

COMMUNITY DRIVEN GROWTH IN SOUTH DALLAS

A Model for Equitable Corridor Development & Local Ownership



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**COMMUNITY
INVESTMENT
TRUST**

From Forest Avenue to Martin L. King Jr., Blvd.

- 1900s–1920s: Rise
- 1930s–1950s: Era of Prosperity
- Present Resurgence & Future



The Decline 1950's - 2010's

**Highway construction
divides the community.**



**Legislation creates a "wet district",
while most of Dallas remains dry
resulting in a proliferation of liquor
stores and night clubs.**



**Industrial development
separates community from
riverfront.**

Forest District

Community Reinvestment • Neighborhood Planning



St. PHILIP'S
SCHOOL & COMMUNITY CENTER



FOREST FORWARD



Equitable Development Plan Rooted in Community Desire



COMMUNITY DRIVEN
GROWTH

JOBS & WEALTH
CREATION

COMMUNITY
OWNERSHIP
& LEADERSHIP
DEVELOPMENT

HOUSING



Forest District in South Dallas Martin Luther King Jr. Blvd. Revitalization



Then.....



1602 MLK Jr. Blvd.



1516 MLK Jr. Blvd.



1500 MLK Jr. Blvd.



1632 MLK Jr. Blvd.

St. Philip's School and Community Center has worked to transform commercial and residential properties from vice to vitality.

Our vision is to be the ultimate school-based model for successful community transformation.



1628 MLK Jr. Blvd.

1624 MLK Jr. Blvd.



1620 MLK Jr. Blvd.



1612 MLK Jr. Blvd.



Overcoming Environmental Barriers

- Identified and mitigated PCE soil contamination during Phase 1 and 2 assessments
- Installed Sub-Slab Depressurization Systems to ensure long-term site safety
- Leveraged joint funding from the City of Dallas, Texas Commission on Environmental Quality, and the U.S. Environmental Protection Agency
- Earned the EPA Region 6 2025 Phoenix Award for excellence in Brownfield Redevelopment



Ruthie's Café & Baylor

1632 Martin Luther King Jr. Blvd.



Sunny Side Athletic Club and M.Y. Barbershop

1628 Martin Luther King Jr. Blvd.



House of Parts Hardware & Auto Parts Store

1624 Martin Luther King Jr. Blvd.



Community H.E.R.E. & Simply Custom

1620 Martin Luther King Jr. Blvd.



Sweet & Chill Dessert Shop

1602 Martin Luther King Jr. Blvd



The Hub: Pop-up Storefront

1612 Martin Luther King Jr. Blvd.



Cornerstone Southpoint Community Market & Cloud Kitchen



Forest Forward The Forest Theater



Continuing Momentum!



COMMUNITY INVESTMENT TRUST



COMMUNITY
INVESTMENT
TRUST

Forging Pathways for Inclusive Commercial Real Estate Ownership

LEARN

Free financial action course “From Owing to Owning”

INVEST

\$10, \$25, \$50 or \$100 per month (not crowdfunding)

