

BUILDERS OF HOPE COMMUNITY DEVELOPMENT CORPORATION

Build Lead Thrive

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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 selfdetermination 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: <u>C4 Model for Community Development</u>

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

Cultivating Public Policy

Community Development

& Engagement



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.



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!

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.

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BOHCDC: Increasing Economic Mobility Through Real Estate

"Creating Affordable Housing Where Families Can Establish Generational Wealth"									
Commnunity	# 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	92	2006	1504	\$67	\$100,768	\$121	\$181,984	\$81,216	\$7,471,872
Chariot	54	2020	1825	\$125	\$228,125	\$155	\$282,875	\$54,750	\$2,956,500
Prairie Creek	84	2017	1373	\$110	\$151,030	\$155	\$212,815	\$61,785	\$5,189,940
Current/Future Projects									
West Dallas	20	2021	1585	\$104	\$164,840	\$160	\$253,600	\$88,760	\$1,775,200
South Dallas/Mill City	10	2021	1640	\$115	\$188,600	\$130	\$213,200	\$24,600	\$246,000
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 \$23,939,512			



BOHCDC: Model for Community Impact

Community Transformation Initiatives

Dallas Neighborhood

Anti-Displacement Toolkit



Mill City Public Safety Initiative



West Dallas Community Vision Plan

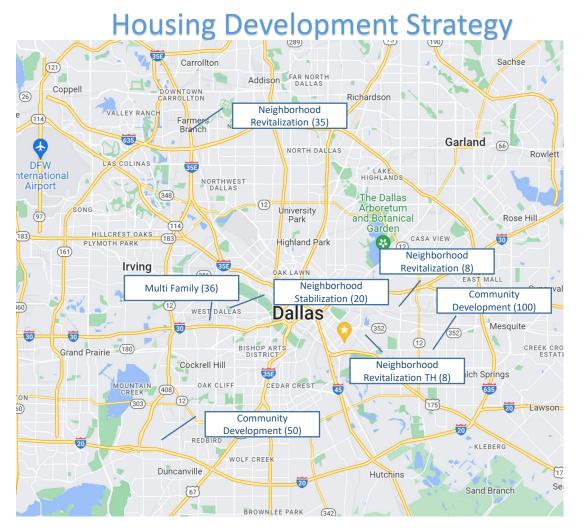


West Dallas "Re-Hope" Home Repair Program



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BOHCDC: Model for Community Impact



<u>Community</u> <u>Development</u>

Housing Development more than 30 units.

Neighborhood Development

Revitalization Play

Stabilization Play

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BOHCDC: Increasing Economic Mobility Through Real Estate

Plan PURPOSEFULLY Patiently PROACTIVE Pursue PARTNERSHIPS

