



BOH

BUILDERS OF HOPE
COMMUNITY DEVELOPMENT CORPORATION

DISPLACEMENT IN DALLAS

Building Policy Solutions that Disrupt Historical
Cycles of Displacement.

BOHCDC: HISTORY



- Founded in 1998 aimed to revitalize West Dallas
- Has built over 500 homes – mixed between subdivision build-outs and infill development
- Certified Community Housing Development Organization (CHDO) with City of Dallas and the only organization certified as Dallas County CHDO.
- Targeted areas West Dallas, Pleasant Grove, South Dallas, Southern Dallas
- \$75M in single family real estate value
- Created \$25M in community wealth
- Secured over \$45M in government subsidies and grants
- Created over 1,500 construction jobs

BOHCDC: Vision and Mission

Vision

To see a more equitable Dallas where quality affordable housing options are accessible for all incomes, development nearby neighborhoods are both equitable, inclusive, and non-disruptive, neighborhood self-determination is prioritized in the normal development cycle, and that residents are free from displacement and take part in the local revitalization.

Mission

To Transform Dallas and surrounding communities by making investments in people and the places that they live through building and preserving quality affordable housing units, developing thriving neighborhoods, cultivating public policy, and creating opportunity to economic mobility.

BOHCDC: C4 Model for Community Development

Construction & Preservation of Affordable/Workforce Housing



Creating access to quality attainable housing for all incomes is the cornerstone of a healthy community. BOHCDC focuses on constructing and preserving housing through community and neighborhood development of single family and multi family housing developments

Community Development & Engagement



BOHCDC has a community centric approach to its mission. We are neighborhood builders and believe that real change happens at the neighborhood level! Our partnership with local community associations delivers transformation, investments, and resources to historically underinvested communities in need of revitalization!

Systemic transformation takes place at the policy level which is why BOHCDC focuses on addresses neighborhood level issues through change in public policy. BOHCDC cultivates and supports policy that strengthens and protects local neighborhoods and promotes the increase in access to affordable housing.

Cultivating Public Policy



Creating Pathways to Economic Mobility



Economic mobility is the right to improve one's economic position no matter where you come from or what stage in life you are in. BOHCDC promotes economic empowerment through financial coaching, pre-homebuyer education, post-homebuyer education, and partnerships that focus on job and skill training.

