

WEST OAK CLIFF

AREA PLAN

TASKFORCE MEETING

SEPTEMBER 13, 2021



AGENDA

- I. Welcome/ Intro
- II. Introducing New Taskforce Members
- III. Visioning and Values
- IV. Introduction into Anti-Gentrification/ Anti-Displacement Toolbox
- V. Next Steps



WEST OAK CLIFF AREA PLAN

NEW TASKFORCE MEMBERS

NEW TASKFORCE MEMBERS



Agustin Torres –	The Dells Neighborhood Association
Kaitlin Vanderslice –	Sunset Hill Neighborhood Association
Kendra Williams –	South Edgefield Neighborhood Association
Gerardo Cantu –	East Hampton Hills Neighborhood Association
Liz Provost –	North Cliff Neighborhood Association



WEST OAK CLIFF AREA PLAN

VISIONING + VALUES

PROPOSED PLAN STRUCTURE

Plan Values

Plan Vision

Framework



Land Use +
Development



Inclusive Community
Development + Quality
of Life

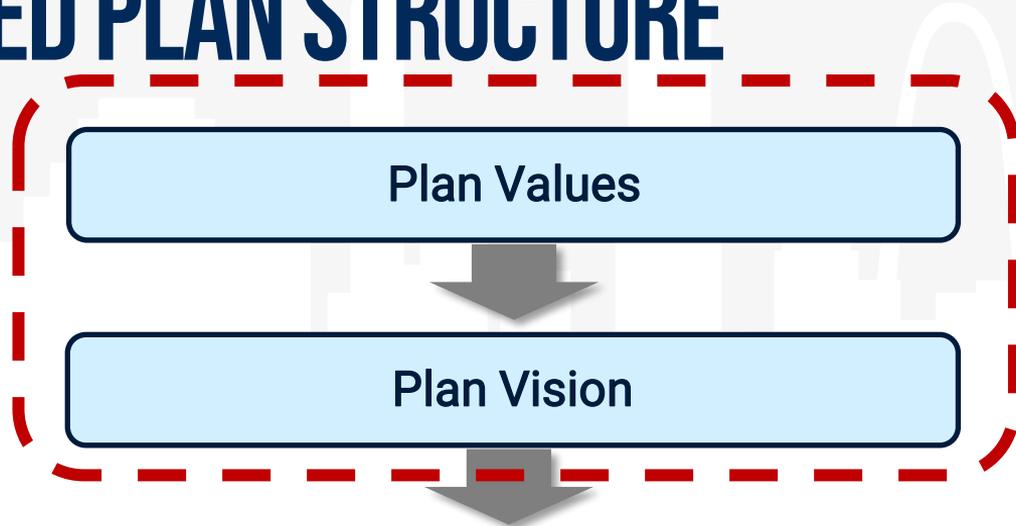


Parks + Open
Space



Transportation +
Infrastructure

PROPOSED PLAN STRUCTURE



Framework

Land Use +
Development

An orange rounded square containing a white icon of three buildings of varying heights.

Inclusive Community
Development + Quality
of Life

A blue rounded square containing a white icon of three stylized human figures.

Parks + Open
Space

A green rounded square containing a white icon of a tree.

Transportation +
Infrastructure

A grey rounded square containing a white icon of a person riding a bicycle.

WHAT VALUES DO YOU THINK SHOULD DEFINE THE PLAN?

~~Inclusive~~

- Safe/ Safety (6)
- Equitable: Diverse, inclusive, respectful, and ethical and Inclusive (12) (respect)
- Green/ Natural/ Sustainable (5)
- Ethical (2)
- Enriching (1)

~~Equity~~

~~Respect (0)~~

- Opportunity (4)

~~Efficient (0)~~

~~Fulfilling (0)~~

- Human-Scaled/ Human-Focused (1)
- Well-Connected (3)
- Walkable (4)
- Welcoming (3)
- Affordability (6)
- Fostering Community (3)
- Historic & Cultural Legacy (7)
- Dynamic (1)
- Family-Friendly (2)

WHAT VALUES DO YOU THINK SHOULD DEFINE THE PLAN?



