

# Muse Family Foundation



# Agenda

- 1 Muse Family Foundation x Housing
- 2 Impact Investments
- 3 Pocket Neighborhood

# Muse Family Foundation

Est. 1999 by John and Lyn  
Muse

History of supporting  
education initiatives, the  
arts and community  
development

Strategy has evolved to  
focus on access to  
opportunity and economic  
mobility in Dallas

# Strategies

## Housing Supply



- Grants to CDCs for capacity building
- Policy advocacy (zoning, permitting and vouchers)
- Environmental remediation
- Gap funding for land, acquisition, pre-dev and mixed income housing
- Technology
- Narrative change (YIMBYism)

## Neighborhood Revitalization



- Public safety initiatives
- Direct development
- Grants to Neighborhood Associations

## Housing Stability



- Grants for Minor and Major Home Repairs
- Eviction Prevention
- Property tax relief

# Investment Parameters

- Workforce demographic (people who earn too much to qualify for government housing subsidies but not enough to pay for quality housing options close to work)
- Stable or improving neighborhoods
- Near the urban core
- Mixed income
- Proximity to good public transportation
- Reasonable, concessionary return on Muse Family Foundation's equity investment

# Impact Investments

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## Housing

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### Mission Related

- Equity investment in MTO Fund
- Equity investment in NOAH housing

### Program Related

- Loan to CDC to build affordable, single-family housing + capacity building grant

## “HOUSING MOBILITY” IMPROVES OUTCOMES FOR LOW-INCOME KIDS

Landmark new research shows that enabling low-income kids to move to higher opportunity communities dramatically improves their life prospects.



### Better Test Scores

Low-income kids randomly assigned to low poverty communities cut the achievement gap in half in math over 5-7 years<sup>1</sup>



### Enhanced Earning Potential

Low-income kids who moved to lower poverty neighborhoods had 31% higher incomes and \$302,000 higher lifetime earnings<sup>2</sup>



### Improved Health Outcomes

Low-income girls who moved to lower poverty neighborhoods had a 70% lower incidence of severe anxiety disorders<sup>3</sup>