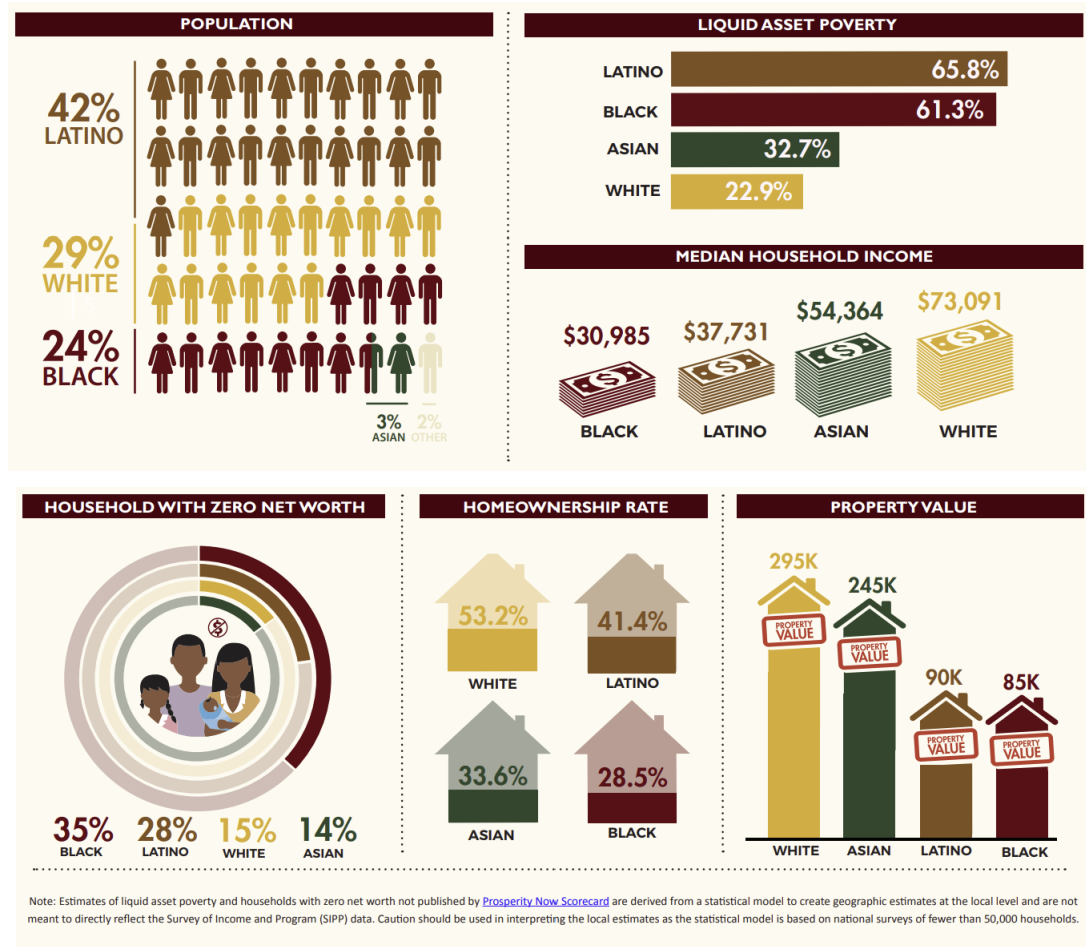
BOHCDC: Building Economic Mobility

"Creating Affordable Housing Where Families Can Establish Generational Wealth"

Community	# of Homes	Year of Closings	Avg SF	Sales Price psf	Avg Value at Initial Closing	Price per sf as of 10.1.20	Current Value	Wealth Created per Home	Community Wealth Creation
Past Projects									
Eagle Ford	64	2006	1504	\$67	\$100,768	\$121	\$240,984	\$140,216	\$8,973,824
Chariot	54	2020	1825	\$125	\$228,125	\$155	\$282,875	\$54,750	\$2,956,500
Prairie Creek	84	2017	1373	\$110	\$151,030	\$155	\$265,815	\$114,785	\$9,641,940
Current/Future Projects									
West Dallas	20	2021	1585	\$104	\$225,840	\$160	\$350,600	\$124,760	\$2,495,200
South Dallas/Mill City	10	2021	1640	\$115	\$225,600	\$130	\$268,200	\$42,600	\$426,000
Future Projects	# of Homes	Year of Closings	Avg SF	Sales Price psf	Estimated Value at Initial Closing	Estimated Price psf as of 10.1.24	Value as of 2024	Estimated Wealth Created per Home	Estimated Community Wealth Creation
Mountain Creek	140	2022	1800	\$145	\$261,000	\$155	\$279,000	\$18,000	\$2,520,000
Lake June	140	2022	1800	\$120	\$216,000	\$135	\$243,000	\$27,000	\$3,780,000
Total Community Wealth Creation									\$30,793,464

BOHCDC: Motive Behind The Mission

In recent years, Dallas has recorded some of the highest net domestic migration in the United States. But despite this economic and population boom, Dallas lags much of the nation's median economic figures for Black, Latino, and even Asian communities. While Dallas' economy has remained relatively strong and diversified, Black and Latino residents have not been included to share in the economic prosperity.



Graphics from the Racial Wealth Divide in Dallas By Prosperity Now.