PROFIT

Annual dividends and long-term share price appreciation



LOCAL COMMERCIAL REAL ESTATE

Restorative & non-extractive

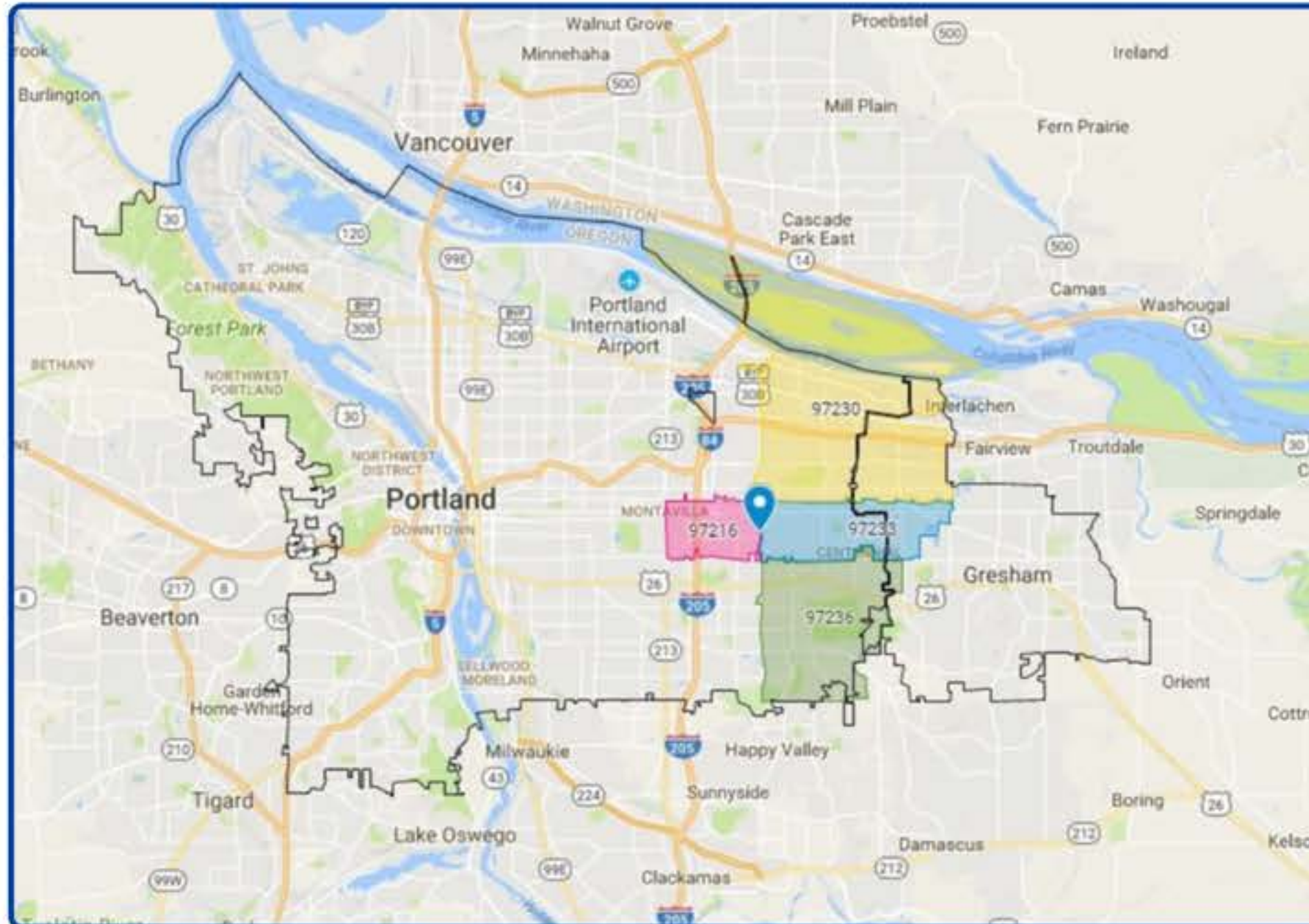
LOSS-PROTECTED

Investor loss protection and access to funds anytime without loss or penalty

OWNED & LED BY THE LOCAL COMMUNITY

Roots of the CIT:

Place, Property, and People



Population in East Portland

Four zip codes around Plaza 122

- **140,000** people
- 40% of Portland's student population
- **65% renters**
- Median family income is **67% of Portland metro's median**
- 90% of children in closest elementary school qualify for free or reduced lunch
- **Ethnically diverse** - 70+ languages spoken

East Portland CIT

Key Outcomes & Impact (2017-2025)

