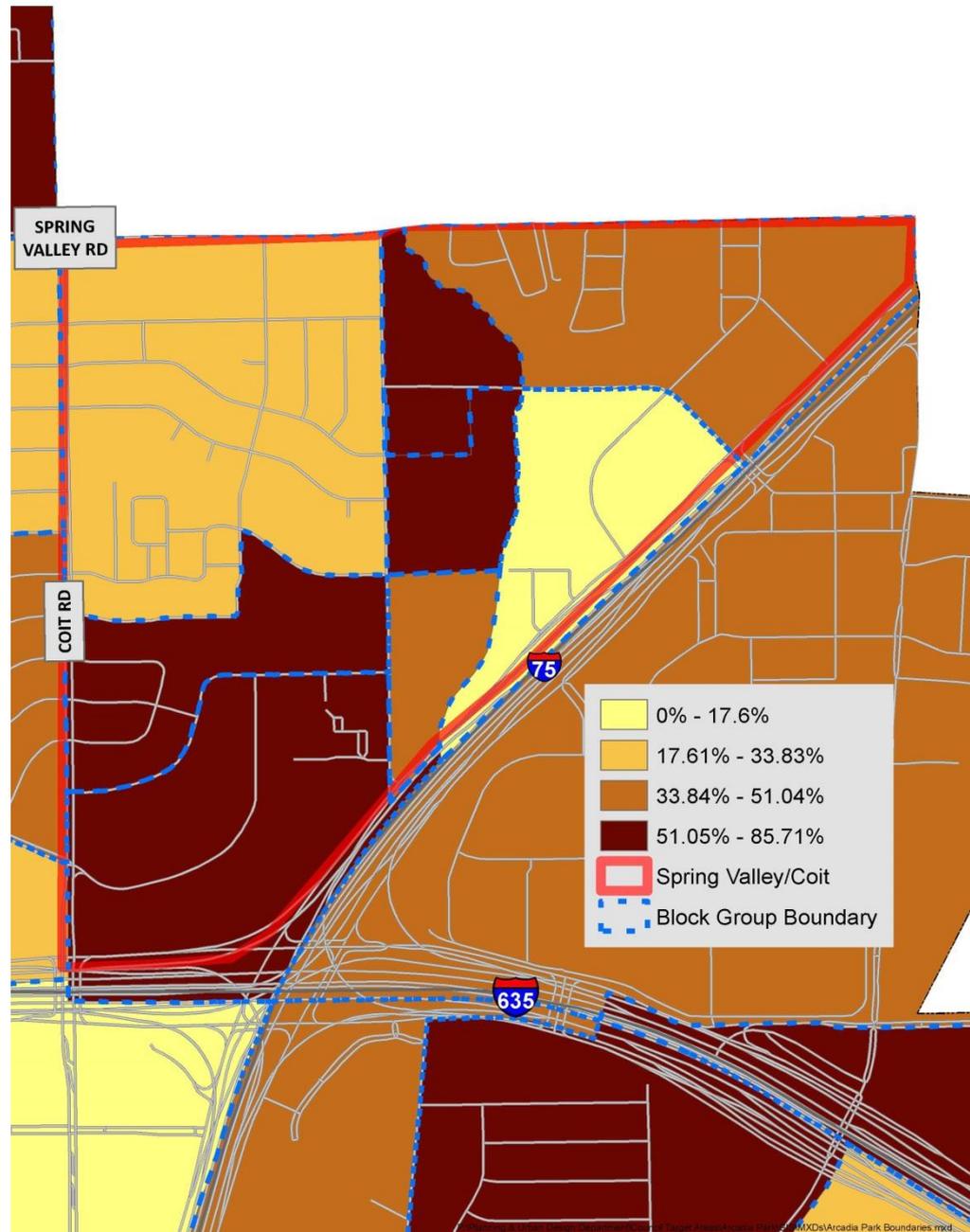


* Source: 2010-2014 5 year ACS Estimates

2010-2014 Percentage of Households with Children

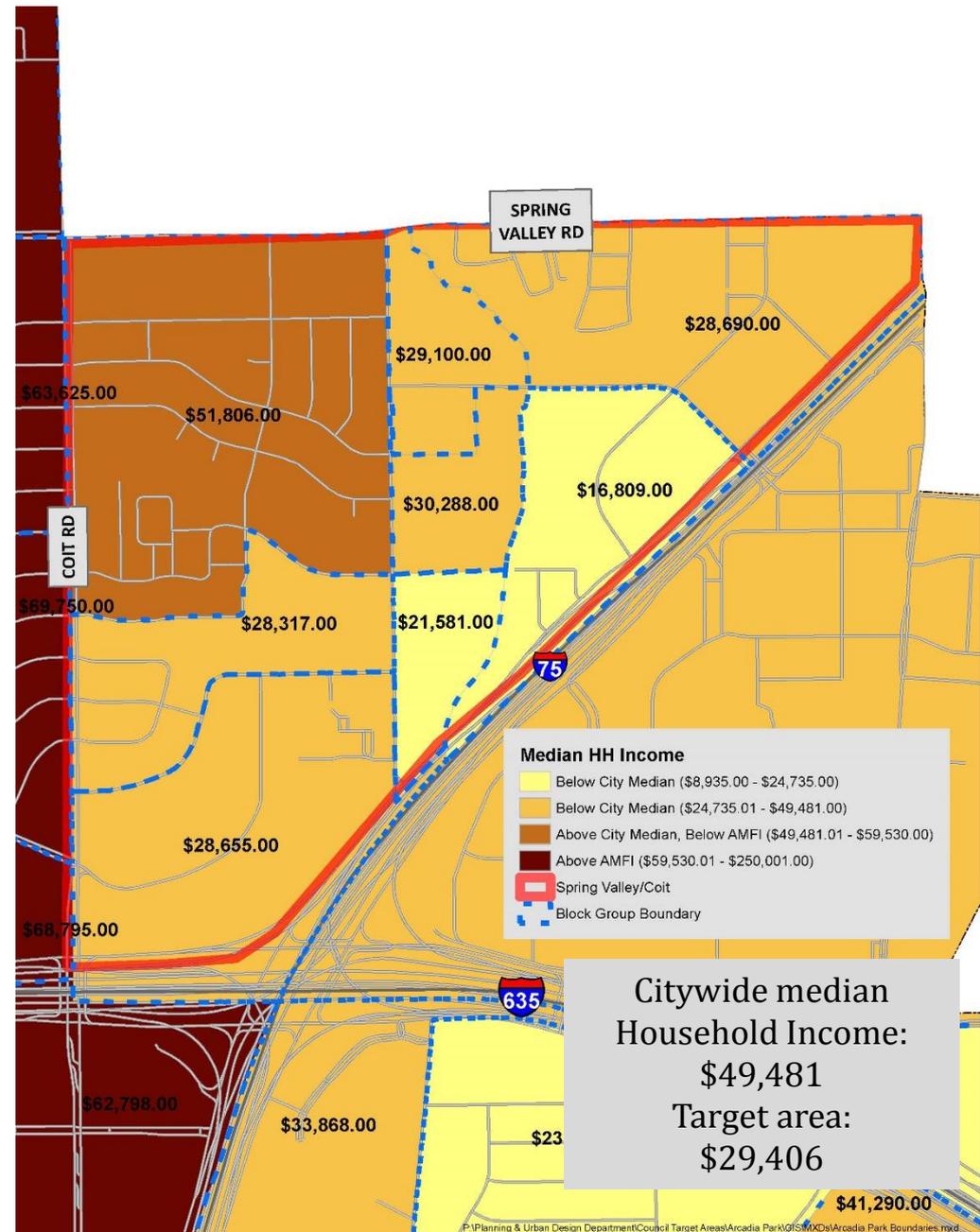
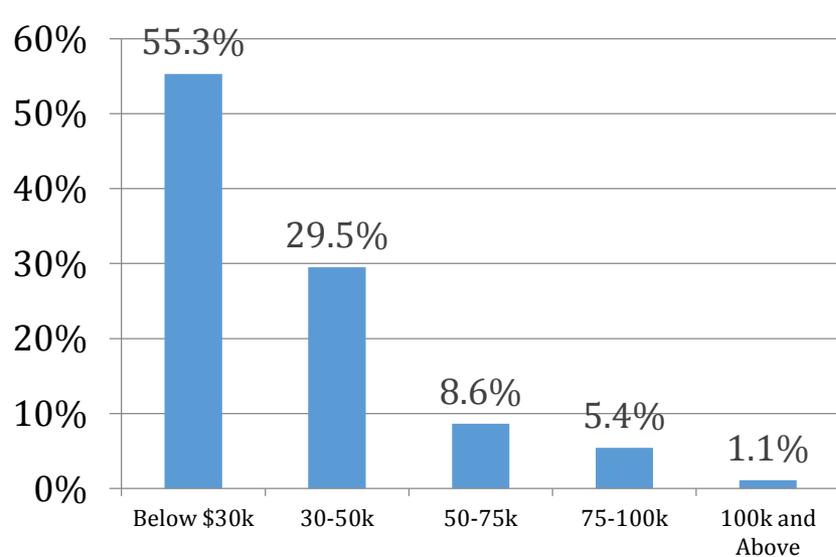
Citywide Rate: 33%
Target Area Rate: 49%

