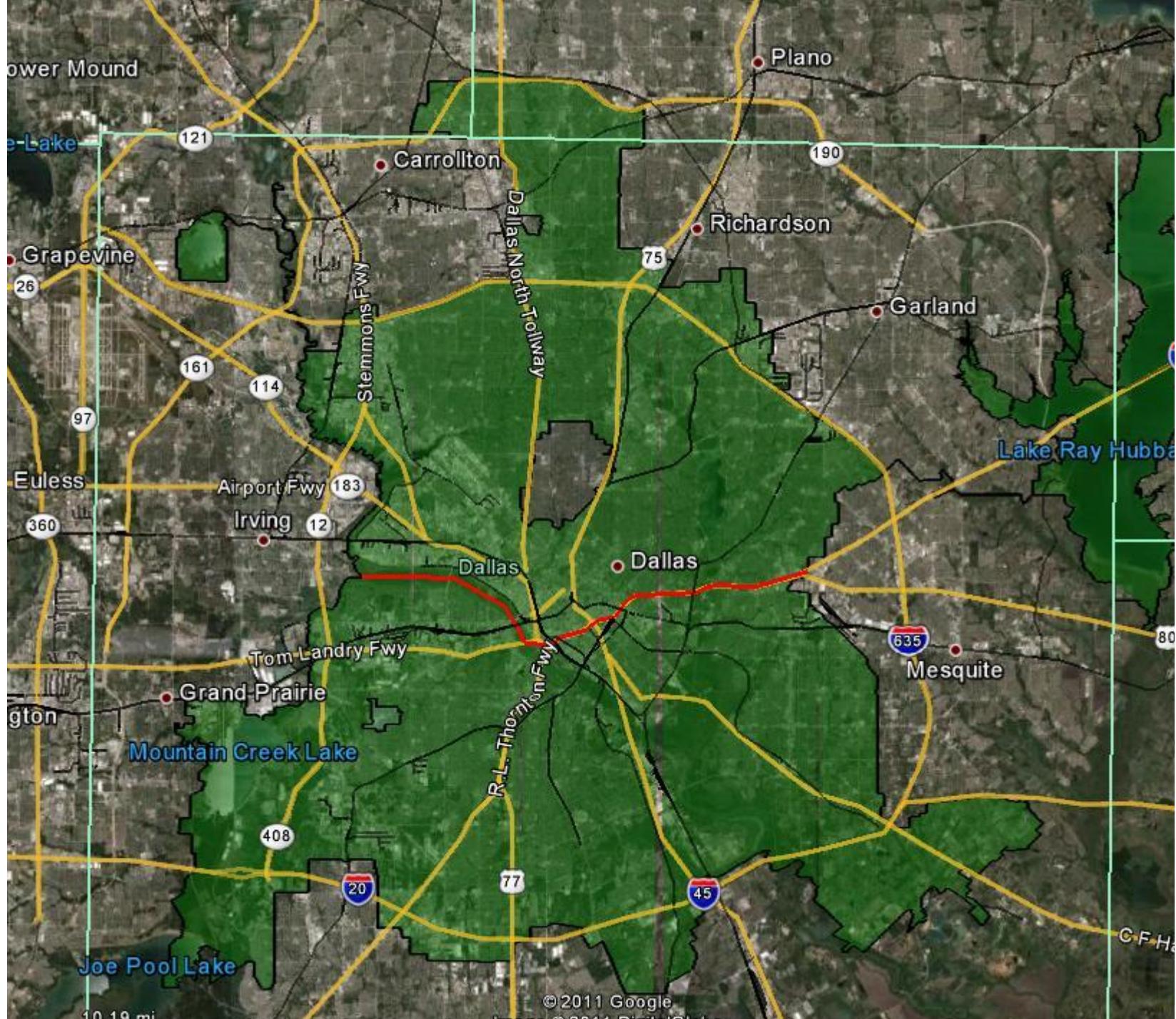


The Dallas Morning News

Using data and mapping to identify
north-south disparities



ower Mound

Plano

e-Lake

121

Carrollton

190

Grapevine

26

Stemmons Fwy

Dallas North Tollway

75

Richardson

Garland

161

114

97

Euless

Airport Fwy 183

Irving

12

Lake Ray Hubba

Dallas

Dallas

360

Tom Landry Fwy

635

Mesquite

gton

Mountain Creek Lake

408

R-L Thornton Fwy

77

20

45

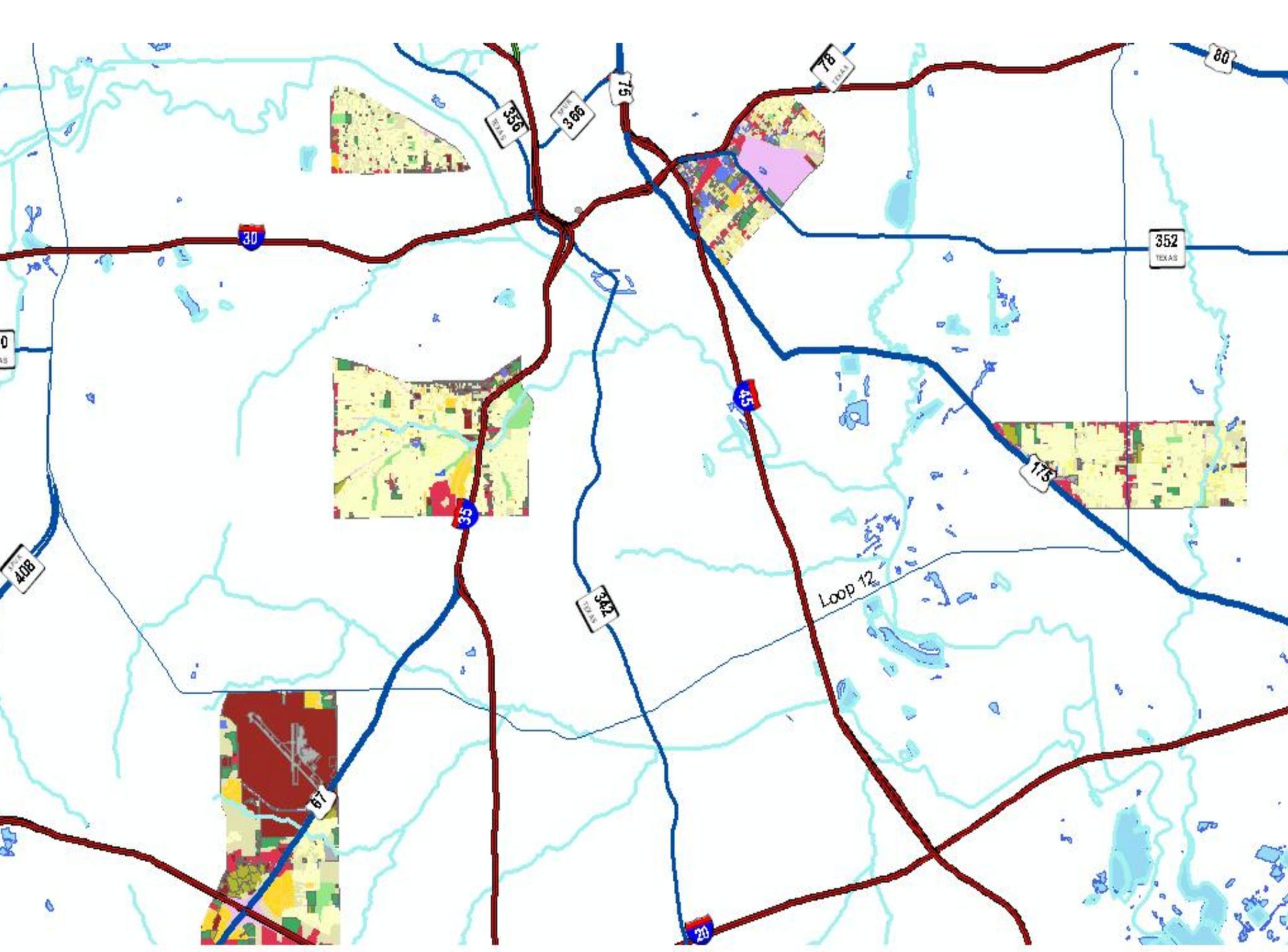
80

Joe Pool Lake

C.F.H

10.19 mi

© 2011 Google



Bridging Dallas' North-South Gap

Here's a look at key data from on each of the five areas. Click on the column headings to sort. Click on details for more data.

<u>Neighborhood</u>	<u>2008 Per Capita Income</u>	<u>Female Headed Households with Kids 17 and Under; Percent In Poverty</u>	<u>Grocery Stores per Capita</u>	<u>Male Joblessness</u>	<u>Percent of Births to Teen Mothers</u>	
Dallas	\$23,912	33%	0.56	32%	6%	Details
Pleasant Grove Crossroads	\$9,929	7%	0.70	41%	7%	Details
Redbird Renewed	\$14,335	29%	0.23	33%	6%	Details
Grand South Dallas	\$12,529	57%	2.46	48%	12%	Details
Heart of Oak Cliff	\$13,010	27%	0.50	38%	9%	Details
West Dallas Gateway	\$10,357	44%	0.36	58%	11%	Details

Records 1-6 of 6

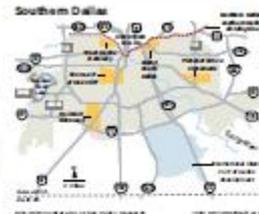
State of decay

These maps, created by the University of Texas at Dallas' Institute for Urban Policy Research, provide a detailed picture of housing and street conditions in each of our southern Dallas focus neighborhoods.

While only a snapshot, they are evidence of a vicious cycle in the making.

Consider the historical success of land used for commercial and retail purposes, noted in bold on each of the maps. When a neighborhood lacks commercial activity, it lacks business investments. Low retail and commercial activity means residents have to travel further to get the goods and services they need. Without consumers, there's less money around to drive the local economy and create jobs.

That's the foundation that the "Bridging Dallas' North-South Gap" initiative is addressing to change.



Heart of Oak Cliff



The vast expanse of single-family residential reflects the story of a stable consumer market with low unemployment. The Wynwood Village shopping center is shown in large blue at the bottom center of the map. As the primary retail center for the area, it seems ripe for redevelopment.

Pleasant Grove Crossroads



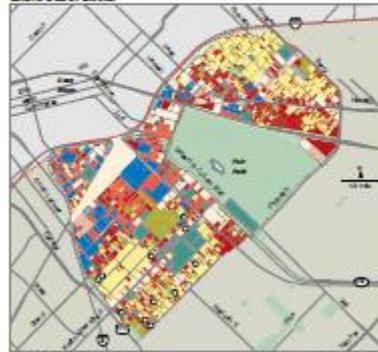
