

**Southeast Oak Cliff
Land Use, Housing,
and Economic Study**

Quarterly Implementation Report

January 1992

SEOC IMPLEMENTATION TEAM

The following list includes departments/agencies identified as "Initiating" or "Implementing" on the SEOC Implementation Schedule, as well as their corresponding representatives that are reporting to City Council on a quarterly basis:

DEPARTMENT/AGENCY	REPRESENTATIVE	PHONE
Dallas Area Rapid Transit	Amy Coleman	658-6314
Economic Development	Kim Pearson	670-1693
Health and Human Services	Bob Morales	670-4389
Housing and Neighborhood Services	Richard Johnson	670-5110
Park and Recreation	Tom Anderson	670-4103
Planning and Development	Chuck Russell	670-1497
Police	Deputy Chief Willie Taylor	670-8345
Public Works	Tommie McPherson	948-4686
Southern Dallas Development Corporation	Jim Reid	428-7332
Street and Sanitation Services	Charles Foster	670-4966
Transportation	John Brunk	670-5081
Water Utilities	A. V. Almeida	670-8100

SOUTHEAST OAK CLIFF/IMPLEMENTATION SCHEDULE

DEPT: Planning & Development REPORT DATE: January 1992 REPRESENTATIVE: Chuck Russell TELE NO: 670-1497

Project No.	Project Description	Sec. No.	Initiating Dept/Agency	Implementing Dept/Agency	Census Tract	Time Schedule	Costs In Dollars	Funding Source	General Comments or Clarification
	Monitoring of Implementation Plan	N/A	Planning and Development	Planning and Development	N/A	Pending	30,000/Year	N/A	Currently there is no funding available for this position
25.01	Study Sand Piper Apartments on Kiest	2	HNS	HNS	88.02	Immed Ongoing	970,000	Rental Rehab. Program Loan	City Council approved loan for rehabilitation of apartments on 9/6/91. Loan should close before 2/29/92
26.02	Review zoning for Monroe Shops at Illinois and Corinth	1	Planning and Development	Planning and Development	55	Immed Ongoing	3376.7	GF	A proposal for a change in zoning (Planned Development District with Community Retail uses) will be presented to City Council on 2/12/92
31.02	Land use study for Tenth Street Historic District	1	Planning and Development	Planning and Development	41	Immed Ongoing	17,559	GF	Prepare recommendations for improvements, zoning changes, and appropriate land uses for the area.
26.03	Review zoning for Lancaster/Kiest Shopping Center	2	Planning and Development	Planning and Development	88.02	Immed. S 3/92 C 7/92	594	GF	Determine proper zoning and recommend changes as needed
25.02	Study apartment complex on Overton, west of Bonnieview	2	Planning and Development	Planning and Development HNS	88.02	Immed S 3/92 C 6/92	297	GF	Recommend demolition or rezoning if needed
6.01 6.02 15.10 24.00 25.00 26.00 27.00 28.00 30.00 31.00 32.00	Comprehensive Review of Zoning and Land Use Compatibility Discourage nonconforming uses	1	Planning and Development	Planning and Development, Other Departments as affected Economic Development (Building Ins.)	41, 49, 55, 86.01, 88.01, 89	Immed. S 3/92 C 9/92	7,420	GF	Planning and Development will review study area for all zoning and land use incompatibilities and recommend appropriate zoning changes
26.01	Review zoning along Illinois, east of Bonnieview	1 2	Planning and Development	Planning and Development	86.01, 86.02, 87.01	Immed S 6/92 C 9/92	1,187	GF	Determine proper zoning and recommend changes as needed

