MEMORANDUM

DATE: November 27, 2013

TO: Housing Committee Members: Carolyn R. Davis, Chair, Scott Griggs, Vice-Chair, Monica Alonzo, Rick Callahan, Dwaine Caraway, and Philip Kingston

SUBJECT: Builders of Hope CDC

On Monday December 2, 2013, you will be briefed on Builders of Hope CDC.

A copy of the briefing is attached.

Please let me know if you have any questions.

Theresa O'Donnell
Interim Assistant City Manager

c: The Honorable Mayor and Members of the City Council
A. C. Gonzalez, Interim City Manager
Rosa A. Rios, City Secretary
Warren M.S. Ernst, City Attorney
Craig Kinton, City Auditor
Judge Daniel Solis, Administrative Judge
Ryan S. Evans, Interim First Assistant City Manager
Forest E. Turner, Assistant City Manager
Jill A. Jordan, P.E., Assistant City Manager
Joey Zapata, Assistant City Manager
Charles M. Cato, Interim Assistant City Manager
Jeanne Chipperfield, Chief Financial Officer
Frank Librio, Public Information Officer
Bernadette Mitchell, Housing/Community Services, Interim Director
Elsa Cantu, Assistant to the City Manager – Mayor and Council

"Dallas, The City That Works: Diverse, Vibrant and Progressive."
Organizational Overview, Current Projects, and Future Plans
A Briefing to the Housing Committee
December 2, 2013
 Builders of Hope’s History

- Formed in 1998 as a split from Voice of Hope
- Nine person board
  - Chairman, Jimmy Strawn
- 8 full time, 1 temporary staff
  - President/CEO, Norman Henry
- A nonprofit organization, 501(c)3, and a Certified Housing Development Organization (CHDO)
- BOH works all over the city with some target areas including: Prairie Creek / Pleasant Grove, West Dallas, Oak Cliff / Creekside Neighborhood
- Built over 200 homes in the City of Dallas
Builders of Hope Mission

“Builders of Hope is a Christian Ministry transforming the urban areas of Dallas by building strong healthy families and safe neighborhoods through community pride, discipleship, and the development of quality affordable housing.”

Builders of Hope’s primary sources of revenue are grants, in-kind contributions, home sales and rental property income

Builders of Hope has been successful in attracting lenders and investors, including the City of Dallas, for development of affordable housing
Target Areas
Builders of Hope’s Human / Public Service Engagement

- **Project REACH**
  - A *workforce development program* that equips individuals with job readiness and life skills through mentoring, soft skill development and personalized case management needed to help participants prepare for success in the job market

- **Ministry/Discipleship**
  - Life skills and job readiness skills are taught in program
  - Seek to lower recidivism rates amongst young men in Dallas
  - Build partnerships with churches, other nonprofits, and employers to enhance program effectiveness.
  - Currently works with Dallas County Probation department
Who we serve?

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<table>
<thead>
<tr>
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<tbody>
<tr>
<td><strong>Number of young men 17-30</strong></td>
<td>44</td>
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<tr>
<td>Average age</td>
<td>25</td>
</tr>
<tr>
<td>Married</td>
<td>15%</td>
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<tr>
<td>Avg. # of Children</td>
<td>2</td>
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<tr>
<td>Employed</td>
<td>52%</td>
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<tr>
<td>Average Wage</td>
<td>$10/ hr.</td>
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<tr>
<td>H.S. Diploma/GED</td>
<td>34%</td>
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<tr>
<td>College/Trade School</td>
<td>13%</td>
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Community Rehab Services

- Teach young men work ethic and responsibility
- Assist seniors with Home Repair
- Rehab REO / vacant homes
- Cut and Clean vacant lots owned by BOH
- Remove blighted properties
Builders of Hope’s Land Assemblage

- Land Assemblage
  - 119 lots owned within several areas for future development
    - 89 subdivision lots
    - 30 infill lots
  - Acquired over a 5-year span
  - Plan is to develop on 50 lots by 2015
  - Remaining lots to be developed by 2017
Builders of Hope’s Multi-Family Development

Saragosa Condominiums

located at 312 Patton Ave. (Patton and Davis) in Bishop Arts District

- Acquired in 2011
- Ten units (1 unit sold, 9 rentals)
- Rents range from $400 to $795 per month
- Located near a newly constructed school W.H. Adamson High School
- Property is 100% occupied
- Property has gated access control and is professionally managed
Builders of Hope - Single Family Home Development

Eagle Ford

- 66 SF units located at Fannie and Chalk Hill Road in West Dallas (near Pinnacle Park – US 30)

- New Construction Project completed 2013

- Total investment $6,270,000 (66 houses sold at average of $95,000 per house sold)

- Mixed income community
Builders of Hope - Single Family Home Development

Prairie Creek

- 78 lots total
  - 40 parcels supported by City of Dallas with HOME funds
  - Other 38 lots privately funded
- Located in Pleasant Grove at Military Ave and Darby Ave
- Properties were originally purchased from bank foreclosure
- 5 phases of home construction have resulted in 25 units to date
- Homes are priced $90,000 - $150,000
- Mixed Income community
Builders of Hope - Single Family Home Development

West Dallas Infill Scattered Sites

- Currently 20 newly constructed units in West Dallas
- Lots purchased through land bank
- Built and / or rehabbed a total of 200+ units to date
- Invested $22 million in West Dallas to date
Homes sold in West Dallas - 75212
Builders of Hope’s Plans for 2014

- Scattered Sites (Topletz) / West Dallas
  - Purchased 22 lots & dilapidated properties from owner
  - 10 units built (8 units sold, 1 unit rented, 1 unit vacant)
  - Start construction of 3 houses by Spring 2014

- Prairie Creek / Pleasant Grove
  - Purchased 78 lots (40 with City of Dallas funds and 38 private lots)
  - 23 built or under construction
  - 55 lots remaining (21 with City of Dallas and 34 private)
  - Build 20 homes

- Creekside Project / S. Oak Cliff
  - 34 lots subdivision
  - 28 lots remain
  - 3 homes closed
  - Build 10 homes
Builders of Hope’s Plans for Future

- Builders of Hope owns many properties in the various target areas and wants to move forward to develop:
  - Retail & office space
  - Creative mixed-use space
  - Senior Housing
  - Market rate housing – on private lots in Prairie Creek and elsewhere
Message from Builders of Hope CDC

Coming together is a beginning; keeping together is progress, working together is success.

Henry Ford

“The City of Dallas has supported us at Builders for 15 years now and we appreciate the partnership that we have with the City of Dallas and the support of the housing department and the City Council. We want to continue this successful partnership for the benefit of Dallas residents.”