

# Development without Displacement

## The Role of CDCs in Neighborhood Stabilization and Preservation

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## Builders of Hope CDC

- Multi-faceted CDC based in Dallas, Texas
- Founded in 1998 in West Dallas
- Only community-based CDC to receive CHDO certification in Dallas
- Our mission is to BUILD Dallas and surrounding communities by making investments in people and the places they live
- We accomplish this by:
  - Constructing and preserving affordable housing
  - Building community
  - Cultivating public policy
  - Creating pathways to economic mobility



## We envision a more equitable Dallas where:



Quality affordable housing options are accessible for all, regardless of income, education or race



Development in our neighborhoods is equitable, inclusive, and non-disruptive



Neighborhood self-determination is prioritized in the normal housing development cycle



Residents are free from displacement and take part in the local revitalization



# BOHCDC: C4 Model for Community Development:



**BUILDERS OF HOPE**  
COMMUNITY DEVELOPMENT CORPORATION

## CONSTRUCTING and Preserving Quality Affordable Housing



## COMMUNITY DEVELOPMENT and Transformation Initiatives



## CULTIVATING Public Policy



## CREATING PATHWAYS to Economic Mobility



# BOHCDC Approach to Development:

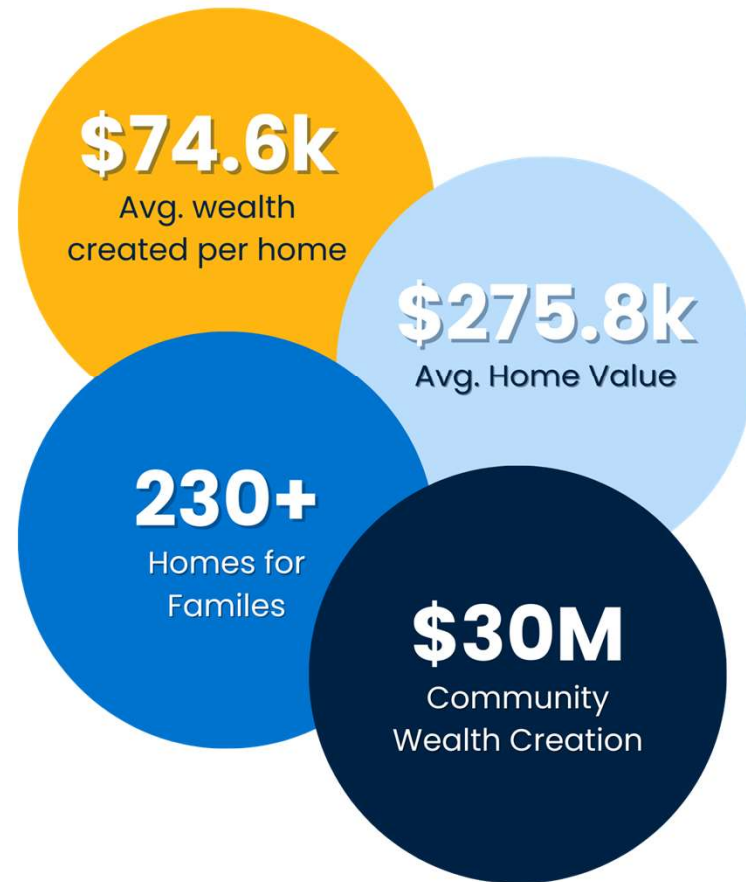
## Building Economic Mobility Through Homeownership

### REAL ESTATE DEVELOPMENT

- Revitalize West Dallas
- Revitalize Mill City
- Trinity West Villas
- Clark Road Estates
- Porches at Valwood Park

### HOPE FOR HOMEOWNERSHIP CENTER

- Homebuyer Education Classes
- Financial Education Seminars
- 1-1 Counseling Services