S=Start Date
C=Completion Date
GF=General Fund

SOUTHEAST OAK CLIFF/IMPLEMENTATION SCHEDULE

TELE NO: 670-1497

REPRESENTATIVE: Chuck Russell

REPORT DATE: January 1992

DEPT: Planning & Development

Project No.	Project Description	Sec. No.	Initiating Dept/Agency	Implementing Dept/Agency	Census Tract	Time Schedule	Costs In Dollars	Funding Source	General Comments or Clarification
7.00	Develop neighborhood commercial revitalization programs (NCR)	All	Planning and Development	Planning and Development, Economic Development	All	Immed. S 9/92 C 3/93	200,000 per plan	N/A	Work will be done by private consultants. Currently there is no money available for this recommendation.
30.01	Review zoning for area east of Cedar Crest and Kiest	1 2	Planning and Development	Planning and Development	86.01, 89, 86.02	Immed. S 6/92 C 12/92	1,187	GF	Determine proper zoning and recommend changes as needed.
6.01 6.02 15.10 24.00 25.00 26.00 27.00 28.00 30.00 31.00 32.00	Comprehensive Review of Zoning and Land Use Compatibility Discourage nonconforming uses	2	Planning and Development	Planning and Development, Other Departments as affected Economic Development (Building Inspec.)	57, 86.02, 87.01, 87.03, 87.04, 87.05, 88.02	Immed. S 10/92 C 3/93	7,420	GF	Planning and Development will review study area for all zoning and land use incompatibilities and recommend appropriate zoning changes.
31.03	Land use study for Illinois Retail corridor	1 2	Planning and Development	Planning and Development	88.01, 88.02, 86.01	Immed. S 1/93 C 6/93	2,374	GF	Prepare recommendations for improvements and zoning changes, coordinating with DART Station Area Planning process.
30.02	Review zoning for area east of Bonnieview and south of I-20 at I-635	5	Planning and Development	Planning and Development	167.02	Immed. S 4/93 C 7/93	1,187	GF	Determine proper zoning and recommend changes as needed.
31.04	Land use study for Cedar Creek	1	Planning and Development	Planning and Development	41	Immed. S 8/93 C 12/93	1,187	GF	Prepare recommendations for improvements and zoning changes.
31.01	Land use study along Lancaster/Corinth corridor	1 2 4 5	Planning and Development	Planning and Development and other affected departments	41, 49, 55, 88.01, 89, 57, 87.04, 87.05, 88.02, 113, 114.01, 167.01, 167.02	Immed. S 1/93 C 12/93	5,935	GF	Address unproductive commercial land. Recommend needed improvements and zoning changes, coordinating with Station Area Planning process.

S=Start Date
C=Completion Date
GF=General Fund

SOUTHEAST OAK CLIFF/IMPLEMENTATION SCHEDULE

DEPT: Planning & Development

REPORT DATE: January 1992

REPRESENTATIVE: Chuck Russell

TELE NO: 670-1497

Project No.	Project Description	Sec. No.	Initiating Dept/Agency	Implementing Dept/Agency	Census Tract	Time Schedule	Costs In Dollars	Funding Source	General Comments or Clarification
14.00 14.01 14.02 14.03 29.00	Coordinate with DART in Station Area Planning Process	1 2 3 4	Planning and Development	Planning and Development Economic Development DART	41, 49, 55, 88.01, 89 57, 87.03 87.04, 87.05, 88.02 48, 54, 56, 59.01 113	Immed S 1/93 C 12/93	10,000/Yr 148, 000/Yr	GF DART	Increase development potential at Stations and along rail corridor
6.01 6.02 15.10 24.00 25.00 26.00 27.00 28.00 30.00 31.00 32.00	Comprehensive Review of Zoning and Land Use Compatibility Discourage nonconforming uses	3	Planning and Development	Planning and Development, Other Departments as affected Economic Development (Building Inspec.)	48, 54, 56, 59.01, 59.02, 112	Inter	7,420	GF	Planning and Development will review study area for all zoning and land use incompatibilities and recommend appropriate zoning changes
3.01	Development of safe neighborhood Plans	1	Planning and Development	Police	All	Inter	N/A	N/A	Planning & Development will coordinate development of plans
6.00 6.03	Improve viability of neighborhood Business Districts	N/A	Planning and Development	Planning and Development, Economic Development, Police	N/A	Inter	N/A	N/A	Prepare and implement land use analysis, police actions, and economic development incentives
6.01 6.02 15.10 24.00 25.00 26.00 27.00 28.00 30.00 31.00 32.00	Comprehensive Review of Zoning and Land Use Compatibility Discourage nonconforming uses	4	Planning and Development	Planning and Development, Other Departments as affected Economic Development (Building Ins.)	113, 114.01, 167.01, 169.01	Inter	7,420	GF	Planning and Development will review study area for all zoning and land use incompatibilities and recommend appropriate zoning changes

S-Start Date
C-Completion Date
GF-General Fund

SOUTHEAST OAK CLIFF/IMPLEMENTATION SCHEDULE

DEPT: Planning & Development REPORT DATE: January 1992 REPRESENTATIVE: Chuck Russell TELE NO: 670-1497

