

# 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 Libro, Public Information Officer  
Bernadette Mitchell, Housing/Community Services, Interim Director  
Elsa Cantu, Assistant to the City Manager – Mayor and Council

# Builders of Hope CDC

## Organizational Overview, Current Projects, and Future Plans

A Briefing to the Housing Committee

December 2, 2013



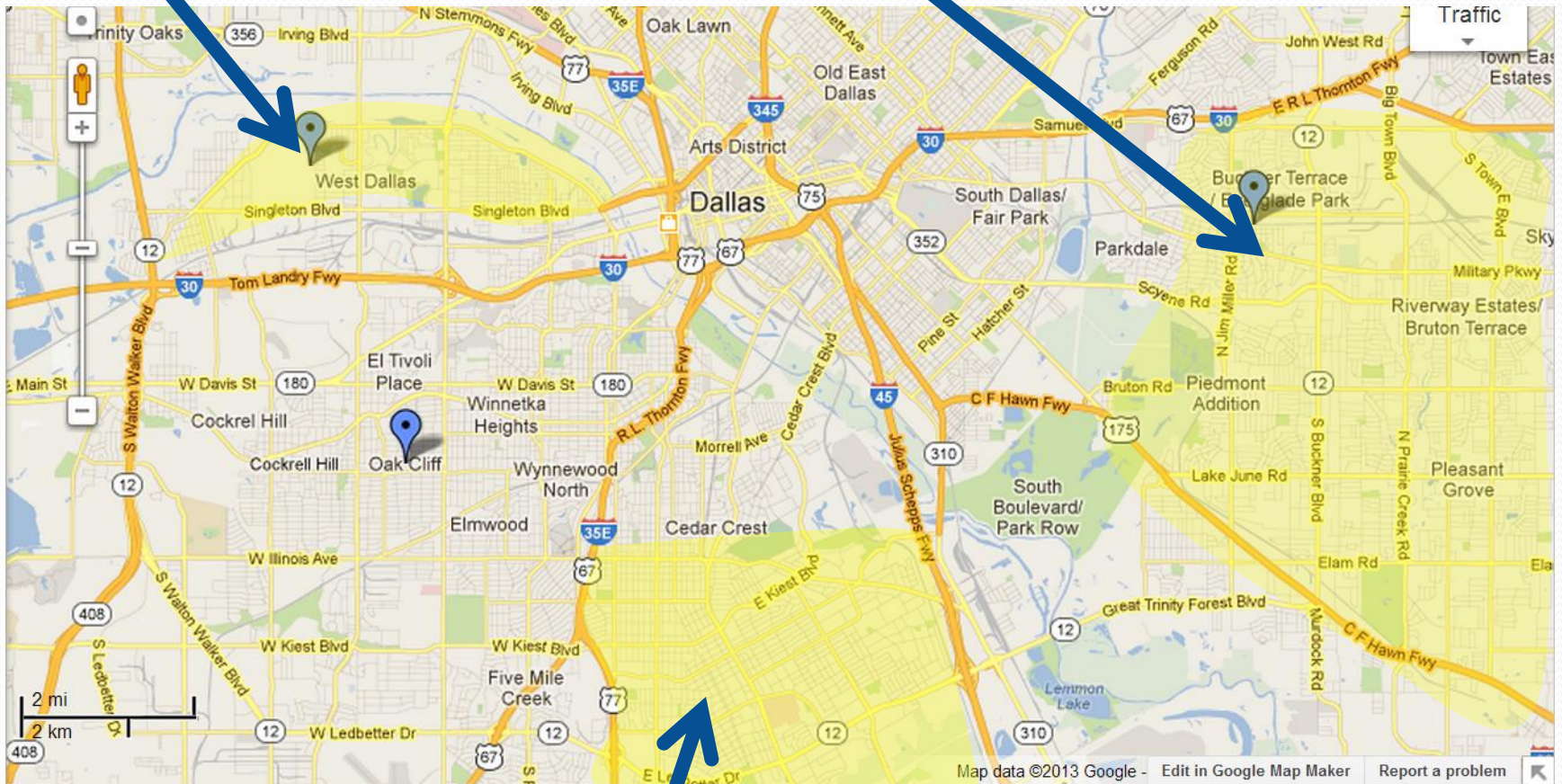
# Builders of Hope's History

- 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?