BOHCDC: Motive Behind The Mission

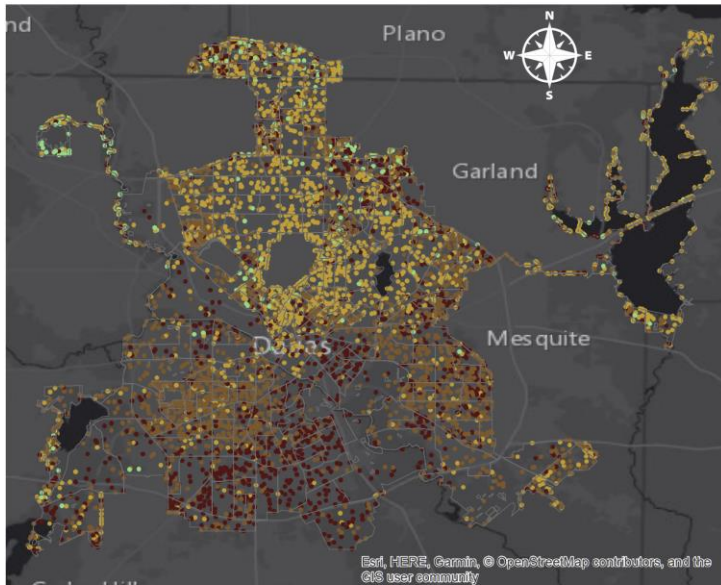
Remnants of past racially motivated suppressive policies are seen in the North/South divide of Dallas. Black and Brown families are still segregated in the North where median household incomes are significantly disproportionate.