Project No.	Project Description	Sec. No.	Initiating Dept/Agency	Implementing Dept/Agency	Census Tract	Time Schedule	Costs In Dollars	Funding Source	General Comments or Clarification
6.01 6.02 15.10 24.00 25.00 26.00 27.00 28.00 30.00 31.00 32.00	Comprehensive Review of Zoning and Land Use Compatibility Discourage nonconforming uses	5	Planning and Development	Planning and Development, Other Departments as affected Economic Development (Building Inspec.)	114.02, 167.02	Inter	7,420	GF	Planning and Development will review study area for all zoning and land use in-compatibilities and recommend appropriate zoning changes
20.00 20.01 20.02 20.03 20.07	Encourage upper and middle income housing	N/A	Planning and Development	Planning and Development Housing & Neighborhood Services, Economic Development	N/A	Inter	N/A	N/A	Utilize land use planning, design, and zoning to achieve project goal
31.05 7.02	Land use study for Census Tract 88.02 NCR Program for Census Tract 88.02	N/A N/A	Planning and Development	Planning and Development, Economic Development	88.02	Completed	N/A	CDBG	Refer to Appendix 5
7.01	NCR Program for Lancaster	N/A	Planning and Development	Planning and Development	N/A	Completed	N/A	CDBG	Refer to Appendix 3
7.03	NCR Program for Auto Service Park	N/A	Planning and Development	Planning and Development	N/A	Completed	N/A	CDBG	Refer to Appendix 4
23.00	Adopt generalized land use plan (from Master Plan)	All	Planning and Development	Planning and Development	All	Completed	N/A	CDBG	Refer to Master Plan

SOUTHEAST OAK CLIFF/IMPLEMENTATION SCHEDULE

TELE NO: 670-1497

REPRESENTATIVE: Chuck Russell

REPORT DATE: January 1992

DEPT: Planning & Development

Project No.	Project Description	Sec. No.	Initiating Dept./Agency	Implementing Dept./Agency	Census Tract	Time Schedule	Costs In Dollars	Funding Source	General Comments or Clarification
2.00	Development of Section Map	N/A	Planning and Development	Planning and Development	41, 48, 49, 54, 55, 56, 57, 59.01, 59.02, 86.01, 86.02, 87.01, 87.03, 87.04, 87.05, 88.01, 88.02, 89, 112, 113, 114.01, 114.02, 167.01, 167.02, 169.01	Completed	594	General Fund	Map divides SEOC into workable sub-areas to use when more than one recommendation is being implemented at one time

SOUTHEAST OAK CLIFF - IMPLEMENTATION SCHEDULE

DEPT: Housing and Neighborhood Services

DATE: January, 1992

REPRESENTATIVE: Richard J. Johnson

TELEPHONE: 670-5110

PROJECT NO.	PROJECT DESCRIPTION	SEC NO.	INITIATING DEPT/AGENCY	IMPLEMENTING DEPT/AGENCY	CENSUS TRACT	SCHEDULE	TIME	COSTS	FUNDING SOURCE	GENERAL COMMENTS OR CLARIFICATION
1.00	Develop Capacity of Community to Implement Programs and Projects		DHNS	Center for Housing Resources (CHR)					TBD	This item, as described, suggests creation of an umbrella or new CDC. While this is possible, it is a questionable concern when funding for existing community development corporations is in short supply. Capacity building of existing non-profit housing organizations is anticipated FY 91-92. Provision of a branch office of SDDC is not necessary or financially feasible.
2.00	Geographic Subarea Development		P & D	DHNS	ALL	S-June 91 C-July 91		N/A	N/A	Completed July 91.
4.00	Business Development Program		SDDC	SDDC	ALL	Ongoing			CD, Private	This item can be handled within Southern Dallas Economic Development Program Contract.
5.00	Business Improvement Program		SDDC	SDDC	ALL	Ongoing			CD	This item can be handled within Southern Dallas Economic Development Program Contract.
15.00	Rehabilitate or Re-develop Abandoned MF Complexes		DHNS	DHNS, Various						

