



**LAKE HIGHLANDS
PUBLIC IMPROVEMENT DISTRICT**

Improving Our Hometown in the City.

COMMUNITY FOCUS.

A dynamic partnership of more than 900 commercial, condominium and townhome properties, the Lake Highlands Public Improvement District encompasses more than 500 acres in Northeast Dallas and is focused on improving the quality of life in the Lake Highlands community.

The mission of the Lake Highlands Public Improvement District (LHPID) is to stimulate growth by creating and maintaining a safe, attractive and dynamic economic environment that serves the surrounding community.

BENEFICIAL INITIATIVES.

The LHPID funds a number of initiatives to benefit the businesses and residents of Lake Highlands, with a focus on:

- Public Safety
- Roadway and Landscape Improvements
- Community Enrichment
- Commercial and Business Marketing



VISION AND ACHIEVEMENTS.

Since its inception in 2008, the Lake Highlands Public Improvement District has achieved:

✓ **Robust crime watch and public safety program that improves personal safety and creates a desirable business and residential environment:**

- Lake Highlands multifamily **property values have increased 28.4%** over the last four years (compared with 6.73% in Dallas overall).
- **Crime is down more than 50%** since 2009 within the current LHPID boundaries (compared to 34% in Dallas overall).
- LHPID's Extended Neighborhood Patrol program pays off-duty police officers to patrol the area 35-40 hours per week.
- LHPID's new Public Safety Coordinator is working with the Dallas Police Department to assist property owners with concerns, best practices and staff training.



✓ **Clean and vibrant public areas enhanced with functional and aesthetic improvements:**

- LHPID sustains public spaces and medians at the Lake Highlands Town Center.
- LHPID landscaped and sustains medians along Skillman Road.
- LHPID oversees street light repairs and removal of graffiti and trash within the LHPID boundaries.

✓ **A unifying force, nurturing existing community spirit to help Lake Highlands enhance its unique and diverse identity:**

- LHPID oversaw the recent launch of the new brand for Lake Highlands.
- LHPID is incorporating innovative use of marketing and social media tools to engage and promote Lake Highlands.
- LHPID helps to host and support activities that build community and bring people to Lake Highlands, such as Oktoberfest and the Art and Play Festival.



● **An ideal place to shop, work, gather and live – attracting even more high-quality businesses, visitors and residents.**

- Work in progress!

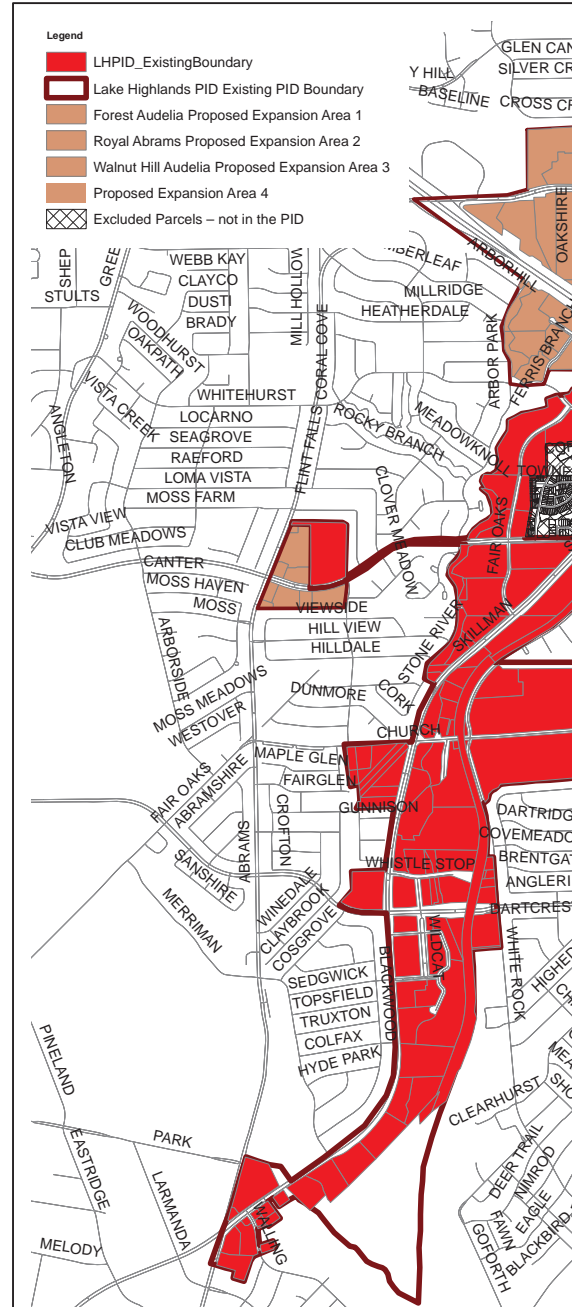
HISTORY.

The LHPID was created in 2008 and began operating in early 2009. One of 12 PIDs in Dallas, the LHPID works much like a neighborhood HOA, helping to maintain and revitalize public areas within the district; however, it is funded through an annual assessment set for commercial and condominium property owners, rather than homeowner dues.

Authorized by Chapter 372 of the Texas Local Government Code, Public Improvement Districts have been created in all major Texas cities since 1986.

LHPID BOUNDARIES.

When originally created, the LHPID encompassed the area in red. As part of the renewal of both the LHPID and the Lake Highlands community, the boundaries are being expanded to bolster an even greater area of Lake Highlands, as shown in taupe.