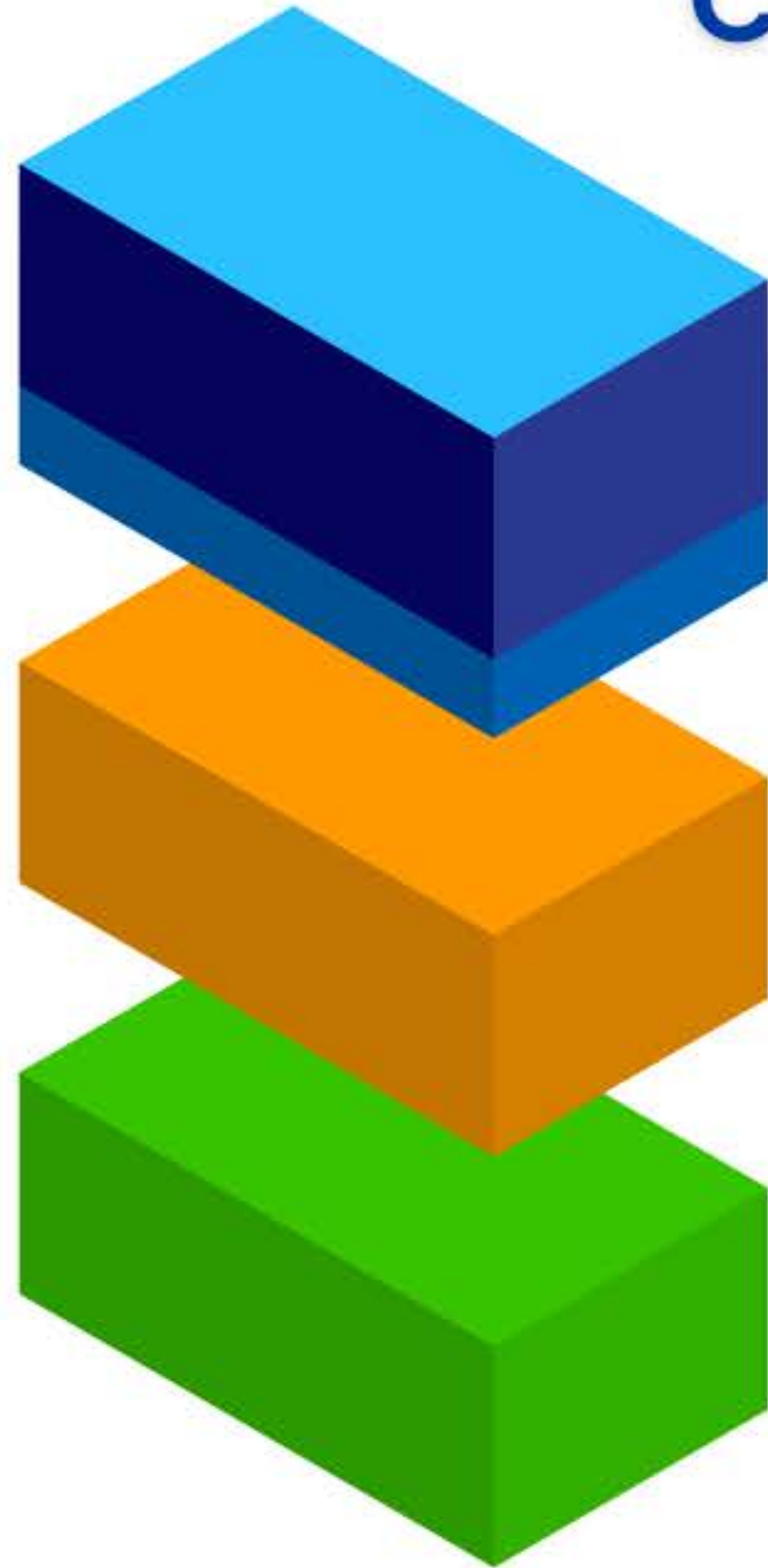


- **350** families have invested
- **\$825K** invested
- **\$133K** paid in **dividends** (7% average)
- **\$10 to \$20.93** (in 2026) share price appreciation
- **156** investors **cashed out \$428K**
- **30%** for emergency, **15%** for home downpayment
- **64%** low-income
- **50%** first-time investors
- **51%** renters
- **44%** born outside US
- **59%** BIPOC
- **60%** female

Majority of investors visit Plaza 122 and report greater sense of **belonging**, increases in **voting**, **volunteering** and relationship-building since becoming an investor.



CIT Capitalization Strategy



Conventional Bank Mortgage: 60%

Direct-Pay Letter of Credit (DPLC) serves as a bank-guaranteed protection covering the value of all outstanding shares

75% Loan to Value

Impact Investment: 30%

- Subordinated debt to the primary mortgage
- 2-4% concessionary interest
- Repaid from community investors' monthly subscriptions



Community members build ownership by investing \$10-\$100 each month through a monthly subscription

Equity Equivalent (EQ2) Debt: 20%

- Mission alignment
- Deeply subordinated: repaid last or at liquidation or could be forgivable
- 0-2% interest
- Strengthens LTV (including fully drawn DPLC)