The overwhelming yellow on this map underscores the ideal of a core of the Pleasant Grove Crossroads. This represents an opportunity for big-box retail investment. The absence of commercial retail shows that a potentially strong consumer market remains untapped.

West Dallas Get away



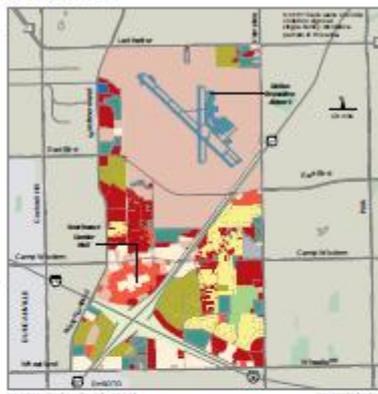
The most obvious vacant land (red) points to a high density of vacant lots in a neighborhood that has a high percentage of vacant lots. This is a sign that the neighborhood is in need of investment and that the neighborhood's appearance is being affected.

Grand South Dallas



There's a lot of vacant land on this map, most of it vacant. Occasionally, it serves as parking for the State Fair, but for most of the year, it sits empty and signs for development opportunity abound.

Red Bird Renewed



No, it's not a patchwork of single-family residential and big, contiguous areas of vacant land. Developers are attracted to those areas because they're easier to work with. The abundance of vacant land in residential areas is often due to the high home values in Red Bird Renewed.

These statistics are just the tip of the iceberg

These statistics represent only a fraction of the data that our "Bridging Dallas' North-South Gap" maps and our Institute for Urban Policy Research compiled. At dallas.ipsr.utdallas.edu/urbanpolicy, you'll find:

- A new streamlined interactive location tool and user-friendly maps with specific enough data to allow for neighborhood-level analysis, for example, such as the location of any signs, whether businesses or vacant lots, and the location of any parking lots in our focus of Dallas' neighborhoods. Or simply an overview of code violation signs in Dallas' focus areas.
- A virtual "backstage pass" into various development projects in the maps area, including information on the location, the project's progress, and the project's status.
- Detailed information on the location, the project's progress, and the project's status.
- Information on how to contact the mapping software and access our complete "backstage pass" of our focus areas.

Dallas citywide rates

- 29 percent of population age 25 and over has no high school diploma.
- 15 percent has less than a ninth-grade education.
- 6 percent of births were to teen mothers.
- 51 percent of births were to unmarried mothers.
- 46 percent of births were to mothers who didn't finish high school.