SOUTHEAST OAK CLIFF - IMPLEMENTATION SCHEDULE

DEPT: Housing and Neighborhood Services

DATE: January, 1992

REPRESENTATIVE: Richard J. Johnson

TELEPHONE: 670-5110

PROJECT NO.	PROJECT DESCRIPTION	SEC NO.	INITIATING DEPT/AGENCY	IMPLEMENTING CENSUS TRACT	TIME SCHEDULE	COSTS	FUNDING SOURCE	GENERAL COMMENTS OR CLARIFICATION
15.01	MF Rehabilitation Feasibility Study		DHNS	ALL	Ongoing		N/A	As a part of a proactive effort, MF dwellings will be identified as being repairable. This will be done as part of SAFE. MF dwellings are now being identified.
15.03	Rehabilitation Incentive Package for New Owners		DHNS	DHNS Revenue & Tax. DHA	S-Jan 92 Ongoing		Various - HUD - Bonds - Banks (CRA) - Tax Credits - Private	A) Analysis of tax abatement, project-based rental assistance, upgraded infrastructure, low and no interest loans, longer financing terms and low income housing tax credits will be performed. B) Council approved a 3% interest loan for \$970,000 for rehab of 1912 & 2008 East Kiest - Sandpiper Apartments (Census Tract 88.02). Developer will also receive tax credits.
15.04	Level of Commitment for New MF Owners		DHNS	ALL	S-Mar 92 C-May 92		N/A	Analysis of minimum % lower income tenants, tenant assoc., property transfers, and default terms will be performed.
15.05	Initiate CDC Involvement in Renovation and Management of MF Projects		a) DHNS	ALL	S-Jan 92 C-June 92		N/A	a) CDC investment research is underway. Enterprise Foundation reported one application for multifamily rehab. Application incomplete and will be resubmitted by 1/31/92.
15.06	Tenant and Management Role in Rehab program operating procedures		b) DHNS	ALL	Ongoing	RLF funds	CD, private	b) Continue acquisition and rehabilitation programs.
			DHNS	ALL	S-May 92 C-June 92	N/A	N/A	Participation in the Volunteer Code Enforcement Program, development of tenant handbook, and quarterly meetings will be encouraged.

SOUTHEAST OAK CLIFF - IMPLEMENTATION SCHEDULE

DEPT: Housing and Neighborhood Services DATE: January, 1992 REPRESENTATIVE: Richard J. Johnson TELEPHONE: 670-5110

PROJECT NO.	PROJECT DESCRIPTION	SEC NO.	INITIATING DEPT/AGENCY	IMPLEMENTING DEPT/AGENCY	CENSUS TRACT	TIME SCHEDULE	COSTS	FUNDING SOURCE	GENERAL COMMENTS OR CLARIFICATION
15.07	Encourage Banks to Invest in MF Development		DHNS	Enterprise	ALL	S-Sept 91 C-Jan 92			The Dallas Affordable Housing Partnership continues efforts to implement a multifamily program.
15.08	Create Redevelopment Incentives Using Code Enforcement				ALL	N/A			Code Enforcement is applied evenly to all areas.
15.09	Calculate Feasibility of Using Code Enforcement Revenue for Rehab Fund		R & T, DHNS	DHNS	ALL	S-Oct 91	N/A	CD, GF	Not feasible
15.12	Technical Assistance to Development Teams		DHNS	DHNS	ALL	Ongoing	N/A		Counseling will be provided to developers as needed.
15.13	Create Public/Private Redevelopment Loan Pool		DHNS	Enterprise	ALL	S-July 91 Ongoing		CD, Rental Rehab	Currently use funds for RLF, Rental Rehab, Dallas Apt. Repair Program (DARP) and Infill which have public/private leverage. Will explore Home & Dallas Affordable Housing Partnership use.
16.00	Demolition of MF Complexes		DHNS	DHNS	ALL	S-Oct 91 Ongoing	Unknown	Demolition Funding	All existing demolition cases have been prioritized based on criteria (such as condition, criminal, or drug activity, etc.) to establish order of demolition.

SOUTHEAST OAK CLIFF -- IMPLEMENTATION SCHEDULE

DEPT: Housing and Neighborhood Services DATE: January, 1992 REPRESENTATIVE: Richard J. Johnson TELEPHONE: 670-5110