EQUITY SHIFT

80% of community investment repays impact investment



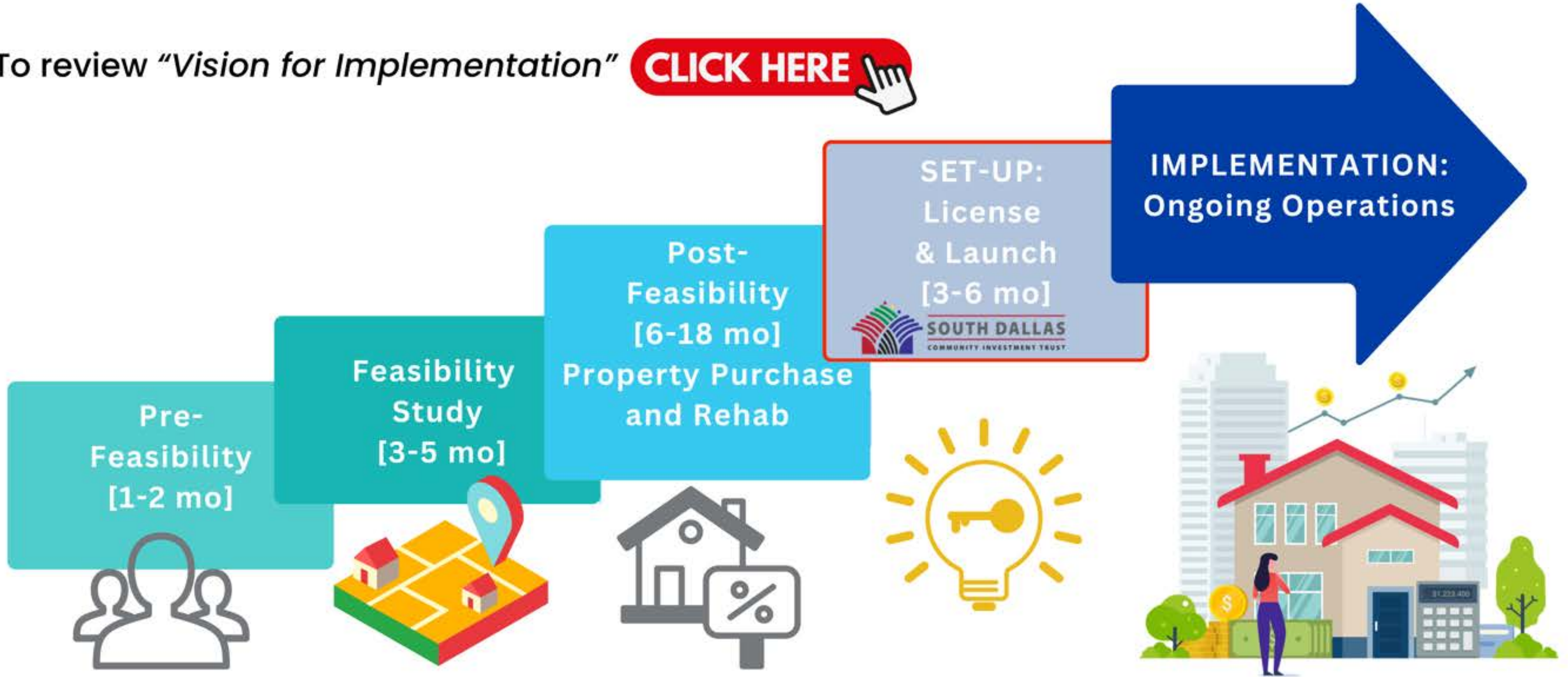
20% of community investment goes to LIQUIDITY RESERVE

Total capital stack equals 110%, with an additional 10% in grant equity (cash) to strengthen the Direct Pay Letter of Credit and initial liquidity reserve