Grand South Dallas

- 59 percent of population age 25 and older has no high school diploma.
- 29 percent has less than a ninth-grade education.
- 12 percent of births were to teen mothers.
- 83 percent of births were to unmarried mothers.
- 38 percent of births were to mothers who didn't finish high school.

Pleasant Grove Crossroads

- 57 percent of population age 25 and older has no high school diploma.
- 30 percent has less than a ninth-grade education.
- 7 percent of births were to teen mothers.
- 51 percent of births were to unmarried mothers.
- 64 percent of births were to mothers who didn't finish high school.

Red Bird Renewed

- 17 percent of population age 25 and older has no high school diploma.
- 2 percent has less than a ninth-grade education.
- 6 percent of births were to teen mothers.
- 72 percent of births were to unmarried mothers.
- 27 percent of births were to mothers who didn't finish high school.

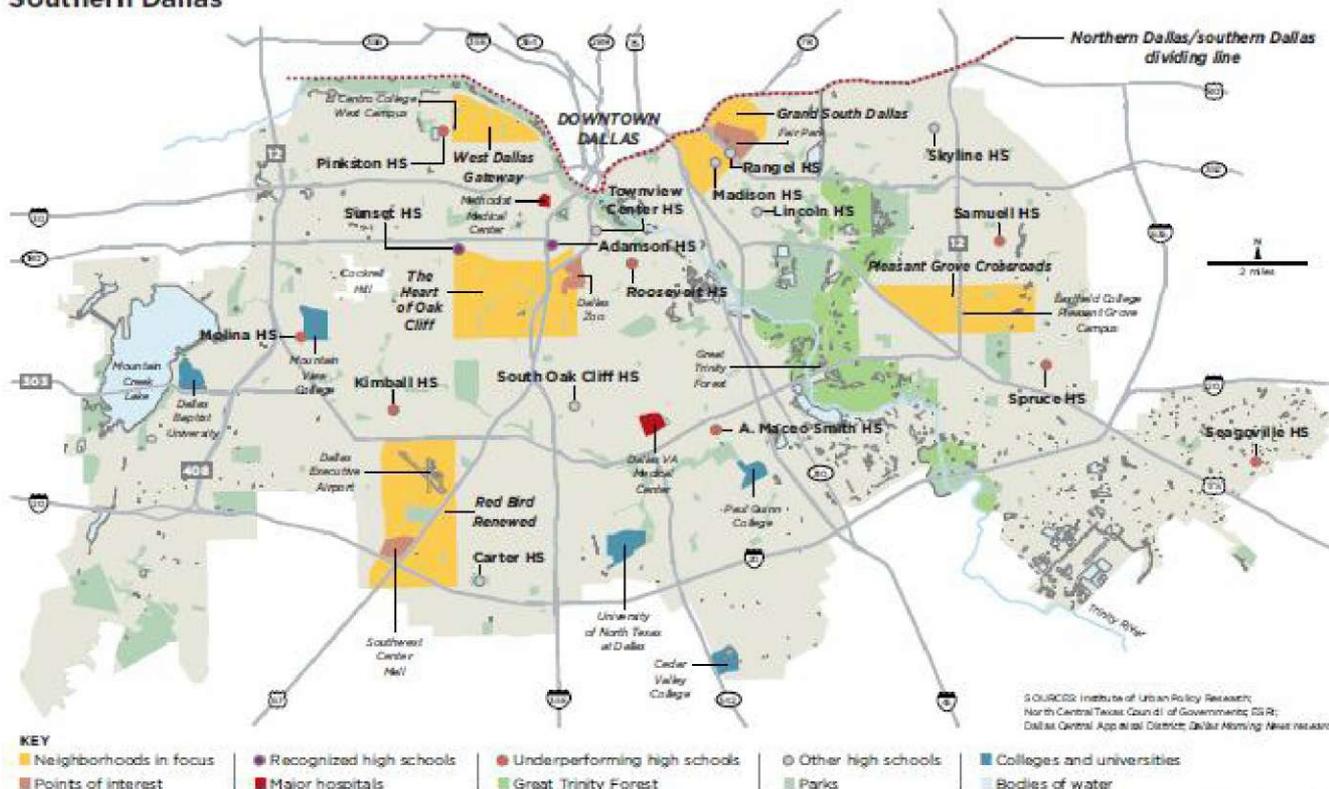
The Heart of Oak Cliff

- 51 percent of population age 25 and older has no high school diploma.
- 30 percent has less than a ninth-grade education.
- 9 percent of births were to teen mothers.
- 52 percent of births were to unmarried mothers.
- 55 percent of births were to mothers who didn't finish high school.

West Dallas Gateway

- 63 percent of population age 25 and over has no high school diploma.
- 34 percent has less than a ninth-grade education.
- 11 percent of births were to teen mothers.
- 68 percent of births were to unmarried mothers.
- 55 percent of births were to mothers who didn't finish high school.

Southern Dallas



Underperforming high schools*

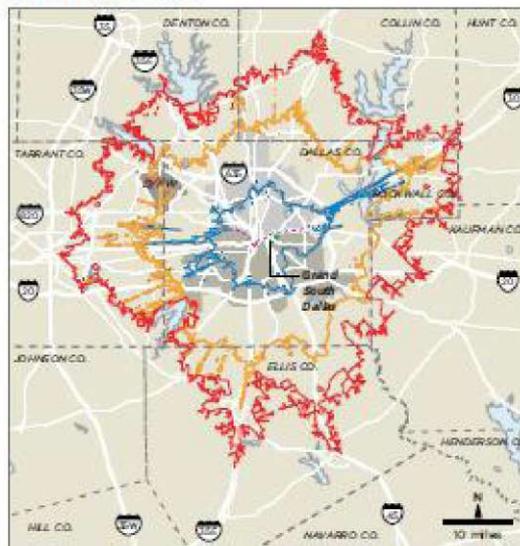
	Average teaching experience	Teacher turnover rate	Student-teacher ratio	Student attendance rate	Students meeting college-ready standards			
					Math	Reading	Science	Social Studies
Districtwide	11.5 years	11.4%	13.8 to 1	81%	30%	33%	18%	43%
Kimball	14.7 years	15%	12 to 1	78%	6%	20%	4%	30%
Roosevelt	10.3 years	27%	10 to 1	68%	6%	14%	6%	36%
Seagoville	15.4 years	16%	12 to 1	83%	12%	26%	9%	46%
Pinkston	9.2 years	31%	18 to 1	69%	6%	12%	4%	19%
A. Maceo Smith	9.8 years	24%	25 to 1	66%	4%	19%	4%	30%
Molina**	10.8 years	14%	14 to 1	91%	14%	26%	9%	38%
Samuell	10.3 years	26%	25 to 1	75%	7%	16%	3%	29%