Equitable: West Oak Cliff has numerous unique neighborhoods that range in age, demographics, and price points. As such, West Oak Cliff is an area that strives for equity by celebrating its diversity, by being inclusive and respectful of all residents, their backgrounds, needs, and desires, and above all, prioritizes ethical outcomes for all.



Enriching: West Oak Cliff has a vibrant and thriving historic and cultural legacy that serves as the pulse for this area of the city and should be embraced and celebrated.



Safe and Healthy: West Oak Cliff should be an area that prioritizes safety for all residents, in all aspects of their lives, including for cyclists and pedestrians, by making improvements that make the area more walkable. Additionally, the health and well-being of all residents should be promoted by enhancing connections to natural environment and each other, while also prioritizing physical and mental health outcomes.



Economically Resilient: West Oak Cliff should strive to maximize opportunities and accessibility to jobs and high-quality housing that is affordable for all residents in order to ensure all residents achieve success and have a high quality of life.



Welcoming: Due to the vibrant cultures and the unique, thriving single-family neighborhoods that comprise the area, West Oak Cliff is welcoming to all residents, including families. West Oak Cliff should strive to use these characteristics to foster and enhance a strong sense of community, including community development and empowerment.

WHAT DO YOU THINK THE VISION STATEMENT FOR THE PLAN SHOULD INCLUDE?

- Diverse in all senses (age, race, background, employment, income)
- A neighborhood rich in culture (how we use neighborhood, how we interact, visible to neighbors, neighborliness, Latino/Latino-enriched, Hispanic merchants, Chicano/a, El Salvadorian, Guatemalans)
- Cultural and historical significance
- West Oak Cliff is a diverse collection of people, cultures and communities who's unique history work together to create a special place in the City of Dallas
- Safer, inclusive space
- More walkable, people-oriented plaza/square (space for all)
- Family-relations/social interactions/multi-generational households
- Diverse housing stock at multiple price points
- Rich in art (murals) and performing arts
- Resilient and well-established area
- Well-known for being neighborhood of single-family homes where people know each other

WHAT DO YOU THINK THE VISION STATEMENT FOR THE PLAN SHOULD INCLUDE?

- Start small, build ethically.
- West Oak Cliff is a collection of unique and diverse neighborhoods bound by the shared beliefs that our streets should be friendly and safe, that we should celebrate our rich history and distinct cultures, and that affordable and accessible living spaces are necessary to creating an inclusive community.
- Inclusive, not intrusive—our great strength is our diversity—age, race, income, interests, culture, businesses—and the relaxed way we just expect to take pleasure in this diversity.
- Safe, not stifling—expect that there are some true cultural norms to safeguard our children, property, and citizens as we enjoy the neighborhoods—and encouraging cultural expressions.
- Green, naturally!--Hoping to see more wild green spaces with easy access.
- Multi-family housing development that has a smaller footprint on the neighborhood—maybe 3 story limit.
- Remain primarily single-family
- Protect this area from displacement
- Affordable housing is essential
- the essential part is protecting and keeping affordable the single family neighborhoods
- Oak Cliff a landscape that is diverse, beautiful, eclectic, and historical.
- West Oak Cliff needs affordable homes (that are affordable to the current demographic—based on income), not just affordable housing (as in apartments).
- Improved sidewalks and streets
- Clean and safe DART rail stations and parking
- A network of organized neighborhoods
- Zoning that maintains size and placement of homes

WHAT DO YOU THINK THE VISION STATEMENT FOR THE PLAN SHOULD INCLUDE?

West Oak Cliff is a safe, diverse, welcoming, and enriching neighborhood that celebrates its peoples, its history, and its culture.

Residents and stakeholders in West Oak Cliff envision a neighborhood that improves quality of life by ensuring housing and retail affordability for its residents, preserves its unique single-family neighborhoods, protects and enhances existing natural amenities and assets, creates new opportunities for parks and recreation, provides a safe environment for pedestrians and cyclists, celebrates its historic buildings, and provides walkable destinations for its residents.

West Oak Cliff is a sustainable neighborhood that supports local, minority, woman, and immigrant-owned local businesses, promotes local artists and public art, provides human-scale and human-focused development, and has access to critical community resources.