Lake Highlands PID Existing Boundary and Proposed Expansion Areas Map
 City of Dallas
 Office of Economic Development
 Created 1/2015

Disclaimer: This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

EXPANDING FOR THE FUTURE.

Expanding the boundaries of the Lake Highlands PID **strengthens and unifies** the commercial property owners in Lake Highlands. Property owners in the expansion areas face many of the same issues that property owners face or have faced in the current PID. Expanding the boundaries **increases the PID's resources** to tackle crime reduction, median enhancement and promotion of the area. Enhancements in these new areas of the PID will benefit the entire community.

The LBJ-Skillman Urban Planning Initiative Study also recommends the LHPID boundaries be expanded north of I-635 as part of revitalizing the area.

If approved by commercial property owners within the existing and proposed boundaries, the LHPID will:

- Operate for another seven years
- Serve some 200 additional commercial, condominium and townhome properties
- More than double anticipated revenues available for public safety, improvements, community enhancement and business promotion. For example, the expansion would **increase 2016 revenues from an estimated \$320,358 to \$718,270 – all of which will be invested in improving the Lake Highlands community.**

Parcels shown based on available 2014 geography. Any parcels shown within the boundary lines of the PID are intended to be included even in the event of future replats

0 0.1 0.2 0.4 0.6 0.8 Miles



WHAT IS A PID?

A PID works much like a neighborhood HOA, helping maintain and revitalize public areas within the district, but is funded through an annual assessment primarily set for business/commercial property owners, rather than homeowner dues. Authorized by Chapter 372 of the Texas Local Government Code, Public Improvement Districts have been created in all major Texas cities since 1986.

HOW IS LHPID MANAGED?

The LHPID is managed by a private, non-profit association: the Lake Highlands Improvement District Corporation (LHIDC). The LHIDC is governed by a Board of Directors comprised of contributing property owners and key leaders within the Lake Highlands community. The corporation employs a full time Executive Director, who is responsible for day-to-day management and strategic planning, submits an annual budget and assessment rate plan to the Dallas City Council for approval and serves as a community liaison. The corporation also employs a Public Safety Coordinator to work with the Dallas Police Department and to assist property owners with concerns and best practices.



WHAT ARE SOME ACCOMPLISHMENTS OF THE LHPID?

The LHPID works behind the scenes on subtle but important projects to benefit the Lake Highlands community, including:

- Funding and coordinating additional Dallas Police Department (DPD) neighborhood patrols 35-40 hours per week
- Landscaping and maintaining park and median improvements along the Skillman corridor
- Working with the Dallas City Attorney's community prosecutor and multifamily property owners to create safer living conditions
- Collaborating with DPD to train and encourage apartment managers to implement crime watch and stronger leasing standards
- Partnering with Children's Medical Center, Lake Highlands YMCA, Kids U, New Room and Watermark Questcare Clinic to improve quality of life in Lake Highlands
- Unifying businesses, property owners, neighborhoods and organizations that shape daily life in Lake Highlands



WHAT ARE SOME TANGIBLE RESULTS OF THE LHPID?

Since the LHPID was created in 2008:

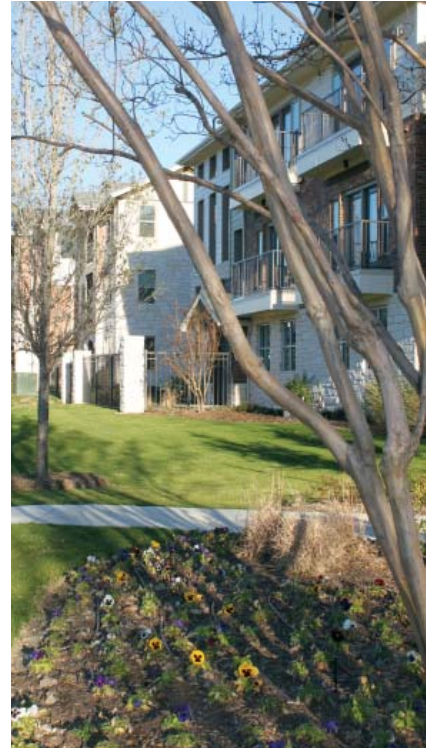
- Crime has dropped 50% in Lake Highlands since 2009 (compared to 34% in Dallas overall)
- Multifamily property values have increased 28.4% in Lake Highlands over the last four years (compared with 6.73% in Dallas overall)

HOW IS THE LHPID FUNDED?

The LHPID is funded through a special assessment on commercial, condominium and townhome properties in the LHPID boundaries. The anticipated annual assessment rate for 2015 will be \$0.13 per \$100 of appraised value as determined by the Dallas Central Appraisal District. That rate has been in place since the LHPID was created and cannot exceed \$0.15 per \$100 valuation.

WHAT IS THE DIFFERENCE BETWEEN A TIF AND A PID?

On a very basic level, a TIF (Tax Increment Financing District) is an economic development tool that utilizes public funding incentives to promote private sector investment and redevelopment projects along integral city corridors to boost real estate values. In Lake Highlands, the TIF was established in 2005. A PID (Public Improvement District) is a special agreement between the city and commercial, condominium and townhome property owners within a specified district to fund public improvements beyond existing municipal services. Much like an HOA for homeowners, a PID helps commercial property owners and involved residential owners maintain and revitalize public/common areas within the District.





LAKE HIGHLANDS
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