* Source: 2010-2014 5 year ACS Estimates



2010-2014 Median Household Income

- Most households median income below \$30k (55.3%)
- Incomes significantly lower than city as a whole
- Lowest median household incomes along US 75
- Poverty rate: 10.8% (compared to 24% for city)



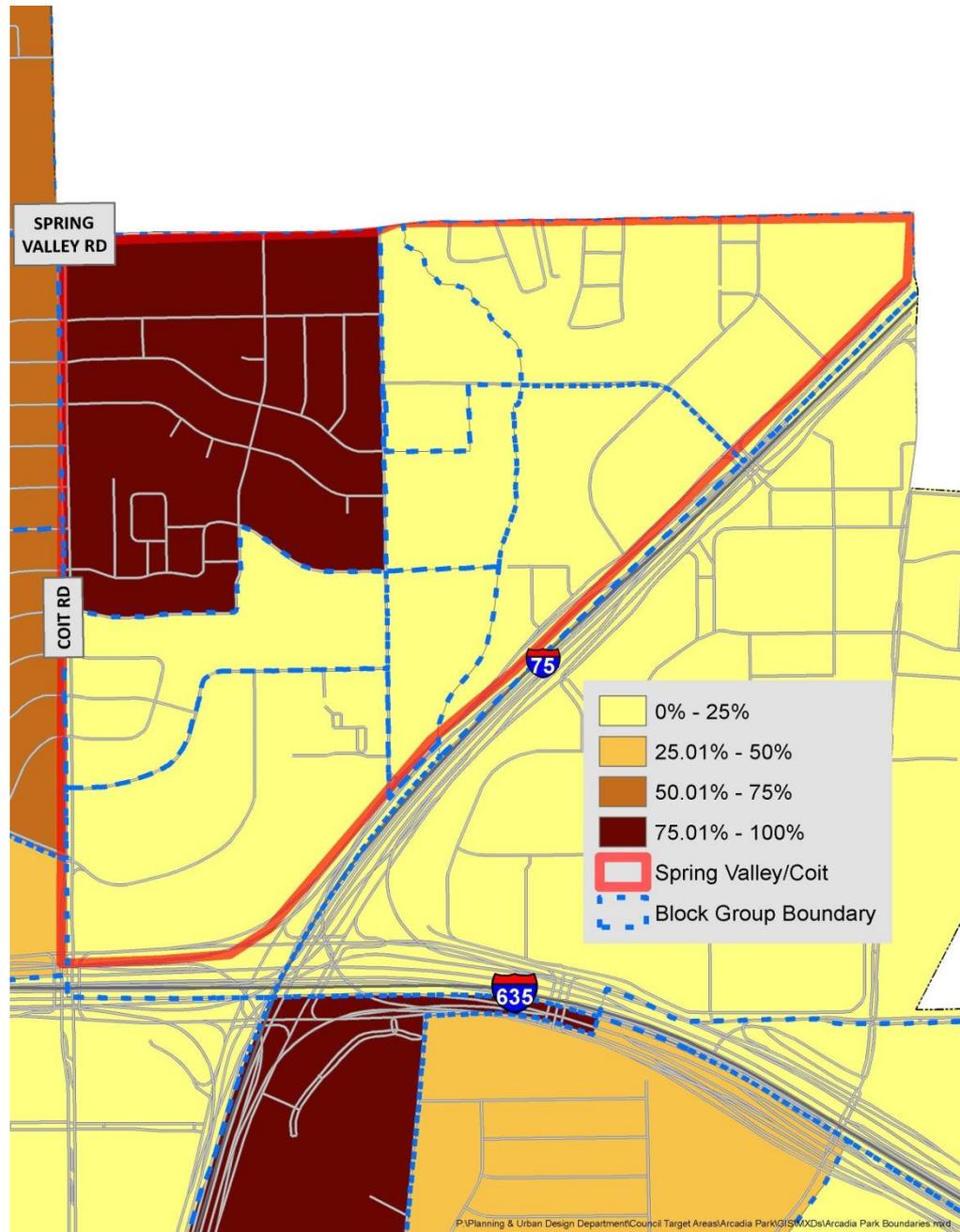
* Source: 2010-2014 5 year ACS Estimates

Housing Overview

- Housing Type
 - High variety of housing types: single family, duplex, townhome, multifamily condo and multifamily apartments.
 - Multifamily concentrated on the east side along 75
- Housing Tenure/Occupancy
 - High rate of rentership across the variety of housing types (89%)
 - Concentration of homeowners in northwest block group
 - Pockets of concentrated SF rental along western side of target area
 - Vacancy rate: 7.8%
- Housing Conditions
 - Single family housing conditions mostly in average and fair categories
 - Some homes below average condition in center of target area
- Property Value
 - Most block groups decreased or slightly increased in property value, exception for two block groups along 75 with larger increase
- New Construction/Improvement Activity
 - No new construction activity, scattered improvement activity throughout

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

2010-2014 Homeownership Rate



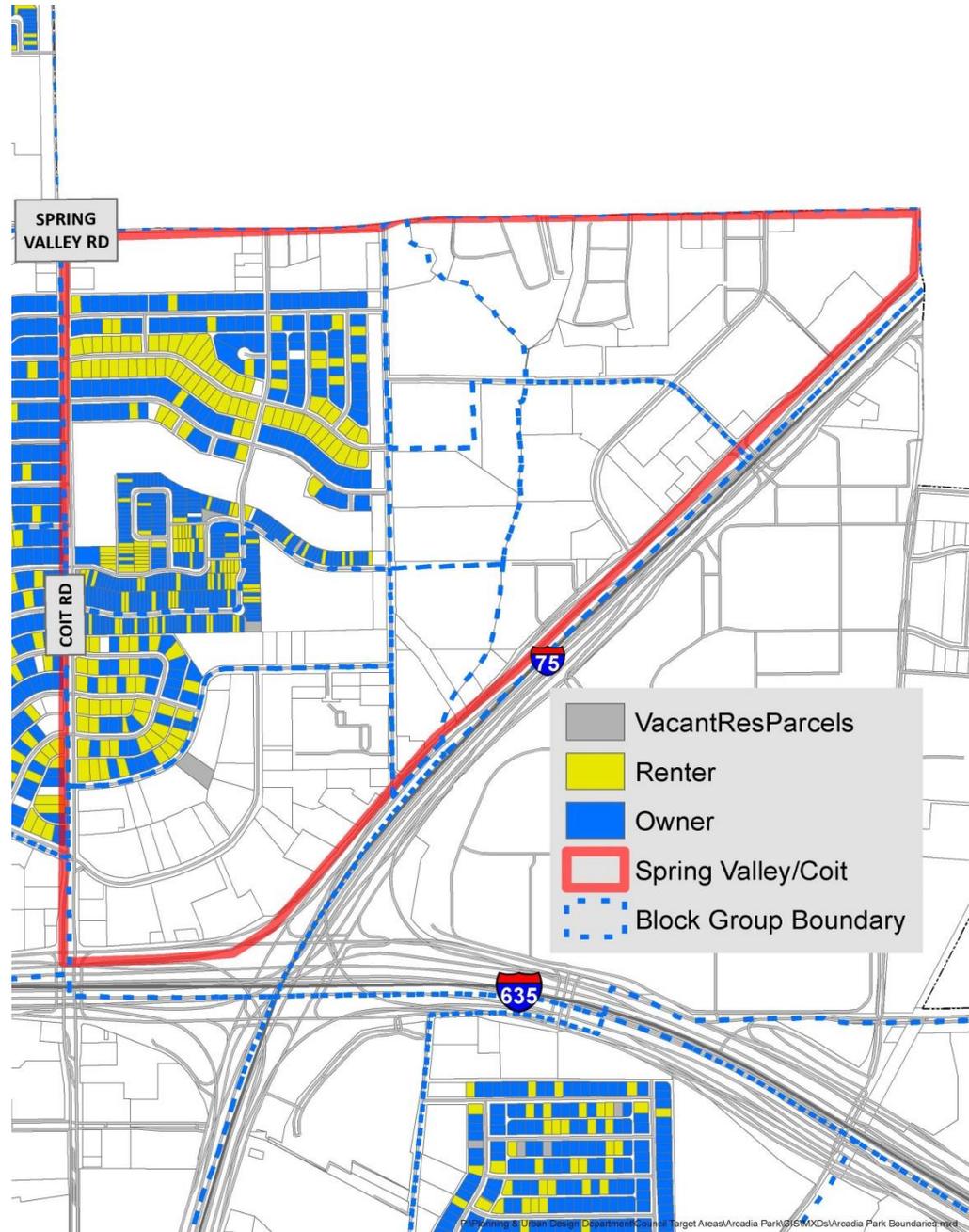
Citywide
Homeownership Rate:
43%
Target Area: 11.4%