Area overview



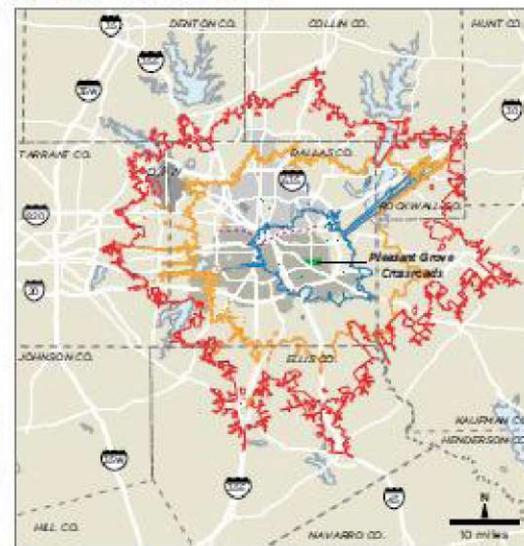
Average citywide salary paid in 2006: **\$50,342**
 2008 unemployment: **6% males; 7% females** (age 16 and older)
 2008 per capita income: **\$23,912**
 Those who commute 45 minutes or more to work each way: **15%**

Grand South Dallas



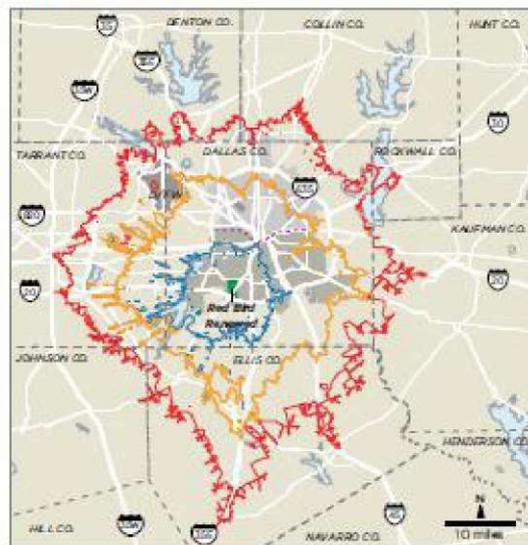
Average salary paid by employers in 2006: **\$41,534**
 2008 unemployment: **16% males; 22% females**
 2008 per capita income: **\$12,529**
 Those who commute 45 minutes or more to work each way: **19%**

Pleasant Grove Crossroads



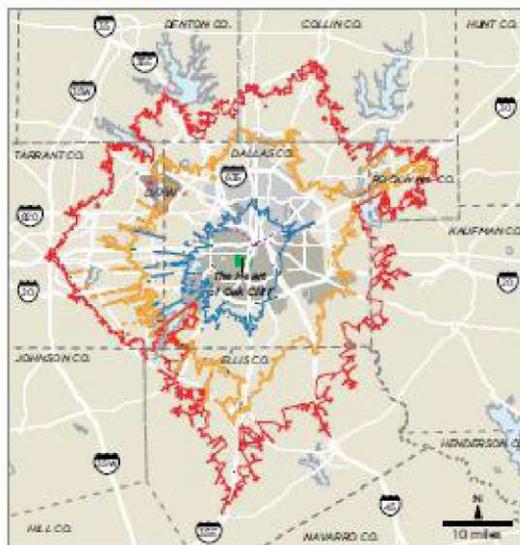
Average salary paid by employers in 2006: **\$40,885**
 2008 unemployment: **8% males; 11% females**
 2008 per capita income: **\$9,929**
 Those who commute 45 minutes or more to work each way: **24%**

Red Bird Renewed



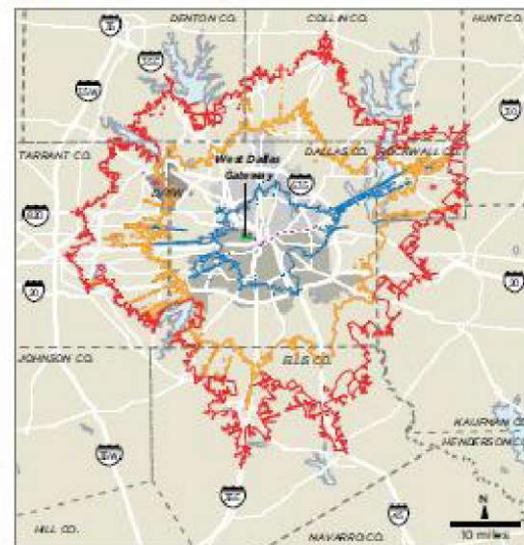
Average salary paid by employers in 2006: **\$30,095**
 2008 unemployment: **12% males; 11% females**
 2008 per capita income: **\$14,335**
 Those who commute 45 minutes or more to work each way: **23%**

The Heart of Oak Cliff



Average salary paid by employers in 2006: **\$35,356**
 2008 unemployment: **6% males; 10% females**
 2008 per capita income: **\$13,010**
 Those who commute 45 minutes or more to work each way: **18%**

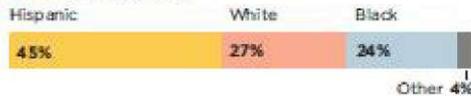
West Dallas Gateway



Average salary paid by employers in 2006: **\$38,423**
 2008 unemployment: **7% males; 20% females**
 2008 per capita income: **\$10,357**
 Those who commute 45 minutes or more to work each way: **18%**

Citywide

RACE, ETHNICITY



Population increased **23 percent** from 1990 to 2008.

31 percent of residents age 5 and older speak Spanish at home.

POVERTY, INCOME

21% **\$72,572** **\$23,912**

Households with children living in poverty in 2008

Average adjusted gross income in 2005

Per capita income in 2008

EMPLOYMENT 2008

6% **7%** **15%**

Males age 16 and older who were unemployed

Females age 16 and older who were unemployed

Workers who spent 45 minutes or more commuting to work each way

WHERE EARNINGS ARE GOING

In 2008, Dallas residents spent an average of \$17,166 on goods and services, or 72 percent of per capita income. (The survey method we used based goods and services on items that fall under the headings within the Yellow Pages.)

Dallas has 394 banks.

PROPERTY

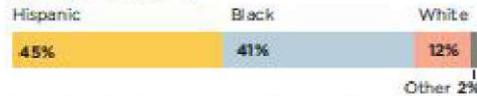
\$111,600 Average home property value

CRIME 2007-08



Grand South Dallas

RACE, ETHNICITY



Population declined **10 percent** from 1990 to 2008.

36 percent of residents age 5 and older speak Spanish at home.