WHAT DO YOU THINK THE VISION STATEMENT FOR THE PLAN SHOULD INCLUDE?

West Oak Cliff is an equitable, enriching, and welcoming neighborhood that celebrates its peoples, its history, and its culture, and prioritizes the safety, health, and economic resilience of its residents.

Residents and stakeholders in West Oak Cliff envision a neighborhood with a high quality of life that ensures housing and retail affordability for its residents, preserves its unique single-family neighborhoods, protects and enhances existing natural amenities and assets, creates new opportunities for parks, recreation, and natural amenities, provides a safe environment for pedestrians and cyclists, celebrates its historic buildings and culture, and provides walkable destinations for its residents.

West Oak Cliff is a sustainable neighborhood that supports local, minority, woman, and immigrant-owned local businesses, promotes local artists and public art, provides human-scale and human-focused development, and has access to critical community resources.



WEST OAK CLIFF AREA PLAN

ANTI- DISPLACEMENT TOOLBOX

DEFINITIONS

Gentrification

A process of neighborhood change where higher-income and higher-educated residents move into a historically marginalized neighborhood, housing costs rise, and the neighborhood is physically transformed through new higher-end construction and building upgrades, resulting in the displacement of vulnerable residents and changes to the neighborhood's cultural character.

Displacement

Direct displacement: when residents can no longer afford to remain in their homes due to rising housing costs. Residents may also be forced out by lease non-renewals, evictions, eminent domain, or physical conditions that render homes uninhabitable as investors await redevelopment opportunities.

Indirect displacement: refers to changes in who is moving into a neighborhood as low-income residents move out. In a gentrifying neighborhood, when homes are vacated by low-income residents, other low-income residents cannot afford to move in because rents and sales prices have increased (**exclusionary displacement**). Residents can also be excluded as a result of discriminatory policies or changes in land use or zoning that foster a change in the character of residential development, such as eliminating units for households without children.

Cultural displacement occurs as the scale of residential change advances. Shops and services shift to focus on new residents, the character of the neighborhood is transformed, and the remaining residents may feel a sense of dislocation despite remaining in the neighborhood.

WAYS TO MITIGATE RESIDENTIAL DISPLACEMENT

- 1. Create and preserve dedicated affordable units**
- 2. Reduce barriers to new supply**
- 3. Help households access and afford private market homes**
- 4. Protections against displacement and poor housing conditions should be established**

EXISTING TOOLS AND POLICIES IN DALLAS

- Neighborhood Stabilization Overlay
- Conservation Districts
- Accessory Dwelling Units Overlay
- Mixed-Income Housing Bonus
- TIF-Incentivized Projects
- Tax Abatements
- Neighborhood Empowerment Zones
- Land Bank Program
- Community Land Trusts
- Land Transfer Program
- Title and Property Assistance Program
- Home Buyer Assistance Program
- Home Improvement and Preservation Program
- Tenant Based Rental Assistance
- Healthy Homes and Lead Reduction Program
- Targeted Rehabilitation Program
- New Construction and Substantial Rehabilitation Program

ZONING TOOLS

Neighborhood Stabilization Overlay

Target Group	Any neighborhood that desires
Scale	Neighborhood/ District
Program Intent	Intended to control scale/height of new homes in an area
Impact on affordability	Not intend to control affordability but can preserve existing housing stock.
Eligibility Requirements	Can only be applied to an area with existing single-family zoning
Length of Policy	Indefinite
Shortcomings	Hard to apply & protect older neighborhoods with different platting and development patterns.
Examples	Cedar Oaks, Cochran Heights

Conservation District

Target Group	Any neighborhood that desires
Scale	Neighborhood/ District
Program Intent	Provide a means of conserving an area's distinctive character by protecting/ enhancing its physical attributes
Impact on affordability	Not intend to control affordability but can preserve existing housing stock.
Eligibility Requirements	Must be an area of historic or cultural importance and meet age and geography size requirements
Length of Policy	Indefinite
Shortcomings	Hard to apply & protect older neighborhoods with different platting and development patterns.
Examples	Kings Highway, North Cliff, Stevens Park

