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Keeping up with the times is challenge to older neighborhoods

As one of the oldest established areas in Dallas, East Dallas has had its share of learning experiences these past ten years, especially in the area of housing. What makes this community so unique is its ability to change to survive.

The past ten years have taken Dallas by storm with home values and rental rates dropping and making ownership of rental property and other real estate very difficult. East Dallas has witnessed the reduction of not only home and rental values but of neighborhood renovation, revitalization and change. Remember, this is the community of the historic districts, where founding families built their respected homesteads and set out to build this city.

No other decade has challenged the area and its districts more than these past ten years.

Homeowners were losing jobs and needing to move only to find values had dropped to less than what they owed. Condo owners were faced with being landlords for life and having to feed their condo's negative cash-flowing appetite every month. It looked as if this community was overgrown with bad press about crime, drugs, gangs and other stigmas.

East Dallas didn't lie on its back and die, but has taken up the fight against these issues. We have some of the greatest neighborhood associations and watch groups. We have some of the best rental property values for young professionals looking to get the most amenities for their rental dollar. We have wonderful neighborhood groups with activities ranging from children's programs to one of the largest home tours each Mother's Day weekend. The home tour event brings thousands of new people into our area each year and fosters a true sense of a community working together to show off what they have preserved, improved and enjoyed.

**MARK
KREDITOR**



Crime is out of control throughout Dallas, yet East Dallas has tried whatever steps necessary to reduce the likelihood of crime.

In Junius Heights, the homeowner's association pays an off-duty police officer to patrol the area. The cost to each household is about \$20 per month, and the program has been quite successful.

Condominium communities built in the early 1980s have installed controlled-entry gates to protect residents and their cars. This allows East Dallas landlords to remain competitive and raise rents along with the rest of the city. In some instances, car vandalism has been all but eliminated with the installation of these controlled-entry devices for vehicles.

East Dallas is a community moving with housing trends in an effort to compete and survive. Nothing can ever compare with the glorious estates along Swiss Avenue, but it is important to look beyond these homes and see that there is significant substance to this 100-year-old community. With the momentum started here, East Dallas should exceed many other areas of Dallas in the next few years.

Mark Kreditor is broker and president of Get There First Realty, a residential leasing and management company based in East Dallas.