ACS Estimates

NeighborhoodPlus
The future of living in our city

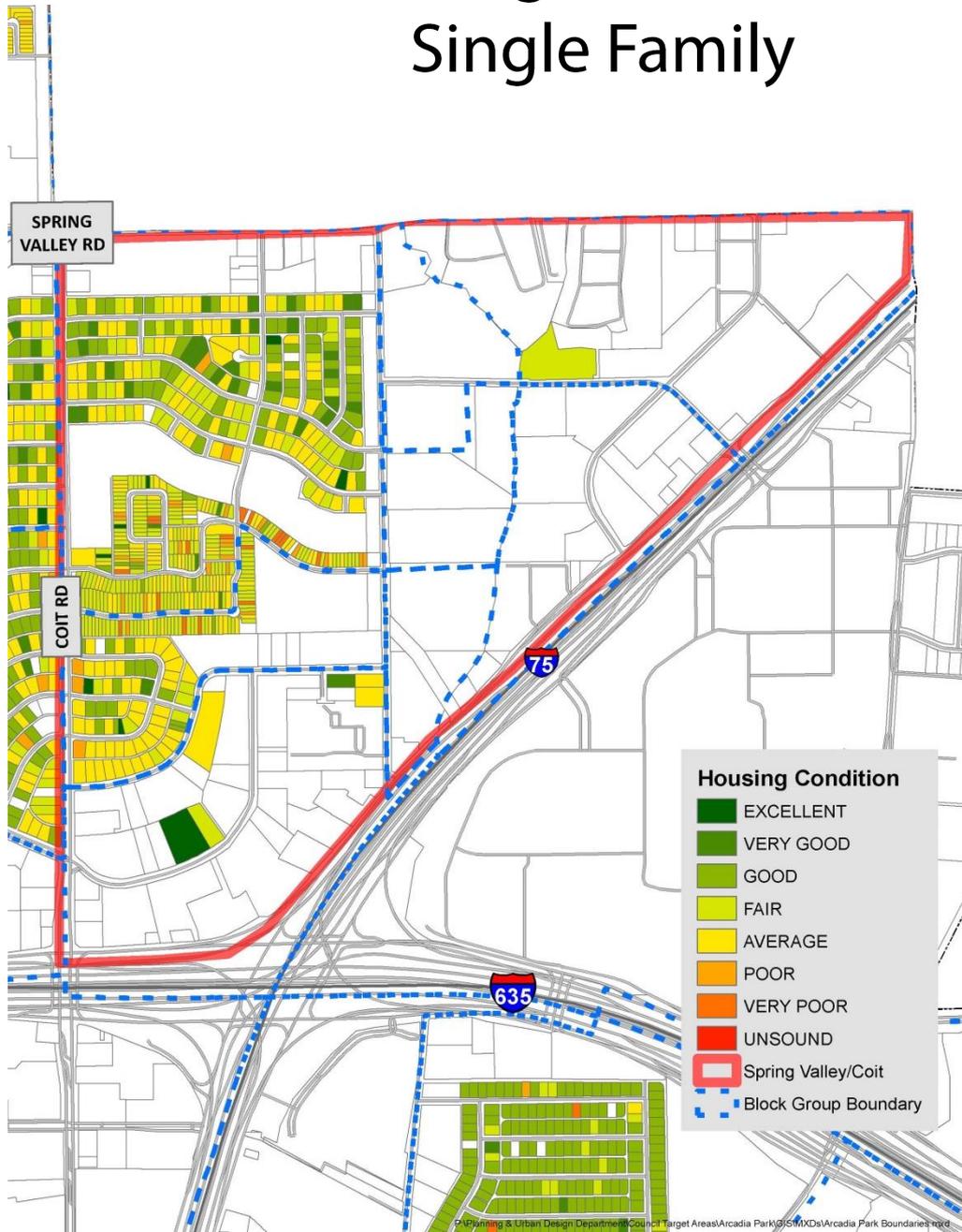
Single Family Rentals

Category	Count	Percent
Owner	388	64.0%
Renter	218	36.0%
Total	606	100.0%



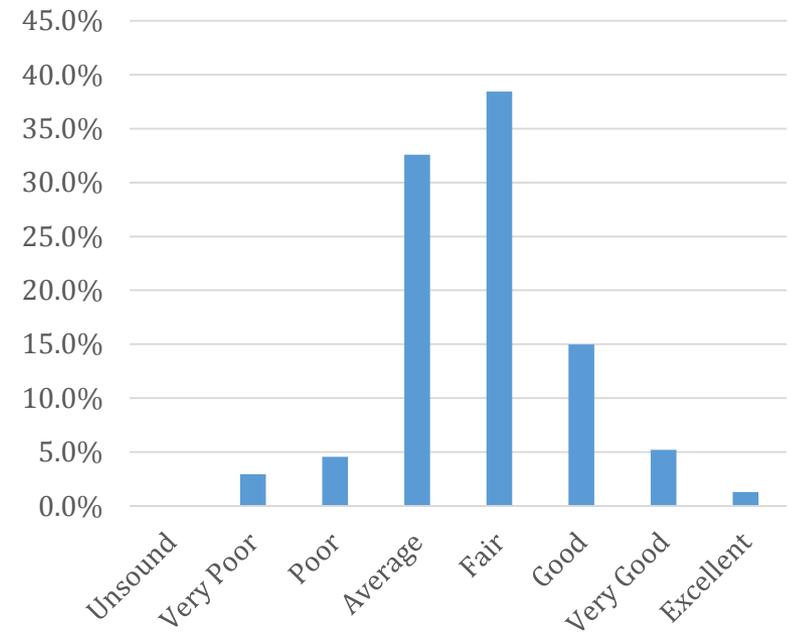
* Source: 2010-2014 5 year ACS Estimates

Housing Conditions: Single Family



Category	Count	Percent
Excellent	8	1.3%
Very Good	32	5.2%
Good	92	15.0%
Fair	236	38.4%
Average	200	32.6%
Poor	28	4.6%
Very Poor	18	2.9%
Unsound	0	0.0%
Total	614	100.0%
Above Average	368	59.9%

Citywide Rate: 45% of Housing Units Above City Average



* Source: DCAD 2015

City of Dallas Initiatives

(5-2-16)

Department	Initiatives
Economic Development	
Library	<ul style="list-style-type: none">• Fretz Park Branch• Forest Green – income tax assistance; GED classes; 1 on 1 computers classes
Parks and Recreation	This area has been identified as a high need area for parkland by the Trust for Public Land in 2015.
Other: Water Utilities, Public Works/Street Services,	Information in Appendix

Category		Notes
In CDBG Eligible Area?	Yes	
In a DPD TAG Area?	Yes	
DART Station Within ½ Mile?	Yes	Spring Valley Station (weekday service?)
Community Prosecution Area?	Yes	
Parks Within ¼ Mile?	Yes	Cottonwood Park, Cottonwood Trail
TIF/PID?	No	
Library?	No	
Dallas ISD?	No (Richardson ISD)	RISD Academy (Elementary), Dobie Primary School, Carolyn G. Bukhair Elementary School
Charter School?	No	
Recreation Center?	No	
Top 311 Reported Issues		<ol style="list-style-type: none"> 1. Parking Violation 2. Substandard Structure 3. Signs in the Public Right of Way 4. Bulk Trash Violations 5. Garbage Roll Cart