ZONING TOOLS

Accessory Dwelling Unit Overlay

Target Group	Any neighborhood that desires
Scale	Neighborhood/ District
Program Intent	Production of a secondary, rentable accessory dwelling unit located on a building site with a single-family use.
Impact on affordability	allows for new unit production in areas where demand is higher than supply.
Eligibility Requirements	Must be single-family zoned area and meet certain size requirements
Length of Policy	Indefinite
Shortcomings	Complicated process, eligibility requirements
Examples	None on books today (certain conservation districts permit by-right)

Mixed-Income Housing Bonus

Target Group	Multi-family residential developments
Scale	Individual property
Program Intent	Create affordable units on areas already slated for multi-family by making it easier for developers to build a product via more density
Impact on affordability	Up to 15% of total units of development as affordable (51-100% AMI)
Eligibility Requirements	Must be a MF or MU district or a PD with bonus written into ordinance
Length of Policy	20 Years
Shortcomings	Not preferred by developers due to cost/ ROI; delivers small amounts of affordable units
Examples	Numerous PD rezonings since 2019

ECONOMIC DEVELOPMENT TOOLS

TIF-Incentivized Projects

Target Group	Projects providing housing in TIF districts receiving TIF funds
Scale	Individual Property
Program Intent	Value/tax generation and new unit supply
Impact on affordability	20% of units must be set aside for 80% AMI or less for 15 years
Eligibility Requirements	Must be in TIF district; must be providing residential component
Length of Policy	15 Years
Shortcomings	Difficult to be applied to for-sale units
Examples	Victor Prosper (Bishop Arts), Southside Flats (Cedars), Trinity Groves

Tax Abatements

Target Group	Projects seeking abatements which go through formal process
Scale	Individual Property
Program Intent	Investment and/or job creation; value/tax generation and unit supply
Impact on affordability	Typically 15-year set-aside through deed restriction; creates mixed-income housing products (up to 20% of units)
Eligibility Requirements	Requires determination of gap financing needs
Length of Policy	15 Years
Shortcomings	None
Examples	One City View (in Uptown, in process)

HOUSING DEPARTMENT TOOLS

Neighborhood Empowerment Zones

Target Group	Homeowners, landlords, developers
Scale	Neighborhood/ District
Program Intent	Provide incentive through a 10-year tax abatement, to create high-quality housing for a variety of incomes
Impact on affordability	Requires set-aside number of units for 60-140% AMI
Eligibility Requirements	Must be in a designated NEZ
Length of Policy	5 Years
Shortcomings	Difficulty for program as written to provide adequate benefit for homeowners.
Examples	NEZs exist, but none have created affordable units yet.

Land Bank Program

Target Group	"Qualified participating developers"
Scale	Individual properties
Program Intent	Eligible parcels are made available for purchase by qualified developers with the intent of developing affordable housing
Impact on affordability	Can produce new affordable units on previously vacant/underutilized land
Eligibility Requirements	Specific requirements for parcel acquisition and sale
Length of Policy	15 Years (for rent), 3 Year (for sale)
Shortcomings	None
Examples	Numerous examples around Dallas

HOUSING DEPARTMENT TOOLS

Community Land Trust

Target Group	Non-profit organizations
Scale	Neighborhood/District
Program Intent	Non-profits purchase the land and homeowners hold title to property, paying “rent” on land.
Impact on affordability	Could reduce tax burdens on existing or new residents indefinitely
Eligibility Requirements	Extensive requirements (see Comprehensive Housing Policy)
Length of Policy	Indefinite
Shortcomings	Difficulty in finding non-profit organizations prepared for administering the land and program.
Examples	None in Dallas.