PROJECT NO.	PROJECT DESCRIPTION	SEC NO.	INITIATING DEPT/AGENCY	IMPLEMENTING DEPT/AGENCY	CENSUS TRACT	TIME SCHEDULE	COSTS	FUNDING SOURCE	GENERAL COMMENTS OR CLARIFICATION
17.00	Improve Maintenance and Management of Occupied MF Complexes		DHNS, Various	DHNS, Various					
17.01	Increased MF Code Enforcement		DHNS	DHNS		Long Term			Increased funding will be required. Funding alternatives will be considered as part of the future budget process. New initiatives: 1) Systematic Code Enforcement Program, and 2) Inspector initiated Cases Program.
17.02	Technical Assistance to MF Owners and Managers		DHNS	DHNS	ALL	Ongoing			Anticipated HOPE and HOME funding will be utilized to build capacity of nonprofits to assist MF owners and managers.
17.03	MF Complex Financial Crisis Assistance		DHNS	DHNS		Long Term			Requires significant study.
17.04	Community Awards								Community should initiate this.
17.05	Code Awareness Workshops for Tenants		GDCRD	GDCRD	ALL	Ongoing			Existing program will continue and DHNS staff will encourage GDCRC to provide special study area workshops. Workshops held in 5/91 and 12/91.
17.06	MF Complex Condition and Performance Reports					NA			Not feasible due to cost. Only able to report on minimum housing standards. DHNS will continue to perform annual inspections through SAFE.

SOUTHEAST OAK CLIFF - IMPLEMENTATION SCHEDULE

DEPT: Housing and Neighborhood Services DATE: January, 1992 REPRESENTATIVE: Richard J. Johnson TELEPHONE: 670-5110

PROJECT NO.	PROJECT DESCRIPTION	SEC NO.	INITIATING DEPT/AGENCY	IMPLEMENTING DEPT/AGENCY	CENSUS TRACT	SCHEDULE	TIME	COSTS	FUNDING SOURCE	GENERAL COMMENTS OR CLARIFICATION
18.00	Encourage SF Owners to Maintain or Renovate Their Properties		DHNS, Various	DHNS, Various						
18.01	Increased SF Code Enforcement		DHNS	DHNS		Long Term				See Project 17.01.
18.02	Beautification Awards		Adopt-A-Block, Clean Dallas, Inc. DHNS	Adopt-A-Block, Clean Dallas, Inc.	ALL	S-July 91 Ongoing				Both agencies have programs in place. DHNS will encourage special area implementation.
18.03	Community Involvement in Code Identification		DHNS Oak Cliff Chamber Of Commerce	DHNS	ALL	S-July 91 Ongoing				A Volunteer Code Enforcement Utilization Program has been developed in order to obtain community involvement in code enforcement efforts.
18.04	Code Enforcement Workshops on SF Rehab		DHNS GDCRC	GDCRC	ALL	S-July 91 Ongoing				Joint awareness workshops are currently held upon request. GDCRC will solicit additional requests from the study area.
18.06	Target CD Funds for SF Rehabilitation to Area		DHNS	DHNS	TBD CD Eligible	Long Term Ongoing				Funds have been set aside for the Walker Consent Decree and funds are available in CD eligible areas.

SOUTHEAST OAK CLIFF -- IMPLEMENTATION SCHEDULE

DEPT: Housing and Neighborhood Services

DATE: January, 1992

REPRESENTATIVE: Richard J. Johnson

TELEPHONE: 670-5110

PROJECT NO.	PROJECT DESCRIPTION	SEC NO.	INITIATING DEPT/AGENCY	IMPLEMENTING DEPT/AGENCY	CENSUS TRACT	TIME SCHEDULE	COSTS	FUNDING SOURCE	GENERAL COMMENTS OR CLARIFICATION
18.07	Develop Incentives for Private Lenders to do Home Rehab Loans		DHNS	DHNS	ALL	S-Jan 92 C-May 92			Meetings were held with First Texas, Nations Bank, Texas Commerce Bank, and Fidelity Bank to discuss participation in a loan/grant program for eligible homeowners. Plans are being formulated to provide underwriting and bank criteria.
18.08	Property Maintenance Awareness Program		DHNS	DHNS	ALL	S-July 92 C-Dec 92		TBD	Information program will be developed to present to community groups. The program will be offered city wide and is dependent upon funding.
19.00	Encourage Development of New Affordable Housing		DHNS	DIHNS, Various					Not currently feasible. Funding is dictated by CDBG Target and Walker Consent Decree Area census tracts.
19.01	Target CD Funds for New Affordable Housing		DHNS	DHNS	TBD	Long Term			Feasibility study required.
19.02	Create a Housing Production Fund		DHNS	Enterprise DCH	ALL	S-Jan 92 C-May 92			Feasibility study required.
19.03	Create Development Teams to Produce Housing		DHNS	DHNS, Various	ALL	S-June 92 C-Aug 92			Feasibility study required.
19.04	Use BMIR Loans for the Production of Affordable Housing		DHNS	DHNS, Various	ALL	S-July 92 C-Sept 92			Feasibility study required. Use of pension funds questionable.