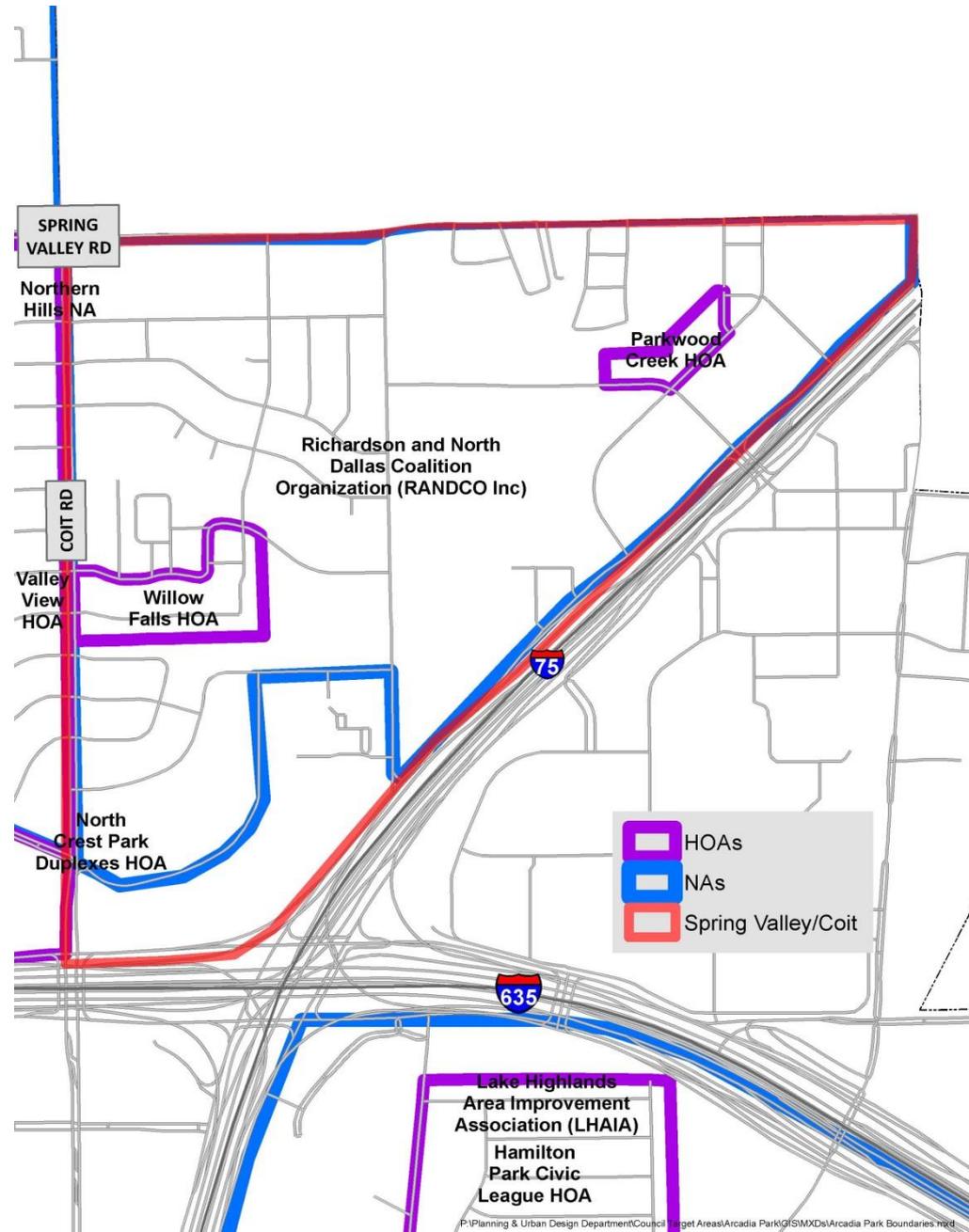
HOAs and NAs

Neighborhood Associations

- Richardson and North Dallas Coalition Organization (RANDCO Inc)

Homeowner Associations

- Parkwood Creek HOA
- Willow Falls HOA
- North Crest Park Duplexes HOA
- Lake Highlands Area Improvement Association (LHAIA)
- Hamilton Park Civic League HOA



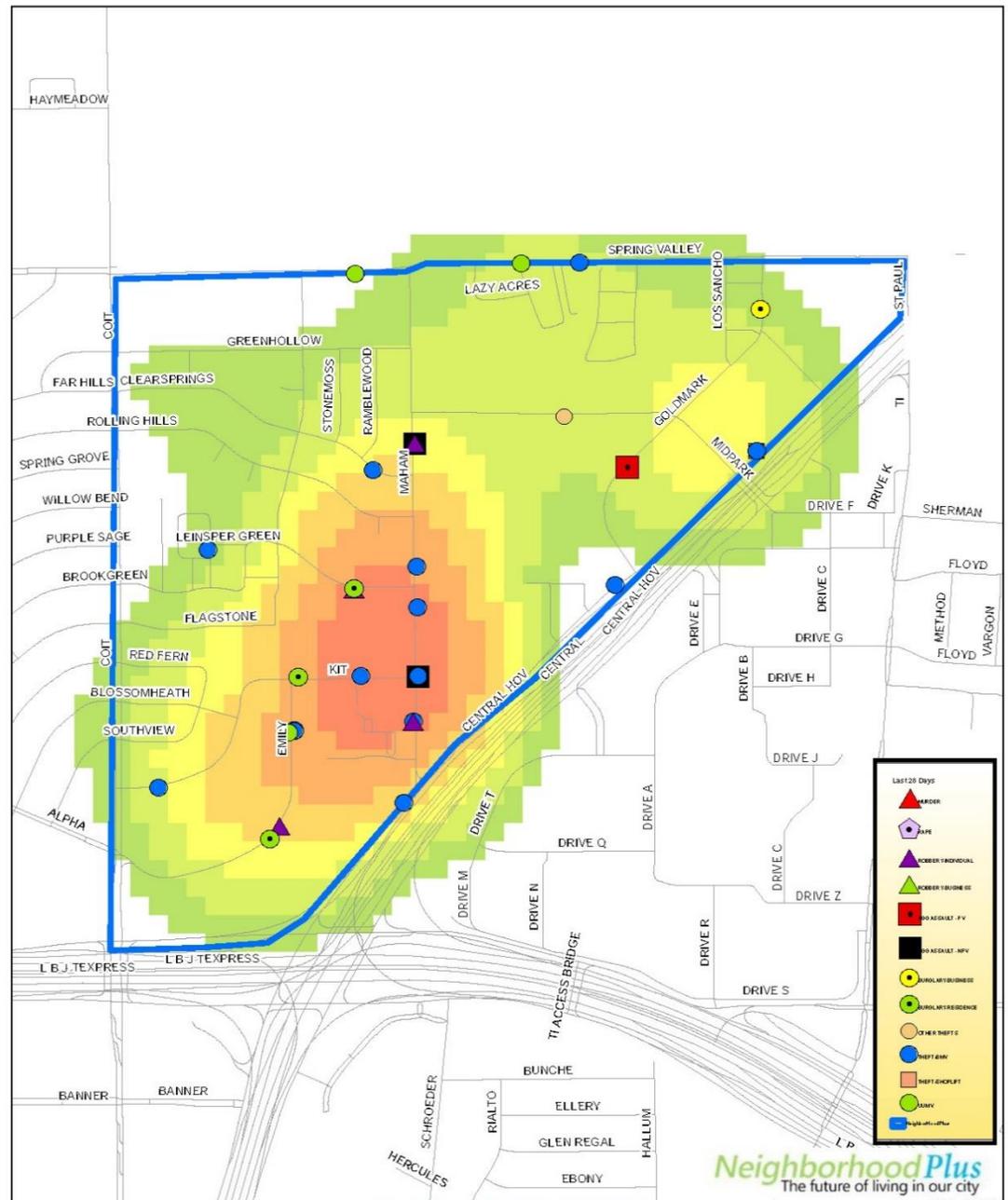
* Source: City of Dallas Planning & Urban Design Department

Crime Statistics

SPRING VALLEY & COIT							
CRIME TYPE	Last 28 Days		LY 28 Days	YTD	LYTD	(July 3)	
	2016	2015				Diff	%Ch
Violent Crimes	2016	2015	Diff	2016	2015	Diff	%Ch
Murder	0	0	0	0	2	-2	-100.00
*Sexual Assault	0	0	0	7	3	4	>100
Robbery- Business	0	0	0	0	2	-2	-100.00
Robbery-Individual	4	4	0	26	29	-3	-10.34
Agg Assault (NFV)	2	0	2	11	15	-4	-26.67
Agg Assault (FV)	1	1	0	6	3	3	100.00
Total Violent Crime	7	5	2	50	54	-4	-7.41
Non-Violent Crimes							
Burglary-Business	1	0	1	9	9	0	NC
Burglary-Residence	4	3	1	26	46	-20	-43.48
Theft-Shop Lift	1	2	-1	12	30	-18	-60.00
Theft-BMV/Auto Acc	18	11	7	99	80	19	23.75
Theft-Other Theft	1	7	-6	25	29	-4	-13.79
Auto Theft	4	9	-5	33	36	-3	-8.33
Total Non-Violent	29	32	-3	204	230	-26	-11.30
Total Index Crimes	36	37	-1	254	284	-30	-10.56

Last 28 Days (6/6/2016 - 07/03/2016)
& YTD (01/01/2016 - 07/03/2016)

NC = Not Calculable



Spring Valley/ Coit

Last 28 Days (6/6/2016 - 07/03/2016)
& YTD Crime Density (01/01/2016 - 07/03/2016)