Land Transfer Program

Target Group	Developers of affordable housing
Scale	Individual properties
Program Intent	Incentivize the development of affordable housing throughout city
Impact on affordability	Can produce new for-sale affordable units on previously vacant land
Eligibility Requirements	Developers must meet pre-determined criteria. Homebuyers must qualify for affordable units.
Length of Policy	Affordability required at time of sale
Shortcomings	None
Examples	Numerous examples around Dallas

OTHER HOUSING DEPT. TOOLS

- Home Buyer Assistance Program
- Home Improvement and Preservation Program
- Tenant Based Rental Assistance
- Healthy Homes and Lead Reduction Program
- Targeted Rehabilitation Program
- New Construction and Substantial Rehabilitation Program





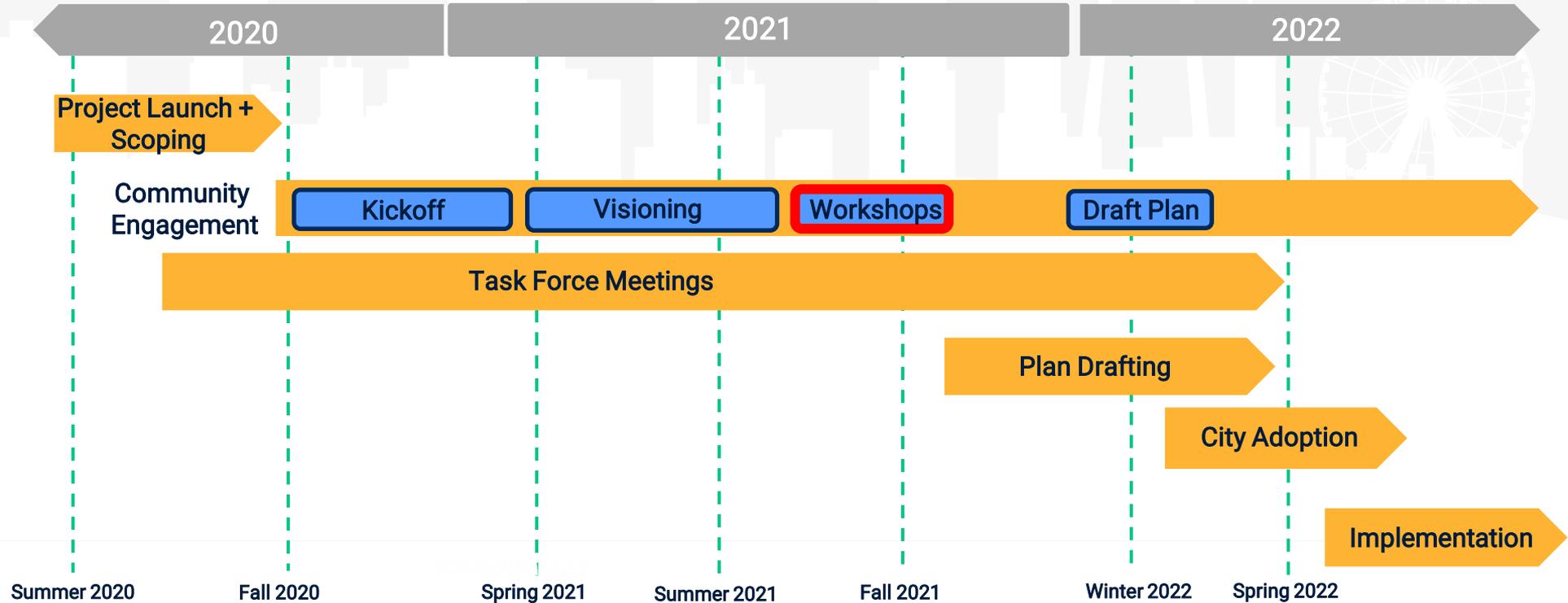
DISCUSSION



WEST OAK CLIFF AREA PLAN

NEXT STEPS

SCHEDULE



CAPACITY BUILDING WORKSHOPS



Land Use and Zoning Basics

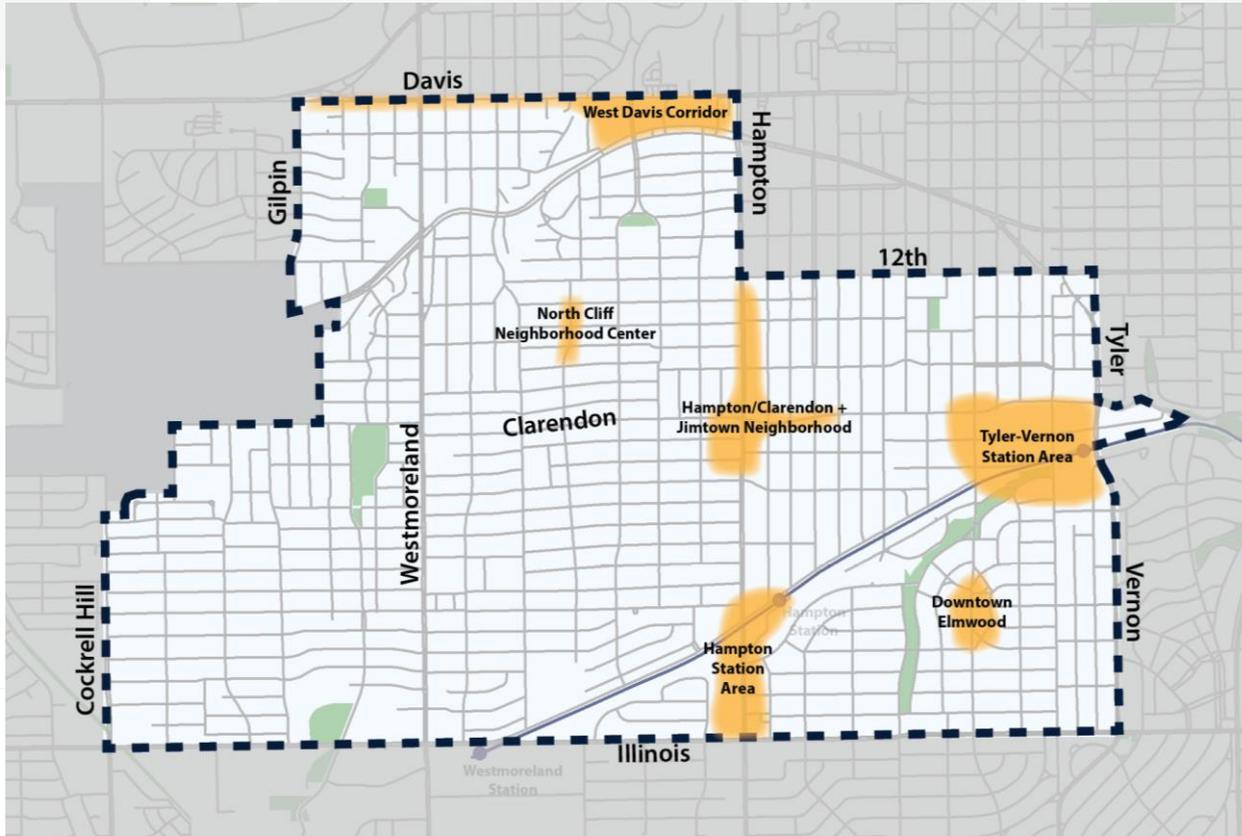
- September 11th 10am Dallas Zoo
- September 28th 6pm Martin Weiss Park

How to Form a Neighborhood Association

- September 14th 6pm Dallas Zoo