POVERTY, INCOME

42% **\$28,549** **\$12,529**

Households with children living in poverty in 2008

Average adjusted gross income in 2005

Per capita income in 2008

EMPLOYMENT 2008

16% **22%** **19%**

Males age 16 and older who were unemployed

Females age 16 and older who were unemployed

Workers who spent 45 minutes or more commuting to work each way

WHERE EARNINGS ARE GOING

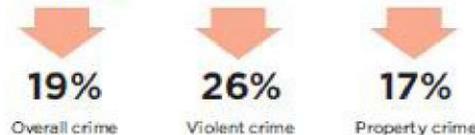
Residents spent roughly \$11,158 each on goods and services, or 89 percent of per capita income.

This base has eight banks.

PROPERTY



CRIME 2007-08



Pleasant Grove Crossroads

RACE, ETHNICITY



Population increased **16 percent** from 1990 to 2008.

55 percent of residents age 5 and older speak Spanish at home.

POVERTY, INCOME

22% **\$24,709** **\$9,929**

Households with children living in poverty in 2008

Average adjusted gross income in 2005

Per capita income in 2008

EMPLOYMENT 2008

8% **11%** **24%**

Males age 16 and older who were unemployed

Females age 16 and older who were unemployed

Workers who spent 45 minutes or more commuting to work each way

WHERE EARNINGS ARE GOING

Residents spent roughly \$10,990 each on goods and services, or 111 percent of per capita income. This suggests that, on average, they spent more money than they made.

There are no banks in this base.

PROPERTY

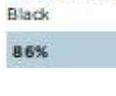


CRIME 2007-08



Red Bluff

RACE, ETHNICITY



Population increased **52 percent** from 1990 to 2008.

POVERTY, INCOME

24%

Households with children living in poverty in 2008

EMPLOYMENT 2008

12%

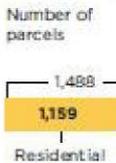
Males age 16 and older who were unemployed

WHERE EARNINGS ARE GOING

Residents spent roughly \$10,990 each on goods and services, or 92 percent of per capita income.

This base has 10 banks.

PROPERTY



CRIME 2007-08





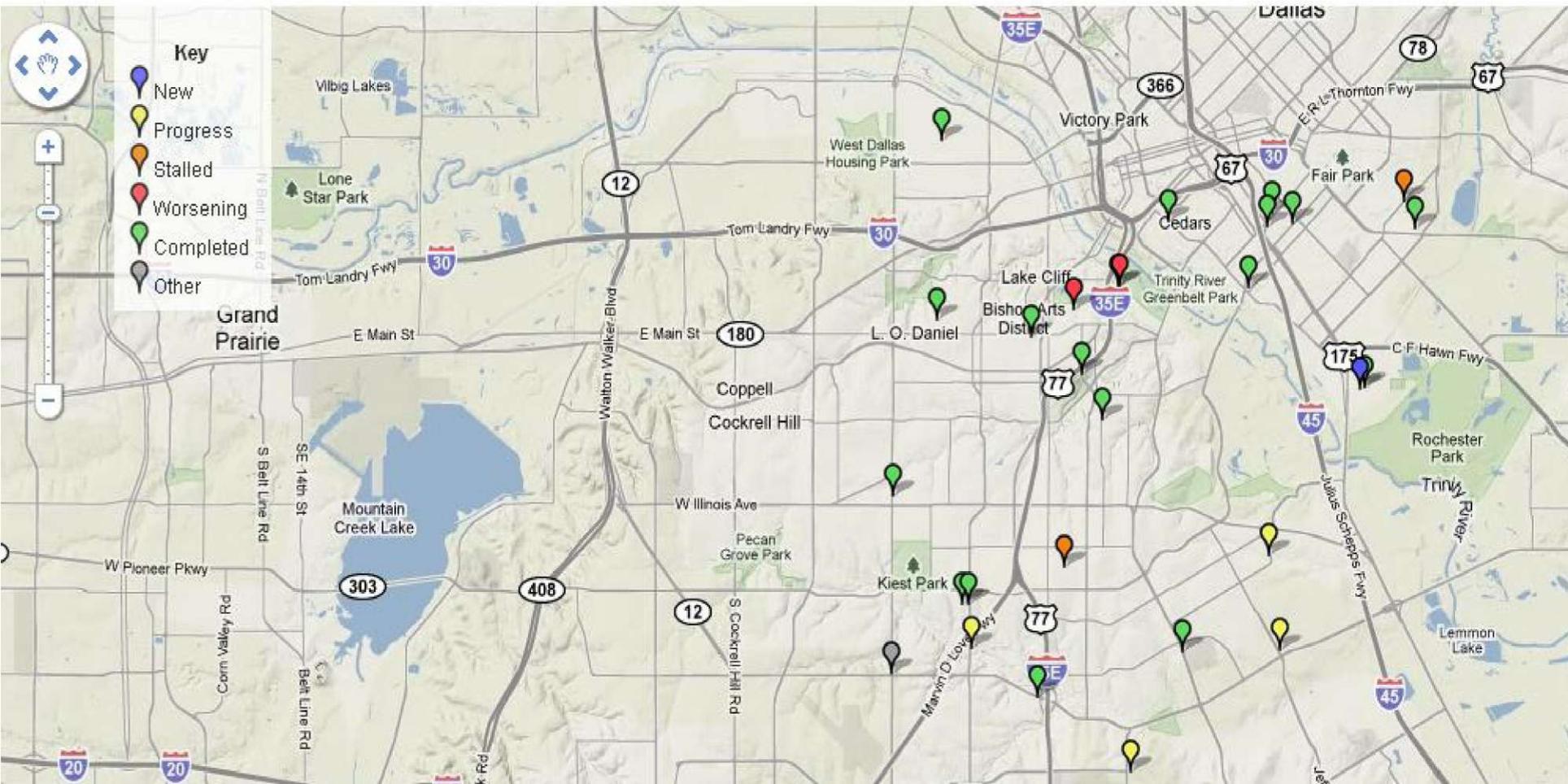
10 DROPS IN THE BUCKET

We have devoted this space to spotlighting some of the persistent problems that cause stress for southern Dallas residents.

Progress might seem slow, as some of the addresses have been on this map month after month, with no ready fix evident. But we've pledged to be relentless, egregious code violations and dangerous properties until we see improvement.

So, we continue to shine a bright light on these relatively small issues that become big headaches for neglected neighborhoods. Ramshackle properties that have our attention, as well as that of code inspectors and city officials.

Each month, we highlight opportunities for improvement in southern Dallas. Click on the pins below for the latest updates for these drops in the bucket.



WEST DALLAS GATEWAY

Use the pulldown menus and boxes to view map details.