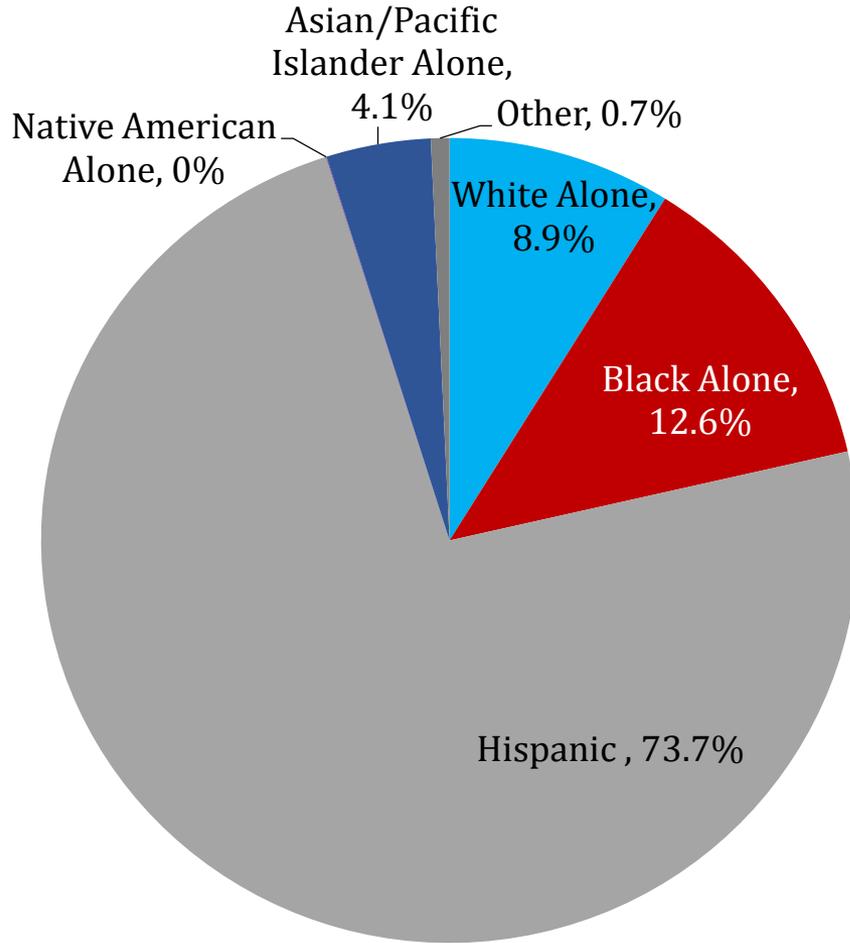
Date: 7/7/2016

Sr. Cpt. DJ Beaty #7192

Neighborhood Plus
The future of living in our city

Appendices

Race/Ethnicity

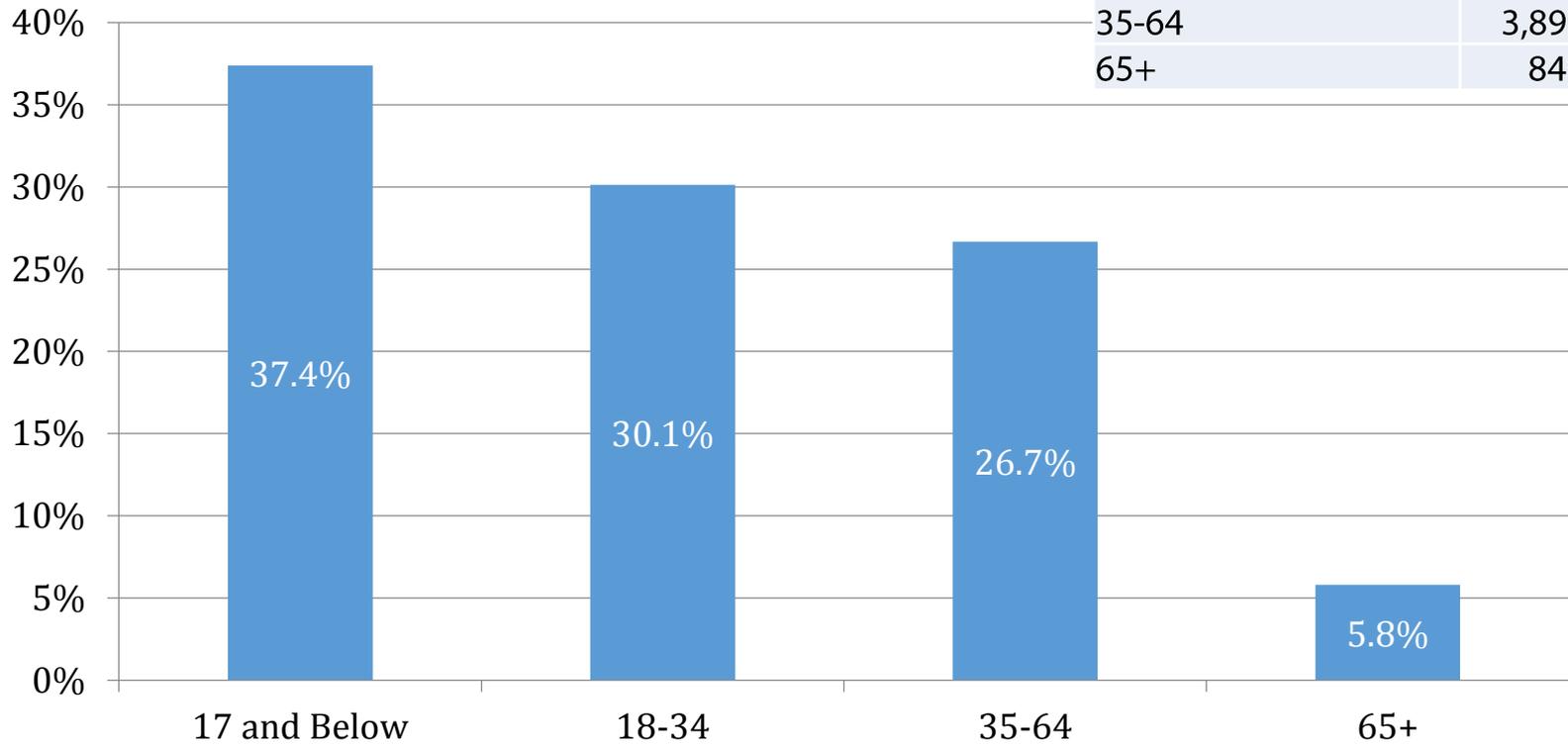


Race/Ethnicity Category		
White Alone	1,293	8.9%
Black Alone	1,840	12.6%
Hispanic	10,760	73.7%
Native American Alone	4	0.0%
Asian/Pacific Islander Alone	604	4.1%
Other	107	0.7%
	14,608	100.0%

* Source: 2010-2014 5 year ACS Estimates

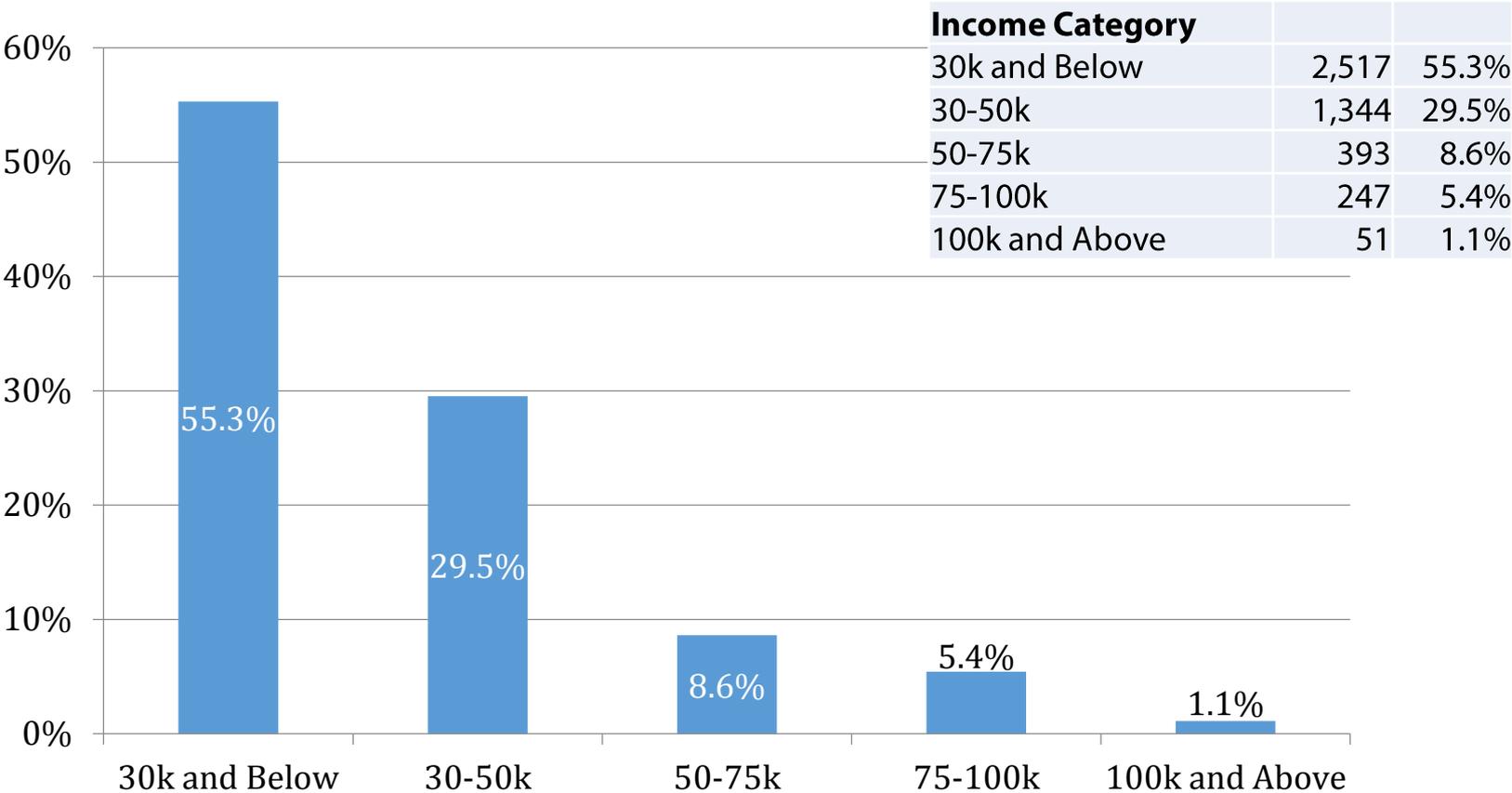
Age Chart

Age Category		
17 and Below	5,461	37.4%
18-34	4,401	30.1%
35-64	3,897	26.7%
65+	849	5.8%