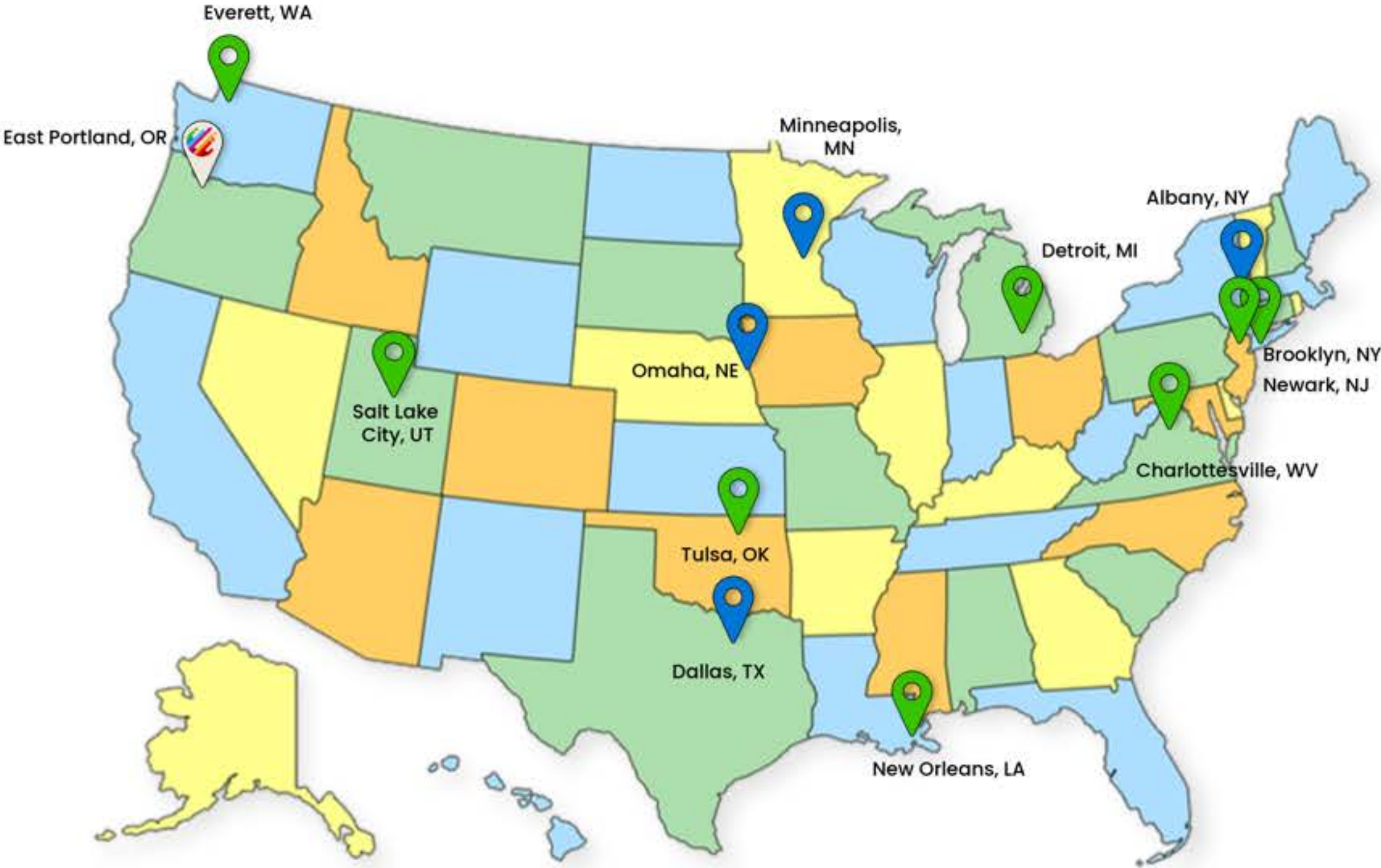
CIT Implementation Timeline

To review "Vision for Implementation"

CLICK HERE



CIT National Status Map



- Fully Established CIT
- Preparing to Launch
- Feasibility Study Completed

24 groups have completed the Feasibility Study nationwide
The above cities are currently members of the CIT Community of Practice