Property conditions

Undeveloped land ▼

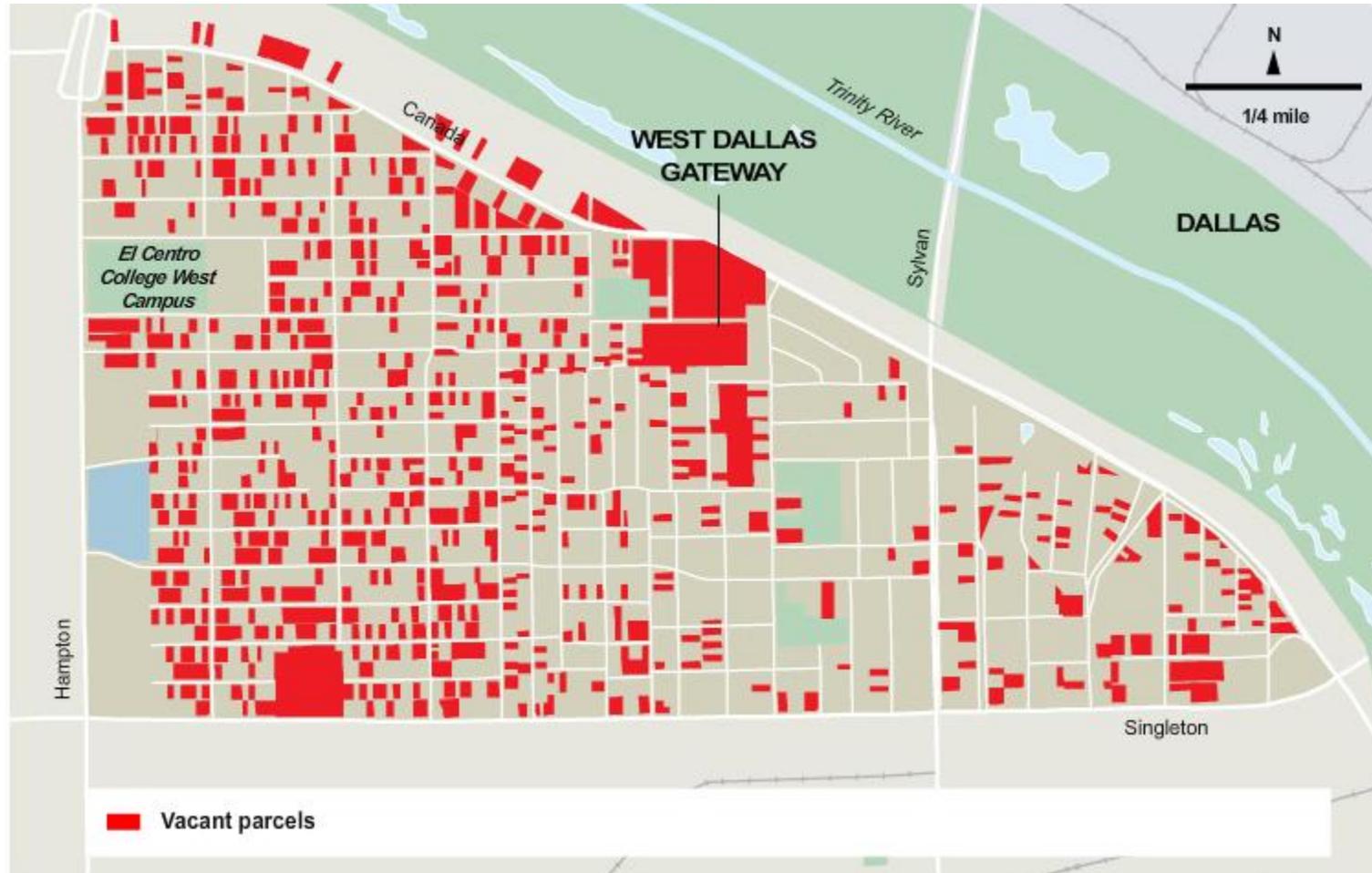
Street conditions

Select... ▼

View by appearance

- Bars on doors and/or windows
- Peeling paint
- Broken windows
- No covers on crawlspace
- Boarded windows
- Unkempt lawn
- Vehicles needing repairs
- Fence eyesore
- Bulk trash
- Code violation signs

SOURCE: Institute for Urban Policy Research



WEST DALLAS GATEWAY

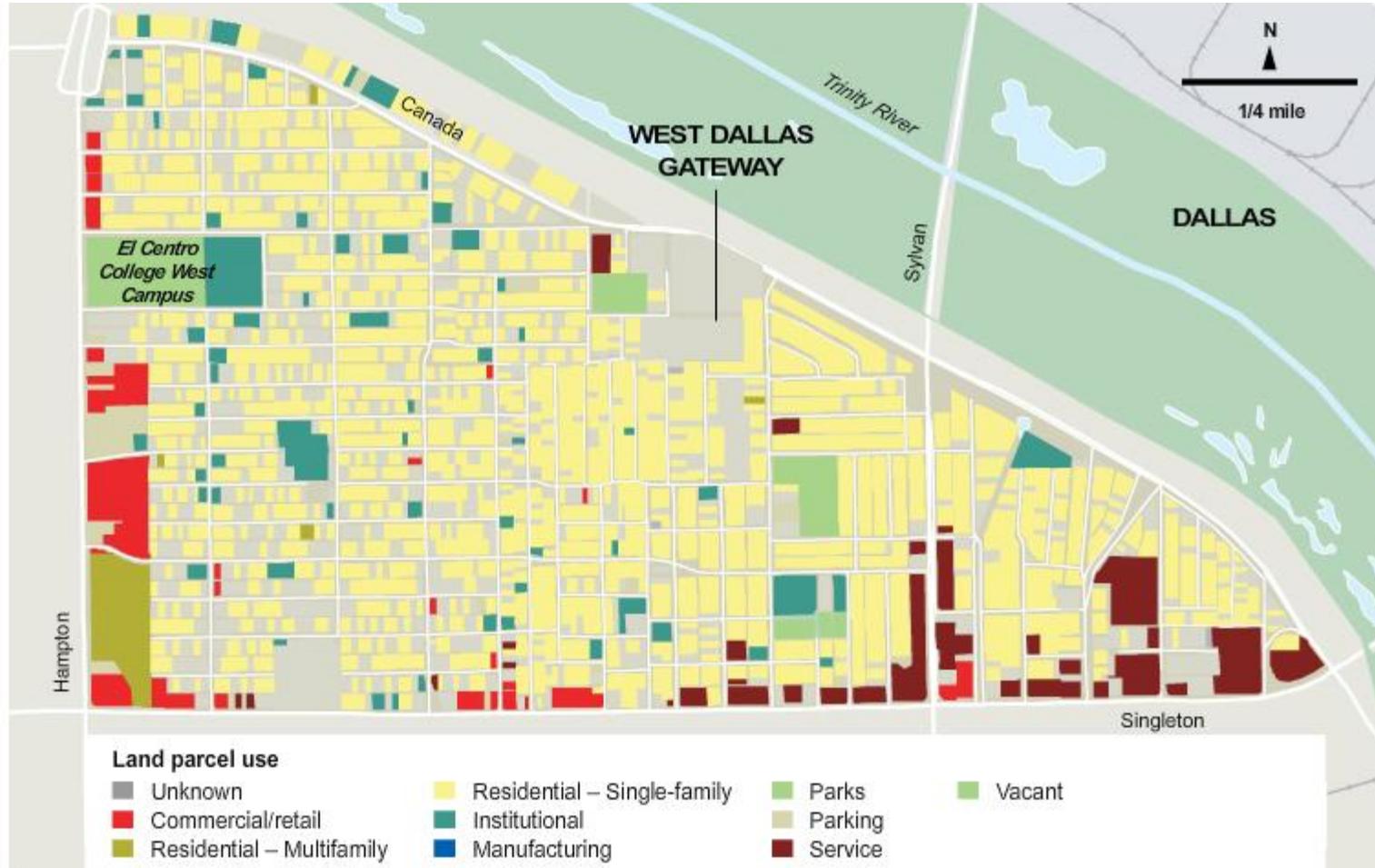
Use the pulldown menus and boxes to view map details.