# BOHCDC Community Development & Transformation Initiatives

## Dallas Anti-Displacement Toolkit



## Mill City Public Safety Initiative



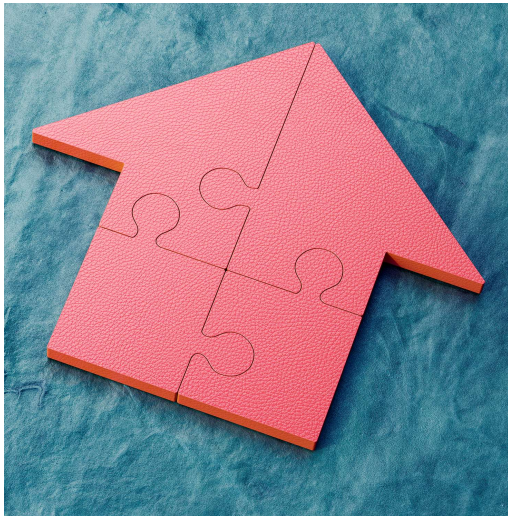
## West Dallas Community Vision Plan

## West Dallas Home Repair



# BOHCDC Community Development & Transformation Initiatives

## SPOTLIGHT: DALLAS ANTI-DISPLACEMENT TOOLKIT



- Multi-faceted Toolkit aimed at addressing the specific needs of Dallas neighborhoods experiencing gentrification and displacement
- Collaborative partnership with policy experts, data professionals and community stakeholders
- Work is privately funded by generous grants from the JPMorgan Chase Foundation and The Dallas Foundation



NEWS

# ‘Hostile takeover’: West Dallas homeowners battle new developments, rising taxes

Gentrification has made Gilbert-Emory one of the hottest real estate plays in the city, but at what cost to longtime residents?

≡  63°

DALLAS

## Dallas Homeowners Overwhelmed With Investors in Close to Downtown Neighborhoods

Existing property owners say there is a constant push to sell in certain Dallas neighborhoods



Local News

## Five of the State’s ZIP Codes With Largest Home Price Increases Are In Dallas

Since 2016, more than a handful of Dallas zip codes have seen home prices increase more than 150 percent. Here are the areas that have sent the biggest jumps.

BUSINESS > REAL ESTATE

## Is Fair Park quietly becoming Dallas’ next buzz neighborhood?

The sale of 17 buildings east of downtown Dallas marks the biggest investment so far in the historical neighborhood.





# Defining Gentrification

- **Gentrification** is a *process of neighborhood change* where:
  - **New investment** floods a historically marginalized neighborhood;
  - Property values rise, **increasing housing costs** and reducing the supply of affordable units;
  - The **neighborhood is physically transformed** through the influx of new, higher-end construction;
  - Neighborhood **demographics shift** as new, higher-income residents move in;
  - Existing low-income residents, often Black or Latiné, are **directly or indirectly displaced**; and
  - The **cultural character** of the neighborhood is fundamentally altered.



# Types of Displacement



## Direct Displacement

Occurs when residents can no longer afford to remain in their homes due to rising housing costs



## Indirect Displacement

Refers to changes in demographics with regards to who can afford to move into a neighborhood as low-income residents move out



## Cultural Displacement

The experience of long-term residents who feel unwelcome and alienated in their own neighborhoods because of the new changes that have occurred



# Vision Statement & Goals

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.

**GOAL #1: Protecting vulnerable residents from direct displacement**

**GOAL #2: Preserving and constructing affordable housing that is appropriately targeted to existing and future vulnerable residents**

**GOAL #3: Building and resourcing community power to promote neighborhood self-determination and community stewardship of land and business development**



# Toolkit Overview



# Key Takeaways

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APPROPRIATELY  
TARGET HOUSING  
PROGRAMS TO  
SERVE EXISTING  
AND FUTURE  
VULNERABLE  
RESIDENTS



EMPOWER, UPLIFT,  
AND CENTER  
COMMUNITY VOICES  
IN ALL  
DEVELOPMENT  
DECISIONS



ENABLE  
COMMUNITY  
STEWARDSHIP AND  
OWNERSHIP OF  
LAND WHEREVER  
POSSIBLE



INVEST IN  
GRASSROOTS  
LEADERSHIP  
DEVELOPMENT AND  
COMMUNITY  
CAPACITY BUILDING  
PROGRAMS



ADVOCATE FOR  
LONG-TERM,  
DEDICATED  
FUNDING FOR  
AFFORDABLE  
HOUSING



# Putting Tools Into Action in West Dallas:

West Dallas Community Vision Plan

Revitalize West Dallas  
SF affordable housing development

Trinity West Villas  
MF mixed-income housing

West Dallas “Renew-Hope” Home Repair Program

West Dallas Property Tax Relief Fund  
(coming soon!)