ST. PHILIP'S
SCHOOL & COMMUNITY CENTER

Community Investment Trust

South Dallas
75210 & 75215

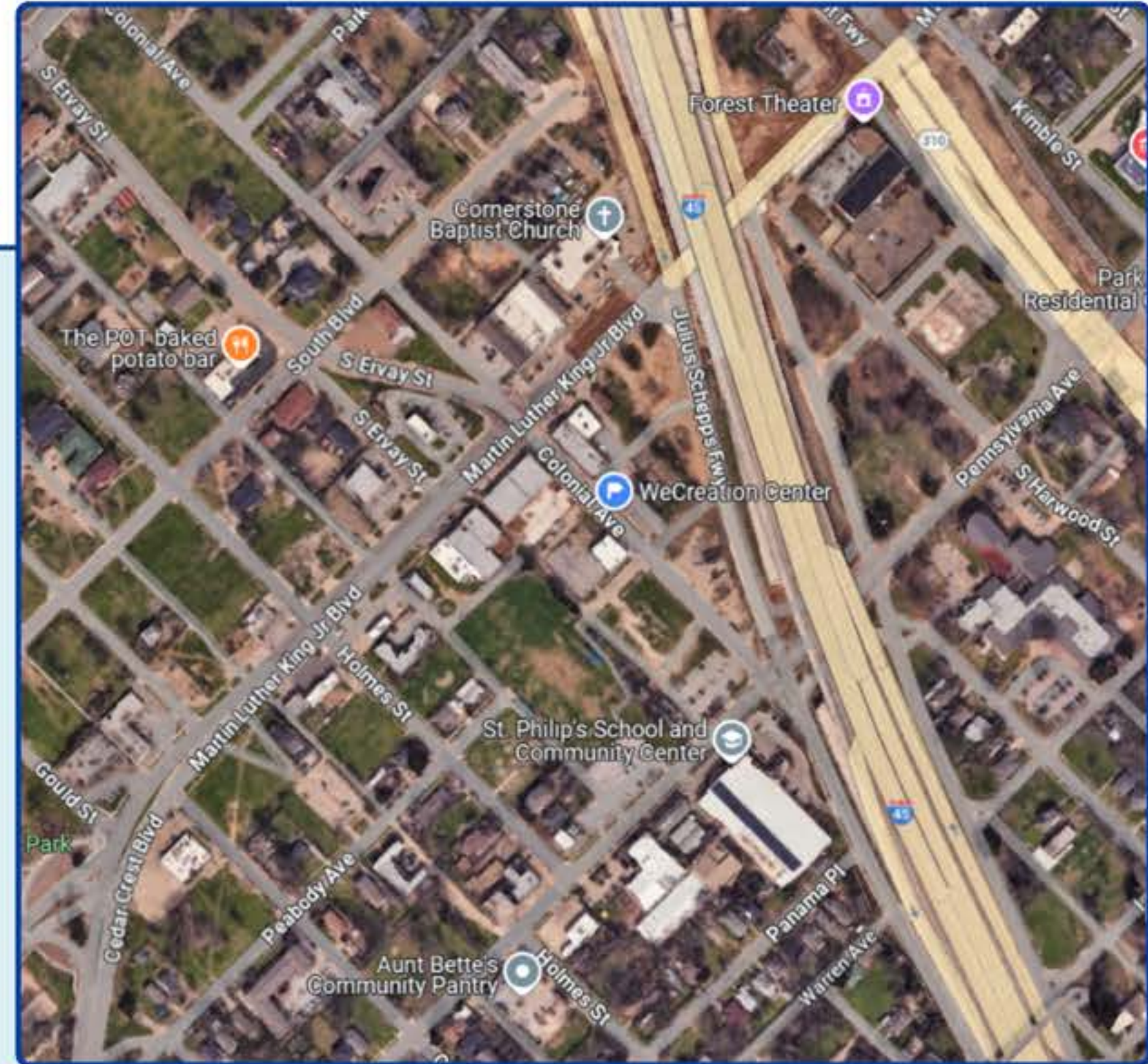


South Dallas Demographics

Community Mapping - South Dallas

Population in Fair Park/South Dallas
(zip codes 75210 & 75215):

- 27,542 people
- 26% student population
- 63% renters
- 95% of children in closest elementary school qualify for free or reduced lunch
- Median household income is \$35,063
- Race: Black 62.1%, White: 10.6%, American Indian: 0.9%, Other Race: 17.9%, Two or More Races: 8.2%
- Ethnicity - Hispanic 15.1% Not Hispanic 5.8%



The Commercial Real Estate "Necklace"

AN INCREMENTAL APPROACH



1500 MLK, Jr. Blvd.

Other Dallas Area Communities



The POT
POTATO
1516 MLK, Jr. Blvd.





About the Property

1516 MLK Jr. Blvd.

Retail Space

Square Footage: 1,875 sf

Year Built: 1936

Purchased: 2019

Prior Use: former liquor store

"Vice to Vitality" - Dr. Terry Flowers

Future Tenant: 





About the Property

1500 MLK Jr. Blvd.

Retail Space

Square Footage: 2,200 sf

Year Built: 1946

Purchased: 2023

Prior Use: Mr. Blues Record Shop

Future Tenant(s): Vetting Prospects



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Thank you!