Property conditions

Land parcel use	▼
Land parcel use	
Predominant condition	
Undeveloped land	
Single family condition	

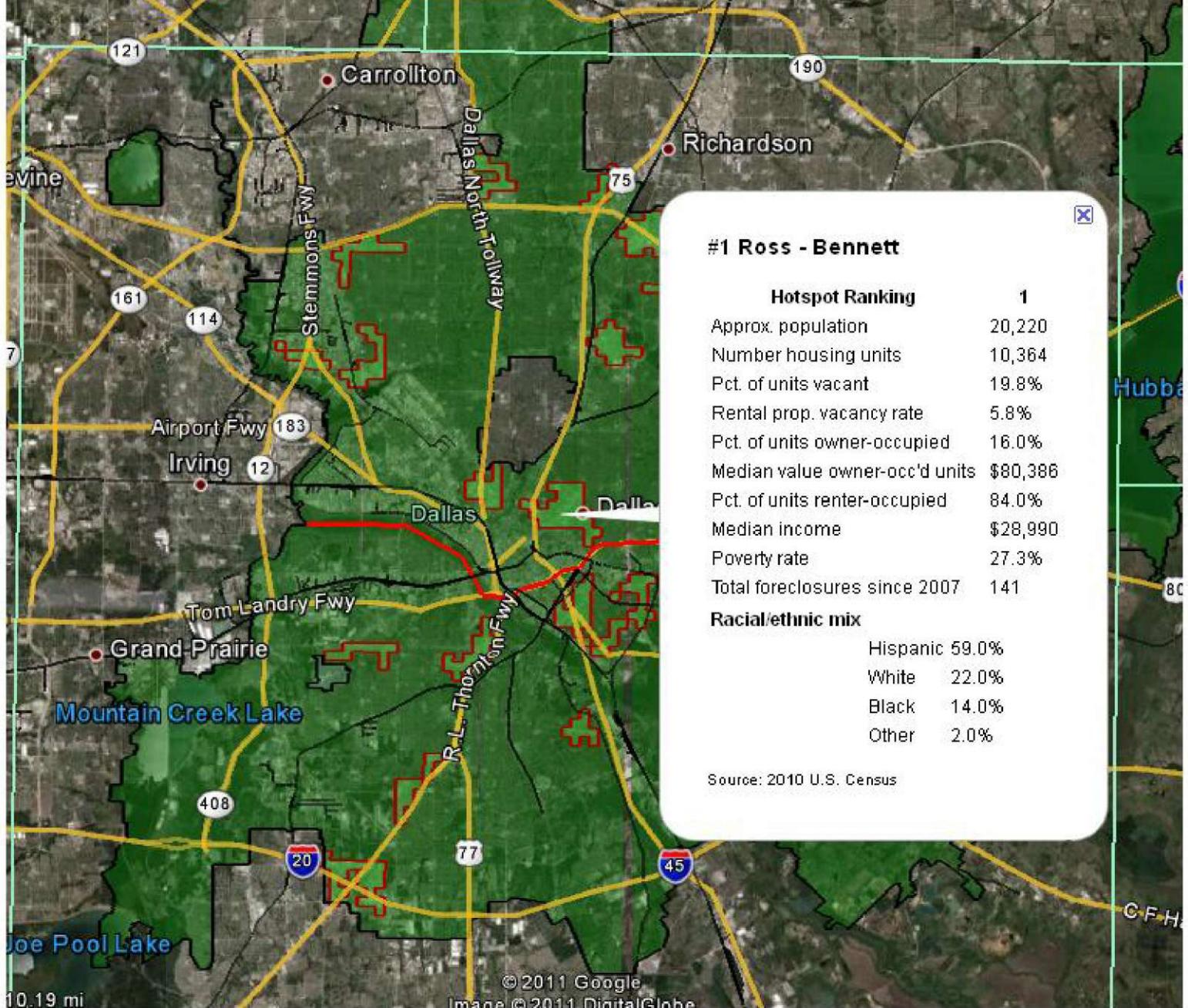
- Bars on doors and/or windows
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- Fence eyesore
- Bulk trash
- Code violation signs