* Source: 2010-2014 5 year ACS Estimates

Household Income Chart



* Source: 2010-2014 5 year ACS Estimates

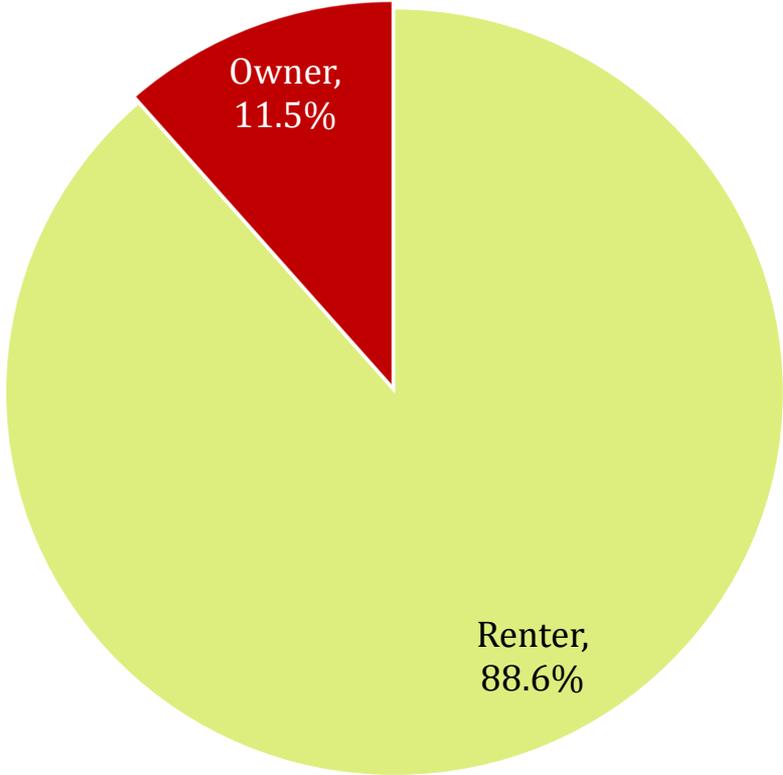
Senior-led Households



Citywide Mean:
15% of Households

* Source: 2010-2014 5 year
ACS Estimates

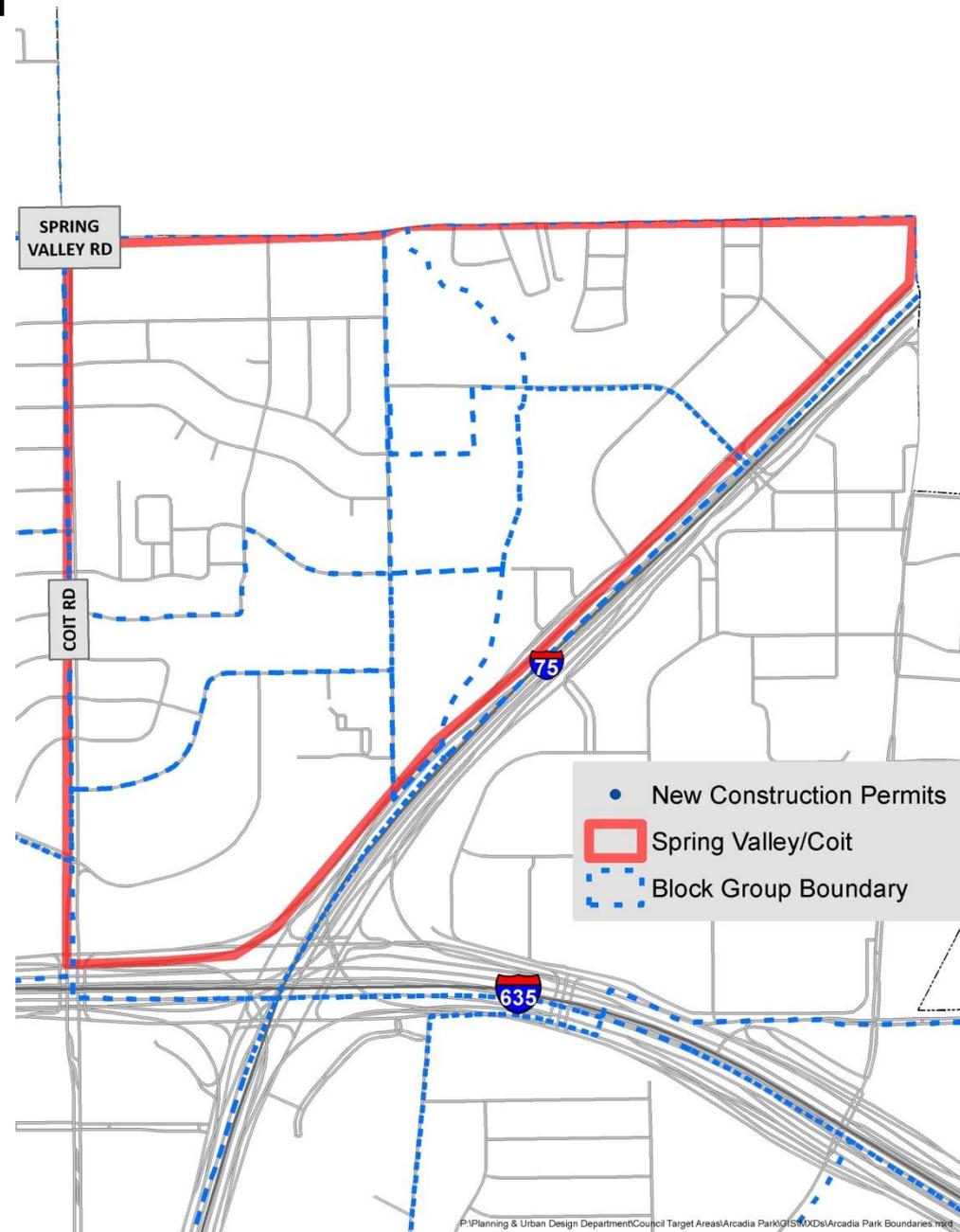
Housing Data Chart



Housing Tenure Breakdown		
Renter	4,031	88.6%
Owner	521	11.5%

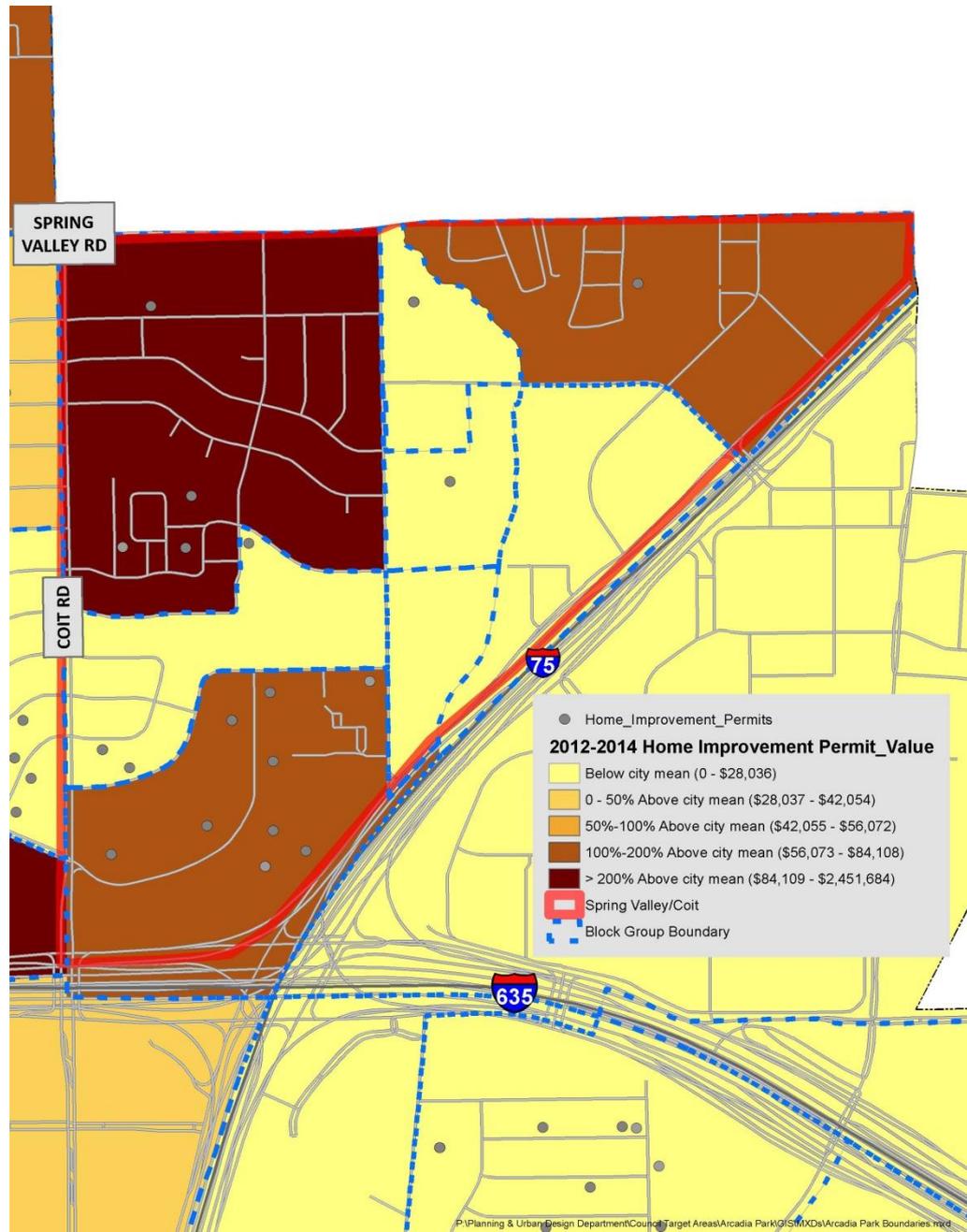