SOUTHEAST OAK CLIFF - IMPLEMENTATION SCHEDULE

DEPT: Housing and Neighborhood Services DATE: January, 1992 REPRESENTATIVE: Richard J. Johnson TELEPHONE: 670-5110

PROJECT NO.	PROJECT DESCRIPTION	SEC NO.	INITIATING DEPT/AGENCY	IMPLEMENTING DEPT/AGENCY	CENSUS TRACT	TIME SCHEDULE	COSTS	FUNDING SOURCE	GENERAL COMMENTS OR CLARIFICATION
20.04	Middle & Upper Income Housing Production Loan Funds		DHNS	DHNS	ALL				Not feasible.
21.00	Formation of Small Housing Rehab Industry		DHNS, Various	DHNS, Various					
	a) determine incentives		DHNS	DHNS	ALL	Long Term	TBD	TBD	Survey of self amortizing loans and grants was conducted. Private sources are also being pursued for rehab.
	b) use federal funds		DHNS	DHNS	ALL	Long Term			This will be determined by the availability of federal funding and criteria for its use.
	c) home rehab financing for homeowners		DHNS	DHNS	ALL	Ongoing		CD, Private	Task Force studying feasibility of an Urban Homestead Program whereby persons may purchase a home and be provided rehab funds to rehabilitate the home and the use of Mortgage Revenue Bonds for first time home buyers.
	d) develop T/A program enable tenants to renovate small scale projects		DHNS	DHNS	ALL	S-Oct 92 C-Sept 93	\$ 50,000	TBD	DHNS is researching HOME and HOPE Programs. Anticipates using funding to assist nonprofits in renovating rental property.
	e) Business Development Program strategies to create rehab specialists		DHNS SDDC	SDDC	ALL	Ongoing			Will be performed as part of Project #4.00.

SOUTHEAST OAK CLIFF - IMPLEMENTATION SCHEDULE

DEPT: Housing and Neighborhood Services

DATE: January, 1992

REPRESENTATIVE: Richard J. Johnson

TELEPHONE: 670-5110

PROJECT NO.	PROJECT DESCRIPTION	SEC NO.	INITIATING DEPT/AGENCY	IMPLEMENTING DEPT/AGENCY	CENSUS TRACT	TIME SCHEDULE	COSTS	FUNDING SOURCE	GENERAL COMMENTS OR CLARIFICATION
22.00	Create a Dedicated Source of Funds for Housing Development, Renovation, and Code Compliance		R & T, DHNS	DHNS, Various					
22.01	Study Use of Code Enforcement Revenues as a Dedicated Source for Rehab		R & T, DHNS	DHNS	ALL	S-Jan 92 C-Mar 92		CD, GF	Not feasible.
22.02	Target Census Tracts for CDBG Funds		DHNS	DHNS	TBD				Not currently feasible. Funding is dictated by CDBG Target Area and Walker Consent Decree Area census tracts.

SOUTHEAST OAK CLIFF/IMPLEMENTATION SCHEDULE

DEPT.: Public Works REPORT DATE December, 1991 REPRESENTATIVE: David Dybala TELE NO. 948-4684

Project No.	Project Description	Sec. No.	Initiating Dept/Agency	Implementing Dept/Agency	Census Tract	Time Schedule	Costs	Funding Source	General Comments or Clarification
33.00	Resolve frequent flooding	1, 2	Public Works	Public Works	40, 86.02, 89, 93.03 114.02, 115	Long Term		Future Bond Program	U. S. Army Corps of Engineers is doing a study of the Trinity River below the Dallas Floodway to determine alternatives for flood control. This study is scheduled for completion in early 1993.