 - October 2nd 10am Martin Weiss Park
-
- Please notify your neighborhood groups about these events!
 - Mailers were mailed to areas without neighborhood associations



PROPOSED FOCUS AREAS



West Davis Corridor

North Cliff Neighborhood Center

Hampton/Clarendon Intersection

Jimtown Neighborhood

Tyler-Vernon Station Area

Downtown Elmwood

Hampton Station Area

FOCUS AREA WORKSHOPS



- **Tuesday, October 12th** **5:30 pm** **Beverly Hills Park**
 - Will focus on West Davis Corridor and North Cliff Neighborhood Center Areas
- **Saturday, October 23rd** **10am** **Kiest Park**
 - Will focus on Hampton/ Clarendon Corridors and Jimtown neighborhood
- **Monday, October 25th** **5:30 pm** **Oak Cliff Brewery**
 - Will focus on Downtown Elmwood and Tyler Station Area
- **Saturday, November 13th** **10am** **Martin Weiss Park**
 - Will focus on western portions of West Oak Cliff (west of Ravinia)



FOCUS AREA WORKSHOPS



West Davis Corridor

North Cliff Neighborhood Center

Hampton/Clarendon Intersection

Jimtown Neighborhood

Tyler-Vernon Station Area

Downtown Elmwood

Hampton Station Area



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