SOURCE: Institute for Urban Policy Research

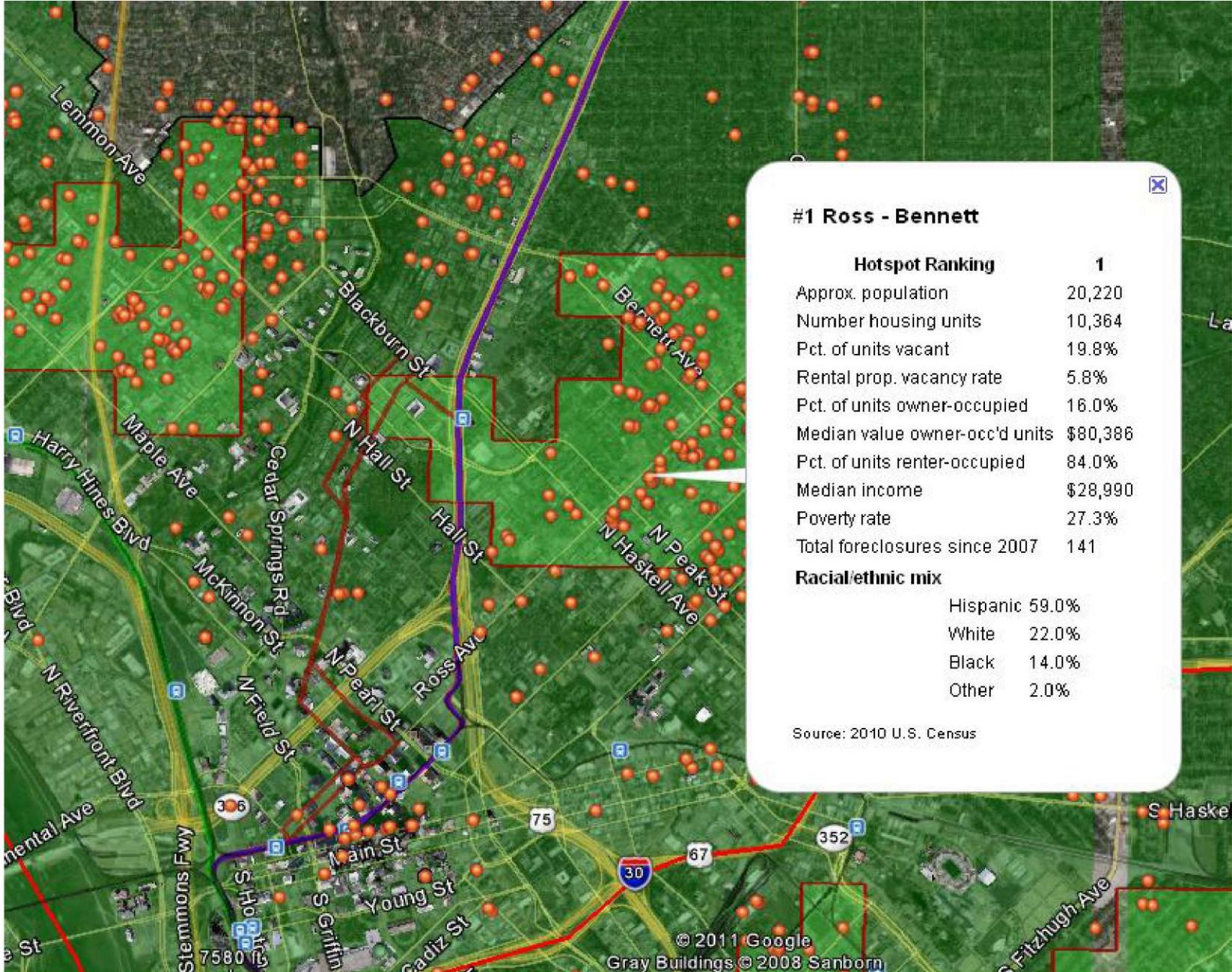


Heavy industrial sites adjacent to residential neighborhoods

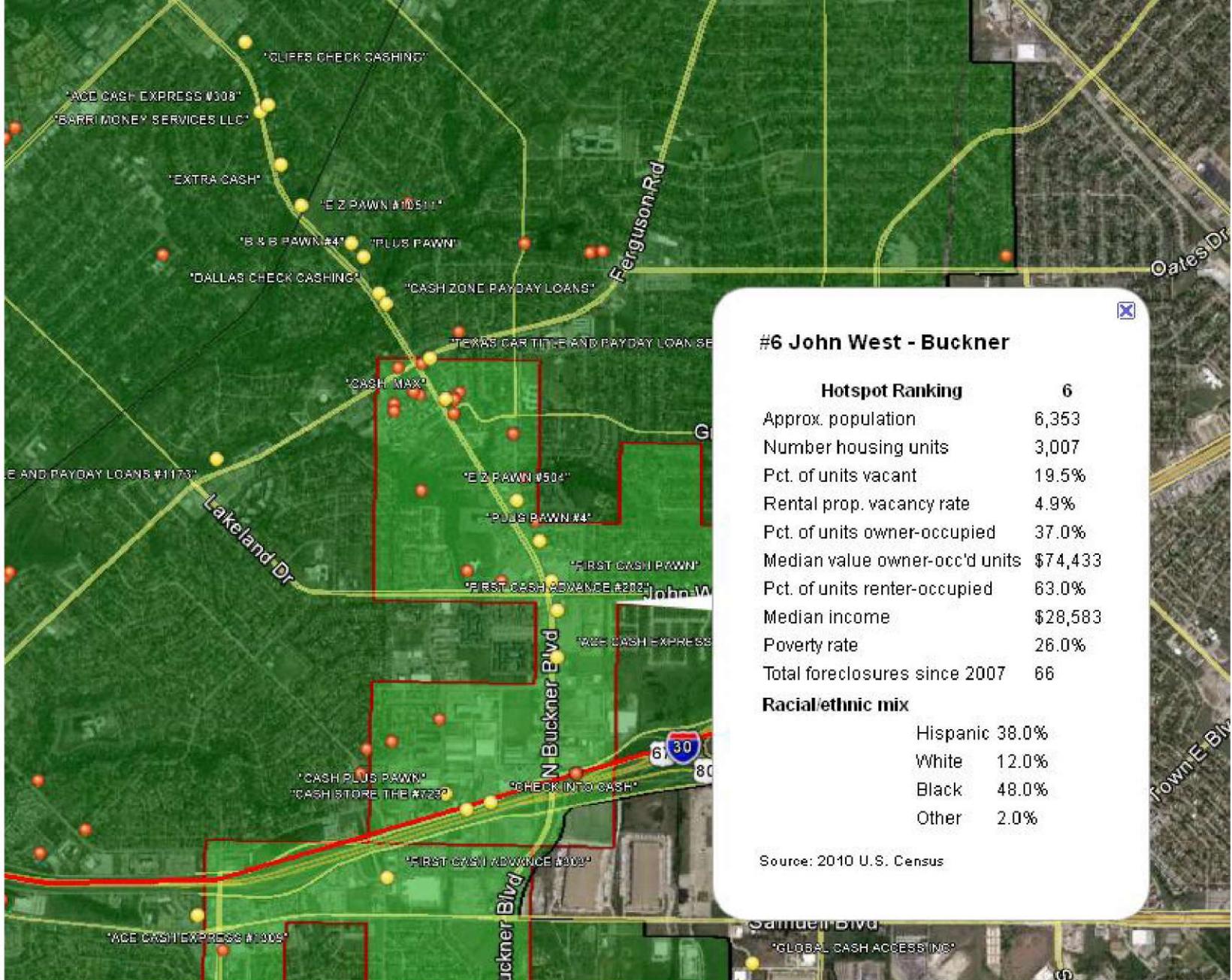




Dallas crime hotspots



High concentration of old apartments in crime hotspots



Pawn, car-title loan stores in crime hotspots