SOUTHEAST OAK CLIFF/IMPLEMENTATION SCHEDULE

DEPT: Public Works

REPORT DATE: December, 1991

REPRESENTATIVE: Mike Owens

TELE NO. 948-4270

PROJECT NO.	PROJECT DESCRIPTION	SEC. NO.	INITIATING DEPT/AGENCY	IMPLEMENTING DEPT/AGENCY	CENSUS TRACT	TIME SCHEDULE	COSTS	FUNDING SOURCE	GENERAL COMMENTS OR CLARIFICATION
34.01	Street Paving Arizona Ave. from Georgia to Iowa	3	Public Works Property Owner Petition	Public Works	54.00	Intermed.	\$ 70,000	Capital Bond Program	Contingent upon future bond sale
34.02	Street Paving Waveencoc Ave. from E. Frio to Fernwood	2	Public Works Property Owner Petition	Public Works	57.00	Intermed.	\$ 150,000	Capital Bond Fund	Contingent upon future bond program
34.03	Street Paving-Stag Rd. from existing pavement to Haas Road	2	Public Works Property Owner Petition	Public Works	87.05	Intermed.	\$ 600,000	Capital Bond Program	Contingent upon future bond program
34.04	Street Paving-Alaska Dr. from Winter to Michigan	2	Public Works Property Owner Petition	Public Works	54.00	Intermed.	\$ 170,000	Capital Bond Program	Contingent upon future bond program

SOUTHEAST OAK CLIFF/IMPLEMENTATION SCHEDULE

DEPT: Public Works

REPORT DATE: December, 1991

REPRESENTATIVE: Mike Owens

TELE NO. 948-4270

PROJECT NO.	PROJECT DESCRIPTION	SEC. NO.	INITIATING DEPT/AGENCY	IMPLEMENTING DEPT/AGENCY	CENSUS TRACT	TIME SCHEDULE	COSTS	FUNDING SOURCE	GENERAL COMMENTS OR CLARIFICATION
35.0	Target Neighborhood Improvement Program	5	Public Works	Public Works	93.03	Intermed.	Variable	Capital Funds	Pilot Program
35.01	Honey Springs Branch crossing from Buena to Solar	5	Public Works	Public Works	93.03	Intermed.	\$ 240,000	Capital Funds	
35.02	Fellows Street from Carbondale to Kiska	5	Public Works	Public Works	93.03	Intermed.	\$ 230,000	Capital Funds	Subject to neighborhood approval and a future bond sale
35.03	Kiska street from Fellows to Burma	5	Public Works	Public Works	93.03	Intermed.	\$ 200,000	Capital Funds	Subject to neighborhood approval and a future bond sale
35.04	Dutch Harbor from solar to Cherborg	5	Public Works	Public Works	93.03	Intermed.	\$ 190,000	Capital Funds	Subject to neighborhood approval and a future bond sale
35.05	Cherborg from Dutch Harbor to Carbondale	5	Public Works	Public Works	93.03	Intermed.	\$ 150,000	Capital Funds	Subject to neighborhood approval and a future bond sale

SOUTHEAST OAK CLIFF/IMPLEMENTATION SCHEDULE

DEPT: STREET & SANITATION

REPORT DATE: JANUARY 2, 1992

REPRESENTATIVE: C. FOSTER

TELE NO. 670-4966

Project No.	Project Description	Sec. No.	Initiating Dept/Agency	Implementing Dept/Agency	Census Tract	Time Schedule	Costs	Funding Source	General Comments or Clarification
NONE	STREET MAINTENANCE	N/A	SSN	SSN	ALL	N/A	N/A	GENERAL FUND	ROUTINE STREET MAINTENANCE AND REPAIR

SOUTHEAST OAK CLIFF/IMPLEMENTATION SCHEDULE

DEPT: Police

REPORT DATE 01-21-92

REPRESENTATIVE: Willie Taylor

DeputyChief

TELE NO. (214)670-8345

Project No.	Project Description	Sec. No.	Initiating Dept/Agency	Implementing Dept/Agency	Census Tract	Time Schedule	Costs	Funding Source	General Comments or Clarification
	Coordinated Neighborhood Policing		DPD	DPD	All of the area east of South Lancaster Road	on-going		General Fund	The Coordinated Neighborhood Policing program was implemented on July 1, 1991. This program was designed to better deploy our personnel to specific target areas with high crime activity. This program also designated officers to serve as Neighborhood Liaison Officers (NLO's) to enhance the interaction between the police officers in an area and the community they serve. In addition to regular patrol officers, there are four Neighborhood Liaison Officers assigned to the area east of South Lancaster Road.

SOUTHEAST OAK CLIFF/IMPLEMENTATION SCHEDULE

Deputy Chief
 REPRESENTATIVE: Willie Taylor

FILE NO. (214) 670-8345

REPORT DATE 01-21-92

DEPT: Police

Project No.	Project Description	Sec. No.	Initiating Dept/Agency	Implementing Dept/Agency	Census Tract	Time Schedule	Costs	Funding Source	General Comments or Clarification
	Support Abatement Forfeiture Enforcement (S.A.F.E.)		DPD	DPD	All of Southeast Land Use Plan	on-going		General Fund	The S.A.F.E. team was developed in a coordinated effort between the Dallas Police Department, the City Attorney's office and several other City Departments to reduce the use and distribution of drugs. The primary mission of the S.A.F.E. team is to deny criminals use of real property as a base of operation, secure owner compliance with building codes and remove or seize blighted property that is being used for illegal drug activity.