* Source: 2010-2014 5 year ACS Estimates

New Residential Construction Permits



* Source: City of Dallas
2012- 2014 Permit data

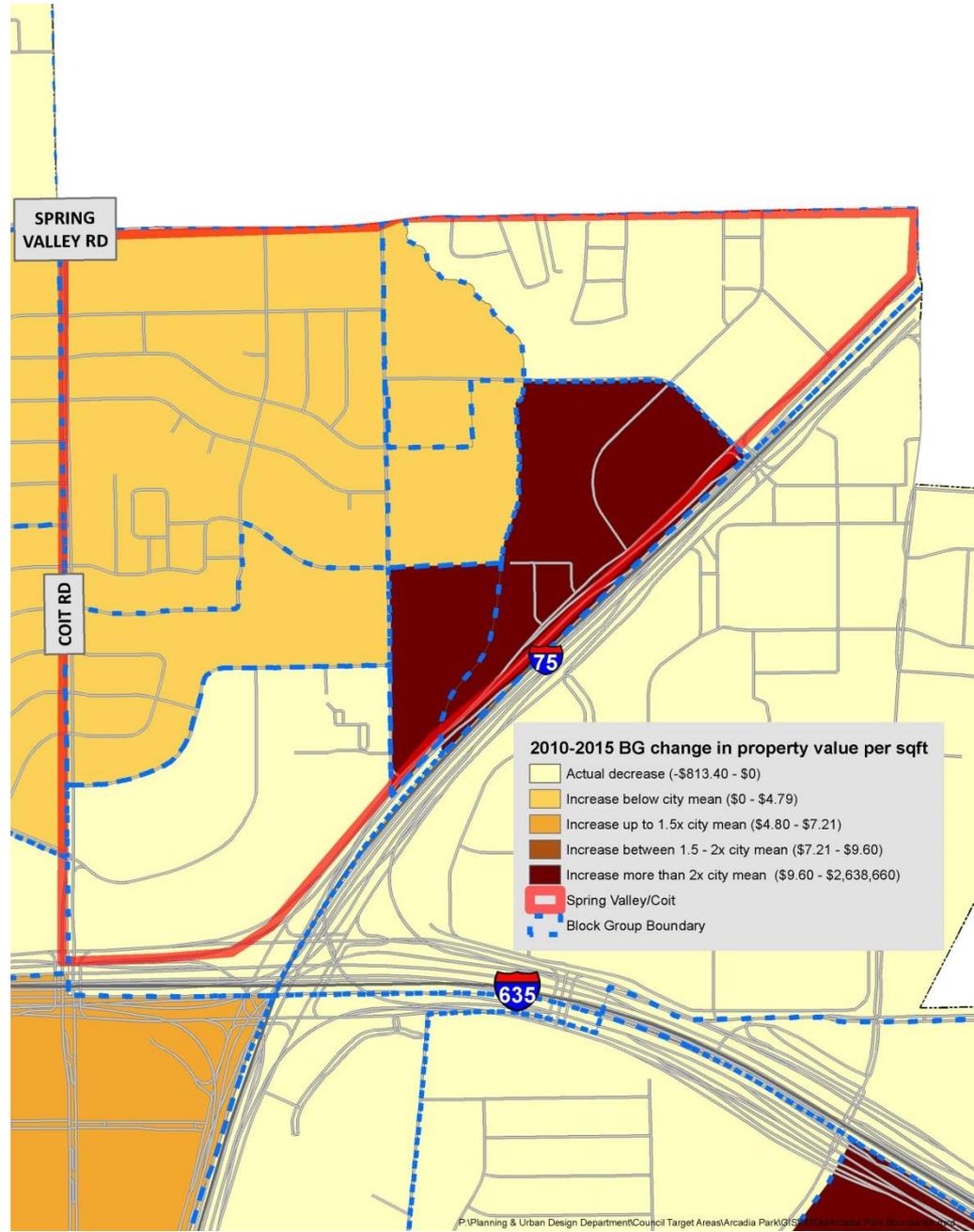
2012-2014 Home Improvement Permits



Citywide Block Grant
Mean Permit Value: \$
28,038

* Source: City of Dallas
2012-2014 Permit data

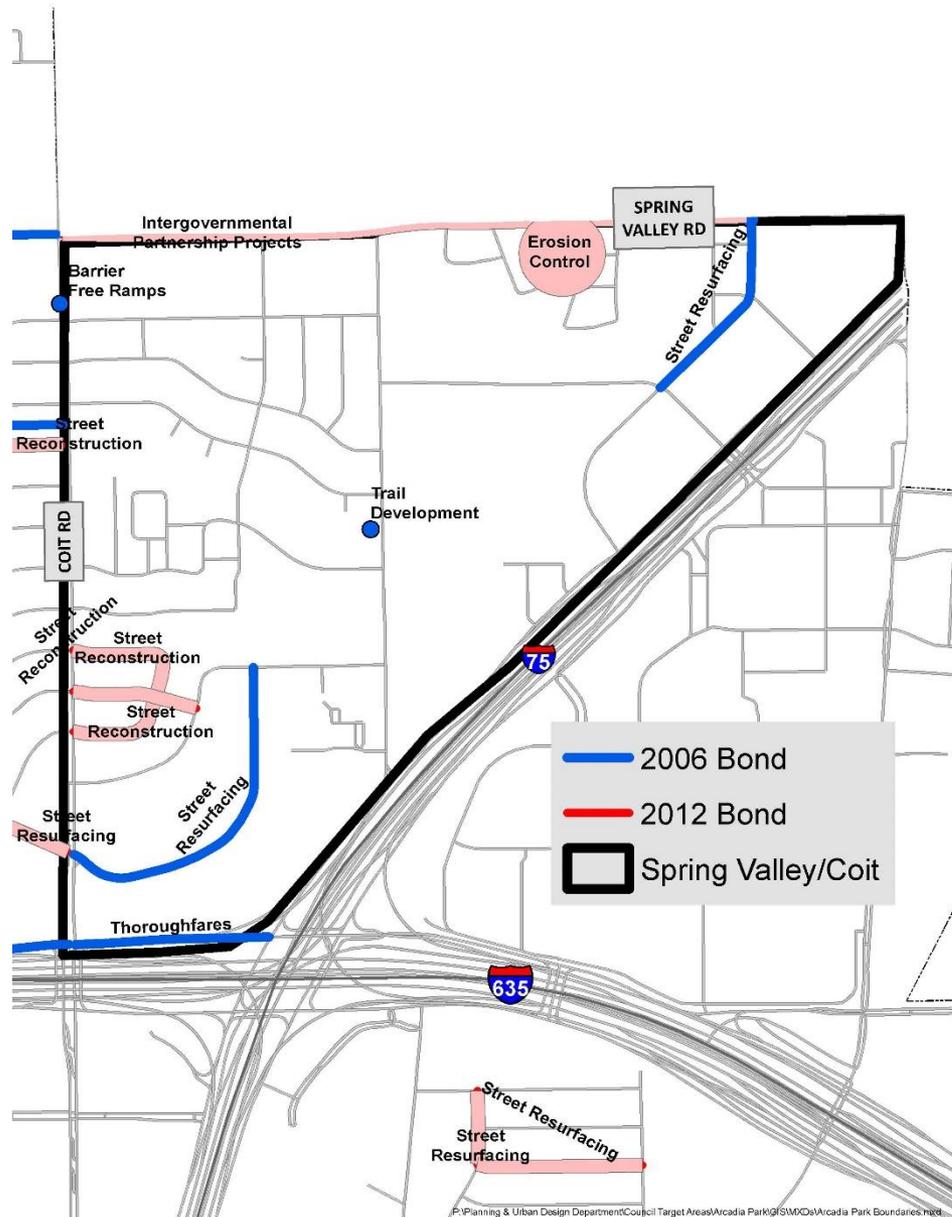
2010-2015 Change in property value per sq. ft.