STONE BLIND  
LEASERS



**COMING SOON**

**BOH**  
BUILDERS OF HOPE

BANK OF AMERICA  
THE WELLS FARGO FOUNDATION  
THE AARP FOUNDATION  
WELLS FARGO CITY OF DALLAS

**A-STAR**  
469-245-9268



# The BOH CDC *Effect*

**Buyer:** Single mother of 3

**Salary:** Low \$50k

**Sales Price:** \$225k  
4 bedroom | 2 bath | 1,600 SQFT

**Buyer's Mortgage:** \$178k

City of Dallas  
**Downpayment:** \$38k

Other  
**Downpayment:** \$11k

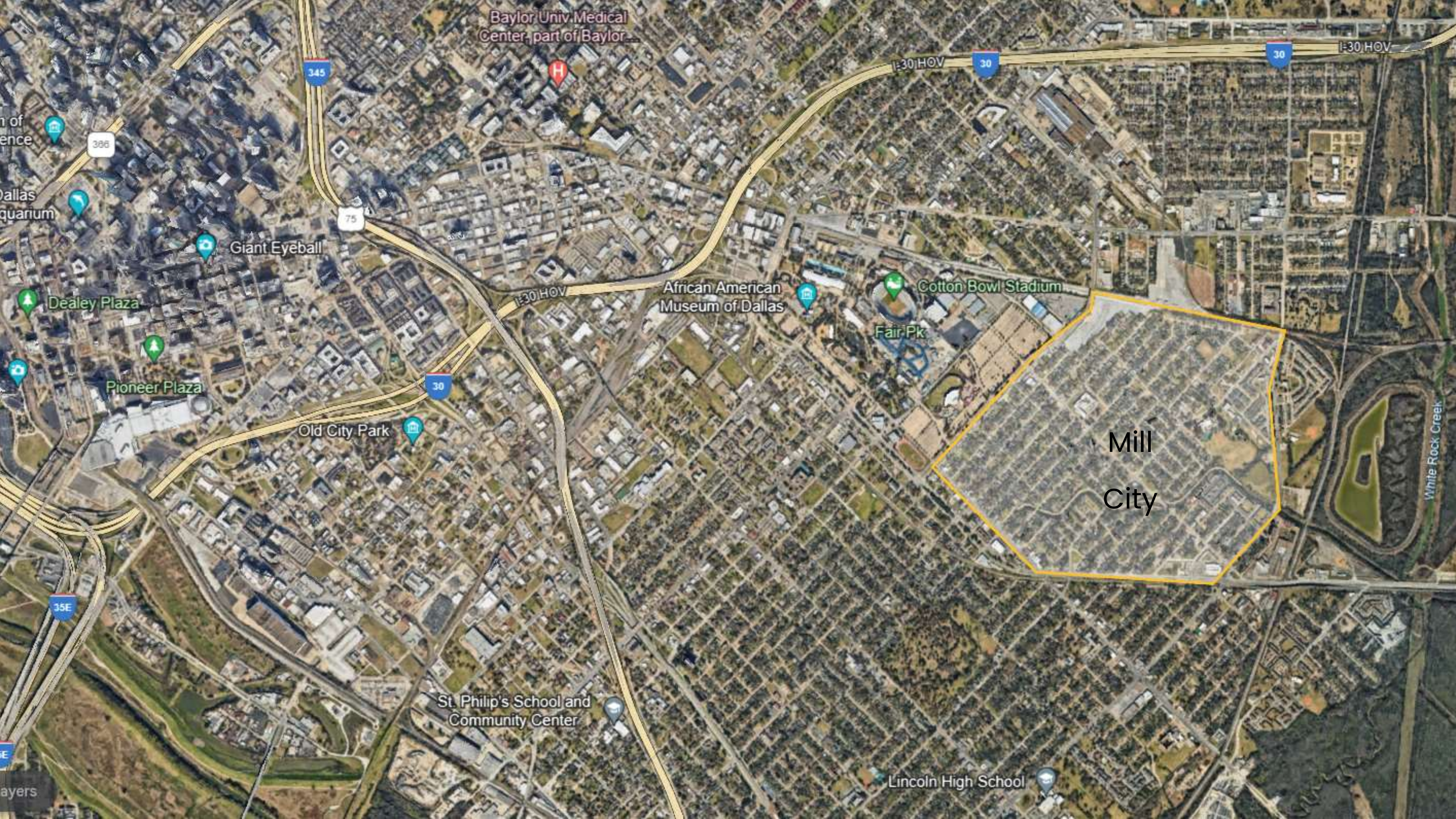
**Mortgage Payments:** \$1,300

**Appraised Value:** \$260k

**Total Equity: \$82,000**

**BOH BUILDERS OF HOPE**  
COMMUNITY DEVELOPMENT CORPORATION

P o c k e t C o m m u n i t y



Baylor Univ Medical Center, part of Baylor

n of  
ence

Dallas  
aquarium

Giant Eyeball

Dealey Plaza

Pioneer Plaza

Old City Park

African American  
Museum of Dallas

Fair Pk

Cotton Bowl Stadium

Mill  
City

St. Philip's School and  
Community Center

Lincoln High School

White Rock Creek



# Meet Ms. Alendra Lyons

- Mill City native
- President of the Mill City Community Association
- Local educator with decades of experience with youth
- Nonprofit experience
- TREC Community Investors Bootcamp graduate
- Fundraising experience
- 20 year of professional and community engagement experience

The Dallas Morning News

## Yes, you can rescue your neighborhood from drugs and blight, and South Dallas' Alendra Lyons is proof

Nine years ago she moved back to Mill City, a community once plagued by crime.





mitchell street cogic



Community Outreach Missionary



Juanita J Craft Park

Juanita Craft Recreation Center



Frazier Elementary



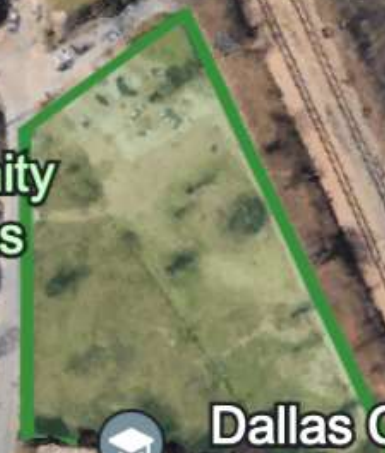
True Vine Missionary Baptist Church



Julia C. Frazier Elementary School



Unity Community Gardens



Dallas College South Dallas Training Center



Layers



3D







**porch community**



**common green**



**layering public : private**



**minimizing the car**



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**PRE-DESIGN**  
Issue date:  
10/24/2023

revision schedule  
date description  
A

**MCCA POCKET NEIGHBORHOOD**  
2806 TROY ST. DALLAS, TX.

# RTM Identified Blocks

Blocks which contained High Risk cells in RTM models between 2020 and 2022.

- Total Blocks: 18
- Vacant Lots: 269
- Percent Vacant Lots: 38.1%
- Median Vacant Lots by Block: 14.5



Thank you!