Memorandum

DATE January 15, 1992

TO Michael R. Coker, Director
Planning & Development Department


SUBJECT Southeast Oak Cliff Land Use, Housing
and Economic Study



The Water Utilities Department has several planning initiatives that address infrastructure improvement needs throughout the entire City. We will specifically support the Southeast Oak Cliff (SEOC) economic objectives of the City of Dallas Department of Planning and Development. As the SEOC master plan noted, all the developed areas are served with a complete water and wastewater system.

As dictated by current policy, when sites are identified and development demand needs are recognized, the Water Department shall support those needs. With City Council approval, the Water Utilities Department will also participate in the economic development endeavors of the area. This effort typically includes coordination with proposed paving and drainage projects identified by the Public Works Department.

We appreciate the opportunity to participate in this worthwhile project. Please call me if you wish to discuss this matter further.


1.15.92

Michael S. Marcotte
Director
Dallas Water Utilities

c: Clifford Keheley

SOUTHEAST OAK CLIFF/IMPLEMENTATION SCHEDULE

DEPT: WATER

REPORT DATE 1/92

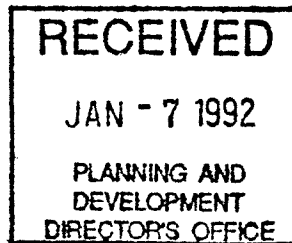
REPRESENTATIVE: A V Almeida

TELE NO. 670-8100

Project No.	Project Description	Sec. No.	Initiating Dept./Agency	Implementing Dept./Agency	Census Tract	Time Schedule	Costs	Funding Source	General Comments or Clarification
A	Update Water and Wastewater Mains w/Paving and Drainage Improvements		Public Works	Water Dept.	A11	PW Schedule	\$2.9*	Revenue Bonds	Depend on Public Works Capital Improvement Program
B	Water and Wastewater Replacement and Maintain Fire Protection		Water Dept.	Water Dept.	A11	Inter-mediate	\$2.5*	Revenue Bonds	On-Going Maintenance Program
C	Capital Expenditures Water and Wastewater		Water Dept.	Water Dept.	A11	Long Range	\$72.0*	Revenue Bonds	Long Range City Wide System Planning

* ALL COSTS IN MILLIONS

Memorandum



DATE January 3, 1992

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CITY OF DALLAS

TO Michael R. Coker, AICP, Director
Department of Planning and Development

Attn: Donna Moorman

SUBJECT Southeast Oak Cliff Land Use, Housing, and Economic Study

The Department of Health and Human Services has no activities to report on the Implementation Schedules at this time.

We will be happy to cooperate and collaborate as needed in this study.

Adela N. Gonzalez
Adela N. Gonzalez, Director
Department of Health and Human Services

jb

Memorandum



CITY OF DALLAS

DATE January 22, 1992

TO Jim Prince, Chief Planner
Planning and Development Department

SUBJECT Southeast Oak Cliff Land Use, Housing, and Economic Study

Following our review of the above study and a discussion between you and Vit Vittatoe, it was determined that the Office of Housing Compliance would not have a role in the implementation schedule currently being drafted for projects in Southeast Oak Cliff.

The Office of Housing Compliance is charged with the responsibility of monitoring the City's compliance with provisions of the Walker Consent Decree rather than engaging in an operational role. This includes monitoring the progress of individual City departments in accomplishing specific Decree related projects and activities. It was determined that the projects envisioned under the Southeast Oak Cliff Land Use, Housing and Economic Study would be completed by those same departments having operational responsibilities under the Consent Decree. Therefore, this office will review the Implementation Schedule to assure that it does not conflict with the Consent Decree. We will also monitor project performance where appropriate for compliance with the Decree.

Please contact me at 670-3375 or Vit Vittatoe at 670-5639 if there are questions or concerns regarding this matter.

A handwritten signature in cursive script that reads "Douglas A. Dykman".

Douglas A. Dykman
Interim Assistant to the City Manager
Office Of Housing Compliance