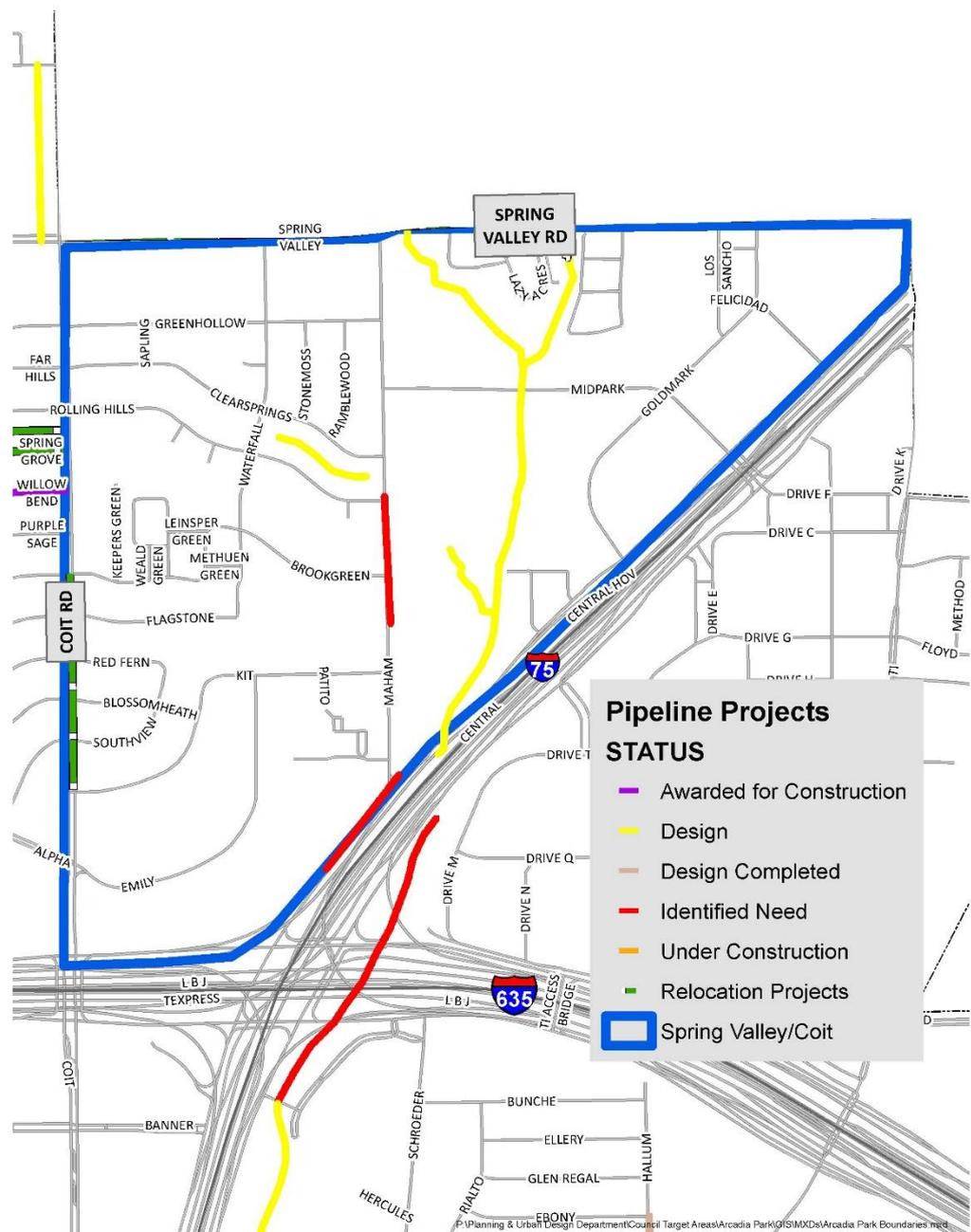
Citywide mean Change
in Value: \$4.8 per sq. ft.

* Source: DCAD 2010 & 2015
Property Appraisal

Bond Projects

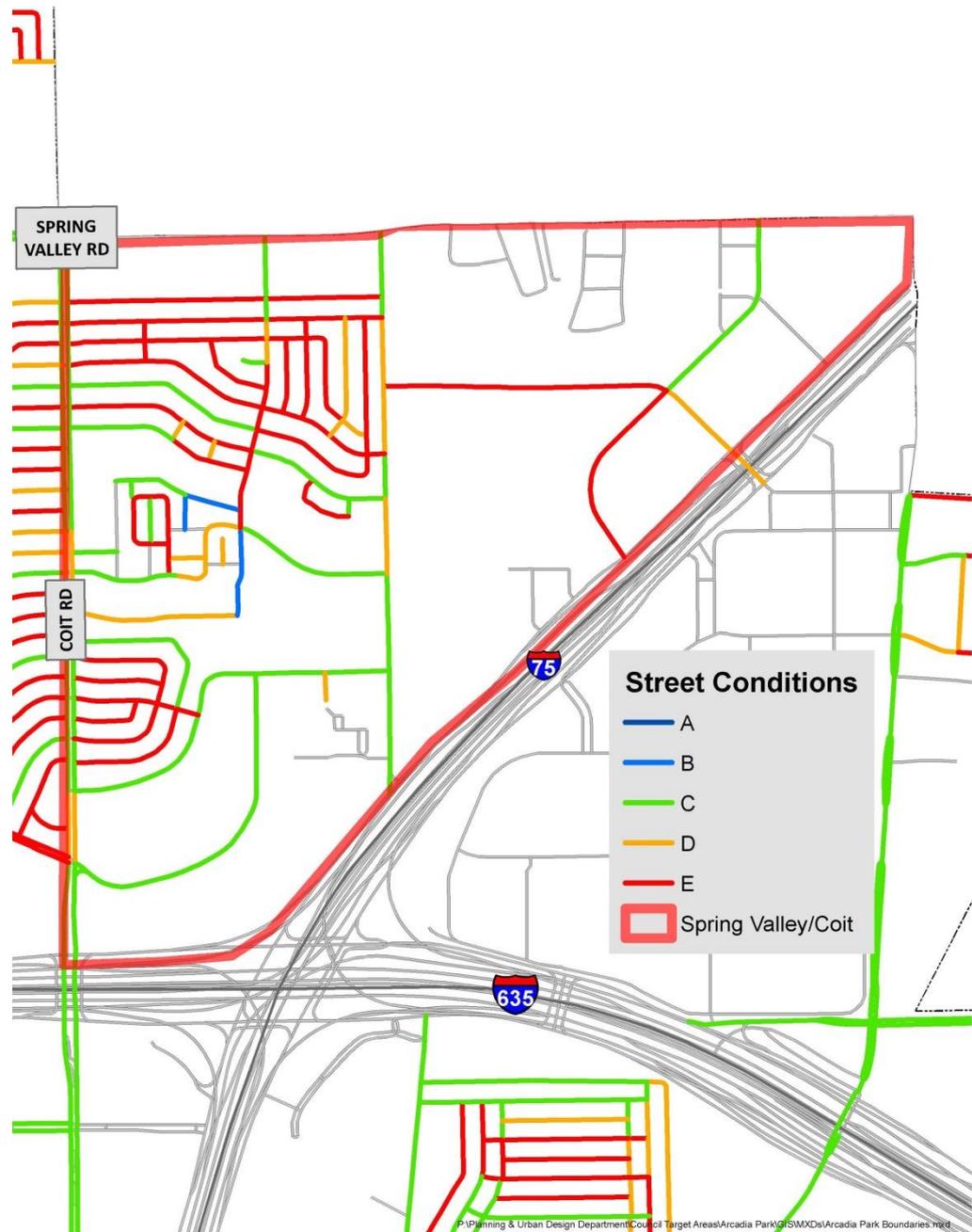


Water Projects



* Source: City of Dallas Water Utilities

Street Conditions



* Source: City of Dallas Public Works

Neighborhood Classification Exercise

