

SouthFair Community Development Corporation

2610 Martin Luther King Jr. Blvd  
Dallas, TX 75215  
214-421-1363 phone  
214-421-1364 fax  
info@southfaircdc.org

SouthFair was incorporated on October 8, 1991, and is a 501(C) (3) non-profit corporation. SouthFair is also a certified Community Housing Development Organization (CHDO) under the City of Dallas' HOME Program. Its principal objective is to promote the redevelopment of the South Dallas/Fair Park community with the initial focus on the Jeffries-Meyers neighborhood. A key strategy will be the effective partnering with public and private resources to successfully launch and sustain the redevelopment effort.

In its brief history, SouthFair has been very active in promoting housing and economic development, along with human services activities for the Jeffries-Meyers neighborhood. In 1995 SouthFair entered into a partnership agreement with NationsBank CDC (Bank of America CDC) to effect the redevelopment of the Jeffries-Meyers neighborhood. Bank of America CDC has provided needed equity capital for the Eban Village multifamily development projects as well as funds for the Fair Park Gateway Revitalization Concept Plan to better define redevelopment strategies and target development projects.

SouthFair, at present, has employed an executive director, an executive assistant/office manager, housing counselor, housing assistant, and general maintenance technician. The SouthFair Board of Directors is presently comprised of thirteen (13) members. Among the Board members is a vast array of housing and economic development experience, key links to public and private resources, and individuals with strong commitments to and records of achievement within South Dallas.

SouthFair proposes to serve as a catalyst for the redevelopment of the Jeffries-Meyers neighborhood within the Fair Park Gateway Revitalization Concept Plan. The overall objective is to make South Dallas/Fair Park a good place to live, work and play. The immediate objective is to expand the housing and economic development opportunities for the broader Jeffries-Meyers neighborhood, while striving to promote the stabilization of community institutions and assets. SouthFair shall serve as the principal non-profit agency in promoting the redevelopment of the Jeffries-Meyers neighborhood.

Below is a summary of SouthFair's development experiences.

**Completed:**

Project: Eban Village Phase I  
Type: Substantial Rehabilitation  
Units: 110  
Development Cost: \$4.7 million  
Completion: November 1997

Project: Ethel Parnell Place Apartments  
Type: Substantial Rehabilitation  
Units: 18  
Development Cost: \$345,000  
Completion: November 1998

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Project: Eban Village Phase II

Type: New Construction

Units: 220

Development Cost: \$14 million

Completion: January 2002

Project: 2800 Block of Birmingham Street

Type: New Construction

Units: 3 single-family

Development Cost: \$250,000

Completion: 2001

Project: South Blvd/Park Row Historic District

Type: New Construction

Units: 2 single-family

Development Cost: \$400,000

Completion: February 2003

Project: Baylor Office Building

Type: New Construction

Units: One 6000 sq ft office building

Development Cost: \$1.2 million

Completion: December 2003

Project: 2932 South Blvd

Type: Substantial Rehabilitation

Units: 4

Development Cost: \$345,000

Completion: March 2004

Project: 2709 Grand Ave -Two-Family Rental

Type: New Construction

Units: One Duplex

Development Cost: \$1 million

Completion: May 2005

Project: Broadmoor Estates

Type: New Construction

Units: 8

Development Cost: \$825,000

Completion: August 2007

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Project: Fair Park Estates

Type: New Construction

Units: 32 single-family, patio style homes

Development Cost: approx.. \$8.5 million

Completion: 30 completed as of Spring 2014

Project Completion: October 2017

Project: 2825 South Blvd (townhomes)

Type: New Construction

Units: 4

Development Cost: approx. \$715,000

Project Completion: August 2017

**Currently Under Development:**

Project: 2908 South Boulevard/2800 Block South Boulevard

Type: New Construction

Units: 7 single family

Development Cost: approx. \$1.7M

Project Start Date: anticipated construction start on 4 units March/April 2018

**Projects in Pipeline:**

Project: Malcolm X/Grand Retail/Office

Type: New Construction

Units: TBD

Development Cost: TBD

Project Start Date: pre-development 2017

Project: Merlin St Duplex/Townhomes

Type: New Construction

Units: TBD

Development Cost: TBD

Project Start Date: TBD

Project: 2814 Park Row

Type: New Construction

Units: 2 single family

Development Cost: TBD

Project Start Date: On hold

**Land Assemblage:** SouthFair has site control of over 30 plus lots in and around an 8 to 9 block area.

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Below is a summary of SouthFair's economic and human service activities:

Historically-

- Funded the Fair Park Gateway Revitalization Concept Plan, February 1995 - A plan that spells out the vision for the revitalization of the Fair Park area, identifies issues and opportunities, and specific project opportunities. Adopted by Dallas City Council April 1996.
- Initiated process to involve neighborhood associations and develop plan of action for Weed and Seed West Stakeholders - October 1996.
- Received Department of Justice "Official Recognition" status for Weed and Seed program – Nov 1999-2007. Currently a Graduated Weed & Seed site
- Designated a Project Safe Neighborhood site, April 2003-2008
- Assist with the development of a host of programs around youth that can be jointly provided for by our faith based coalition while increasing the number of faith based organizations in the coalition. Have at least 12 organizations working together consistently.
- Expand after-school athletic program for elementary schools in South Dallas, along with the Dallas After-School All-Stars, to include soccer, volleyball and baseball, while upgrading the computer skills and life skills components. Involve over 200 girls and 200 boys in the respective programs.
- Organize over 2,000 South Dallas residents in community building initiatives, working with South Dallas Weed and Seed, Mobilizing South Dallas Communities, and the Foundation for Community Empowerment. Help conduct a community campaign around the issue of the proposed Dallas Cowboys stadium.
- Sponsor a summer camp for elementary school aged children at Eban Village/Billy E. Dade

Currently-

- Homebuyer Counseling Services & Workshops – Pre and Post Purchase
- Helped to revitalize the Fair Park Merchants Association. Continues to provide administrative and organizational development support.
- Established and provides support for the Fair Park Estates Neighborhood Association.
- SouthFair Senior Care Program aims to help improve the quality of life for seniors by providing outing opportunities and help ensure access to community resources.