The Racial Wealth Divide in Dallas



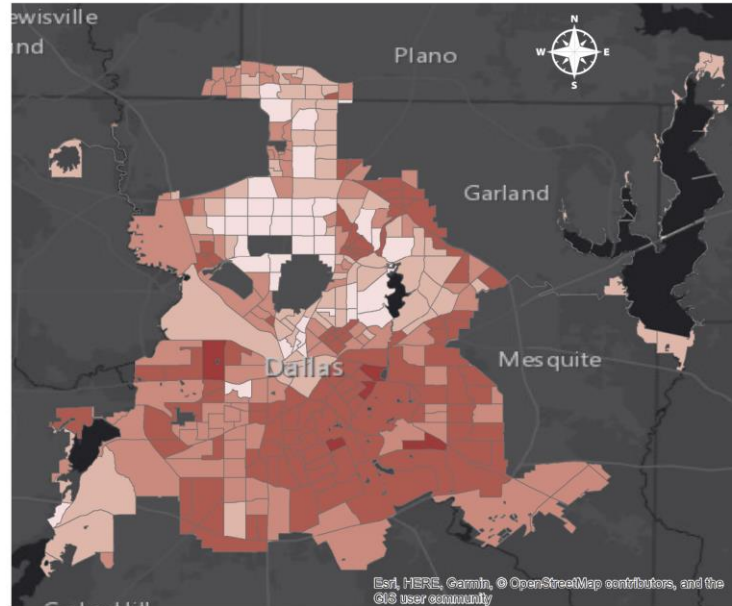
The Racial Wealth Divide in Dallas

RACIAL BREAKDOWN BY CENSUS TRACT



Legend
Race and Ethnicity 1 Dot = 250 • Latino • White • Black • Asian

MEDIAN HOUSEHOLD INCOME

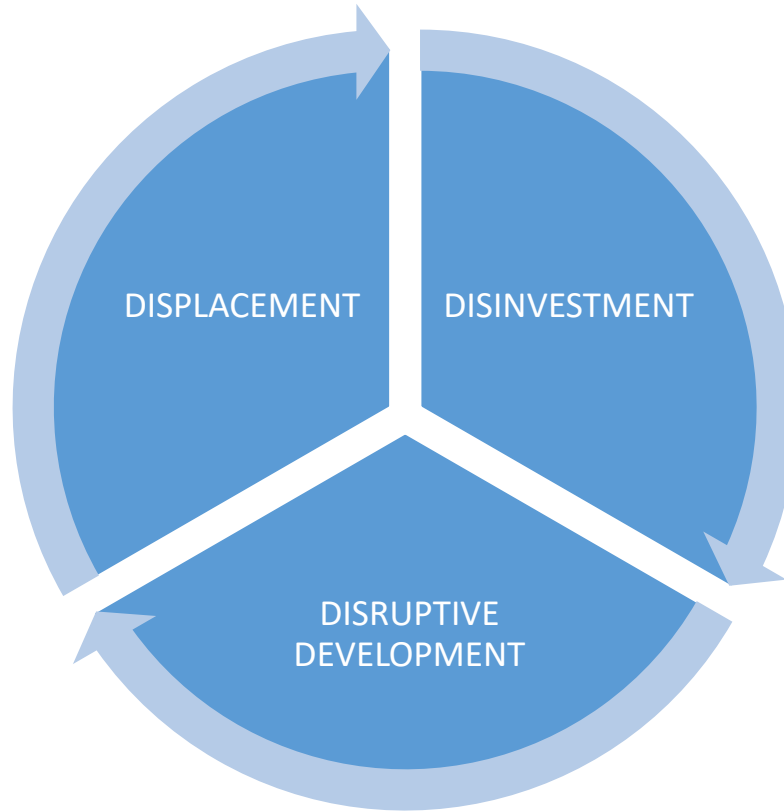


Legend
\$17508 - \$19460 \$19461 - \$35645 \$35646 - \$56869 \$56870 - \$99244 \$99245 - \$250000

Graphics from the Racial Wealth Divide in Dallas By Prosperity Now.

BOHCDC: Historical Cycle of Displacement

Rather indirect, direct, cultural, or for the sake of public good, displacement happens when development is unchecked, and legacy resident are forced to relocate. Displacement results in social, cultural, and economic loss.



Racially motivated suppressive policies like Jim Crow and Redlining created systems of exclusion of black and brown families from wealth building potential like homeownership and basic services like health care, grocery stores, or other businesses.

Although between 1920-1930 communities of color were segregated to what was defined as undesirable areas in the city, as Dallas continued to develop the proximity of the same communities to the city's urban core suddenly became attractive. Disruptive development is when redevelopment takes places with little to no regard to the existing community and its culture.

BOHCDC: How did we get here? An example of disinvestment.

The construction of the R.L. Thornton Freeway (I-35E) cut directly through the heart of the Tenth Street neighborhood, demolishing homes and businesses. This view facing south shows that by 1959 construction had proceeded as far as the intersection with Marsalis Avenue, severing connections to Oak Cliff to the east and isolating the neighborhood between the Thornton and South freeways (I-35E and I-45). (Photo by Squire Haskins Photography, courtesy Special Collections, the University of Texas at Arlington.)



The planning and construction of Woodall Rodgers Freeway through parts of Little Mexico and North Dallas began in the 1950s and continued until it opened for traffic in 1983. This photograph shows cleared land for the loop, with demolitions continuing to erase the heart of what had been African-American Dallas' largest community. (Photograph by Squire Haskins Photography, courtesy Special Collections, the University of Texas at Arlington.)

BOHCDC: How did we get here? An example of disinvestment.



BOHCDC: How did we get here? An example of disinvestment.

Census Tract 25		Census Tract 81
6,195	Population	6,250
1.6	Sq Miles	2.1
32	Median Age	43
\$13,673	Per Capita Income	\$78,092
\$27,355	Median Household Income	\$85,290
37.2%	Persons Below Poverty Line	4.5%
1,833	Number of Households	3,264
\$77,500	Median Value of Owner-Occupied Housing Units	\$365,700

BUILDERS OF HOPE CDC CENTER FOR NEIGHBORHOOD POLICY



The Dallas Anti-Displacement Toolkit

The Dallas Anti-Displacement Toolkit aims to create lasting and impactful policy change within the City of Dallas that ensures that:

- Vulnerable residents in historically marginalized communities have the **right to stay** and the **opportunity to return** to their neighborhoods in the face of rapid development and rising housing costs;
- Over time, opportunities remain for new low-income residents to move into the community; and
- All residents, but especially those most vulnerable to displacement, have a meaningful role in shaping the future of their neighborhoods.

BOH Response to Preserving Community Integrity

Secure financial resources from donors

Collaborate with policy experts, data professionals and community stakeholders across the city to determine resources and techniques needed

Establish agreement with City of Dallas to incorporate proposed techniques into housing policies and investment plans.

Initiate development of Anti-Displacement Toolkit tailored to Dallas neighborhoods experiencing gentrification or at risk of displacement

PROJECT PARTNERS

Data Partners:

Dallas College Labor Market Intelligence Center (LMIC)
Camille Gilchriest and Tana Hicks

Policy Advisors:

Heather Way
Dr. Cullum Clark

Community Engagement Partners:

CoSpero Consulting
Harold Hogue and Lauren Coppedge

BOHCDC: Policy Solutions to Disrupt Displacement Cycle

PROJECT SCOPE

Part I: Defining Gentrification & Displacement

Recount the historical background of residential displacement in Dallas

Define and contextualize gentrification & displacement as it currently impacts

Dallas residents and neighborhoods

Describe and illustrate the detrimental impact of residential displacement on

Dallas residents, neighborhoods, and the city at large

Part II: Citywide Neighborhood Mapping

Identify, categorize and map Dallas neighborhoods at varying stages of

neighborhood change based on specific typologies of gentrification

Provide an interactive, web-based dashboard where stakeholders can engage

with the data that correlates to their specific neighborhoods

Part III: Neighborhood Case Studies (“Drilldowns”)

Deep-dive look into the relevant socioeconomic and housing market conditions affecting vulnerable residents within a specific neighborhood

Illustrate key drivers and indicators of gentrification at each stage

Match policies and strategies to the specific needs of case study

neighborhoods

Part IV: Policy Review & Recommendations

Outline, analyze, and prioritize potential policies and strategies for preventing displacement

Distinguish between city-wide and place-based strategies

Provide a framework for evaluating and targeting future policies and programs

Part V: Education and Advocacy

Workshops, presentations, and training materials targeted to various audiences

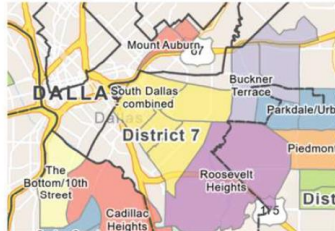
BOHCDC: Policy Solutions to Disrupt Displacement Cycle

PROJECT CASE STUDIES

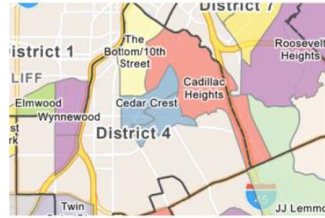
West Dallas (Includes La Bajada, Los Altos, Homestead, Victory Gardens and Bickers Park) South Dallas (Includes South Dallas, Mill City and Queen City) Cedar Crest Forest-Audelia/Skillman Bachman Lake



- 68% Owner-occupied
Ocupado por el propietario
- 85% Single-Family Detached
Viviendas unifamiliares aisladas
- 74% Hispanic / LatinX
Hispano/LatinX
- 1.292 Vulnerability Score
Puntuación de vulnerabilidad



- 65% Renter-occupied
Ocupado por inquilinos
- 62% Single-Family Detached
Viviendas unifamiliares aisladas
- 66% Black/African American
Negro/Afroamericano
- 1.589 Vulnerability Score
Puntuación de vulnerabilidad



- 71% Owner-occupied
Ocupado por el propietario
- 89% Single-Family Detached
Viviendas unifamiliares aisladas
- 20% Senior
Personas de la tercera edad
- 54% Black/African American
Negro/Afroamericano
- 1.135 Vulnerability Score
Puntuación de vulnerabilidad



- 90% Renter-occupied
Ocupado por inquilinos
- 92% Multi-Family Apartments
Apartamentos multifamiliares
- 34% Immigrant
Inmigrante
- 51% Black/African American
Negro/Afroamericano
- 1.508 Vulnerability Score
Puntuación de vulnerabilidad



- 94% Renter-occupied
Ocupado por inquilinos
- 92% Multi-Family Apartments
Apartamentos multifamiliares
- 56% Immigrant
Inmigrante
- 80% Hispanic/LatinX
Hispano/LatinX
- 1.875 Vulnerability Score
Puntuación de vulnerabilidad

BOHCDC: Policy Solutions to Disrupt Displacement Cycle

PROJECT SCOPE



Winter 2022

Assemble Project Team and
Convene Advisory Committee



January – March 2023

Develop and Refine Citywide
Mapping and Case Study
Methodology



March 2023

Select Case Study
Neighborhoods



March – June 2023

Case Study Research,
Outreach & Engagement



May – June 2023

Conduct Policy Review and
Analysis, Develop Policy
Evaluation Framework



July – August 2023

Draft and Compile Toolkit,
Develop Online Dashboard



September – October 2023

Solicit Committee and Public
Feedback on Draft Toolkit



November – December 2023

Submit Final Report for Council
Consideration & Adoption