•Number of young men 17-30	44
Average age	25
Married	15%
Avg. # of Children	2
Employed	52%
Average Wage	\$10/ hr.
H.S. Diploma/GED	34%
College/Trade School	13%

# 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



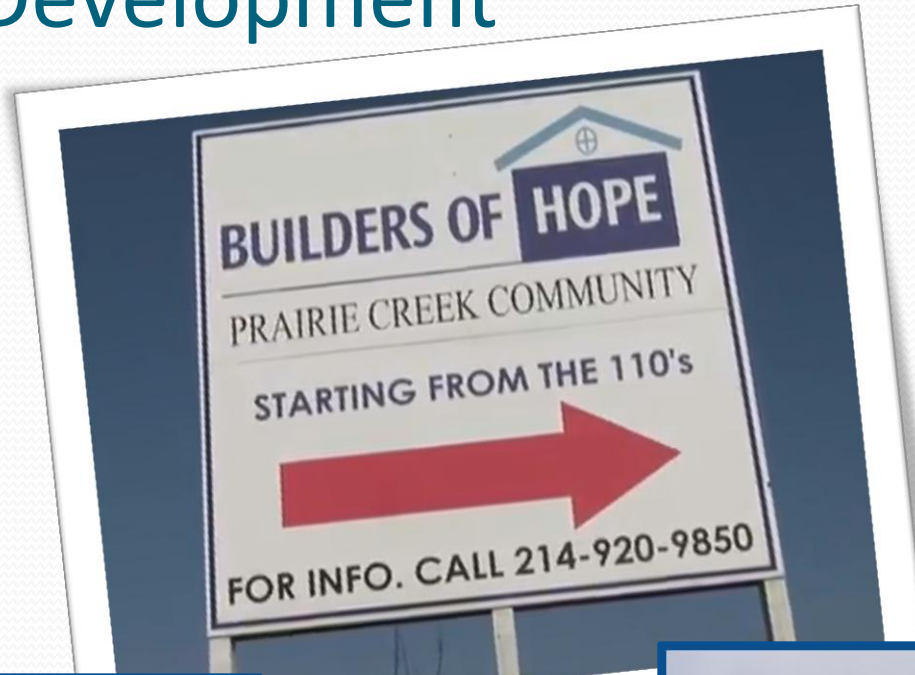
# Builders of Hope - Single Family Home Development

## 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

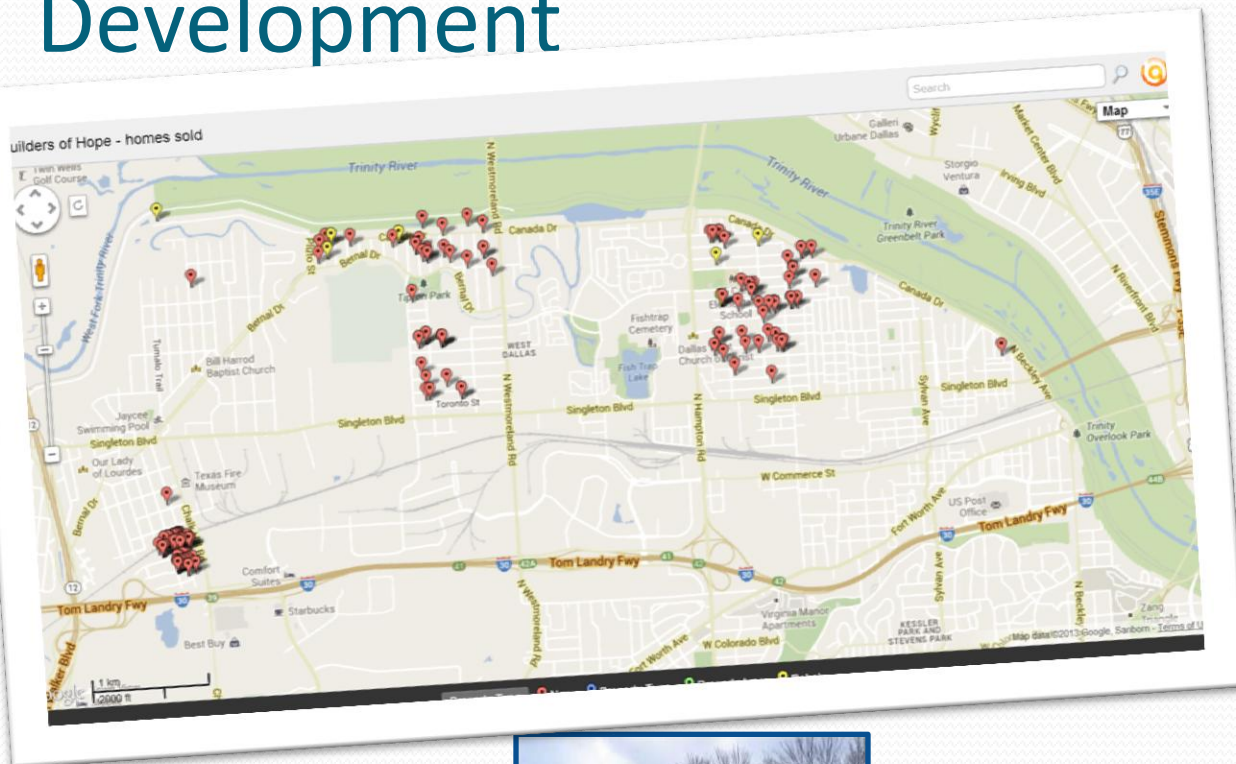


## Prairie Creek

- 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

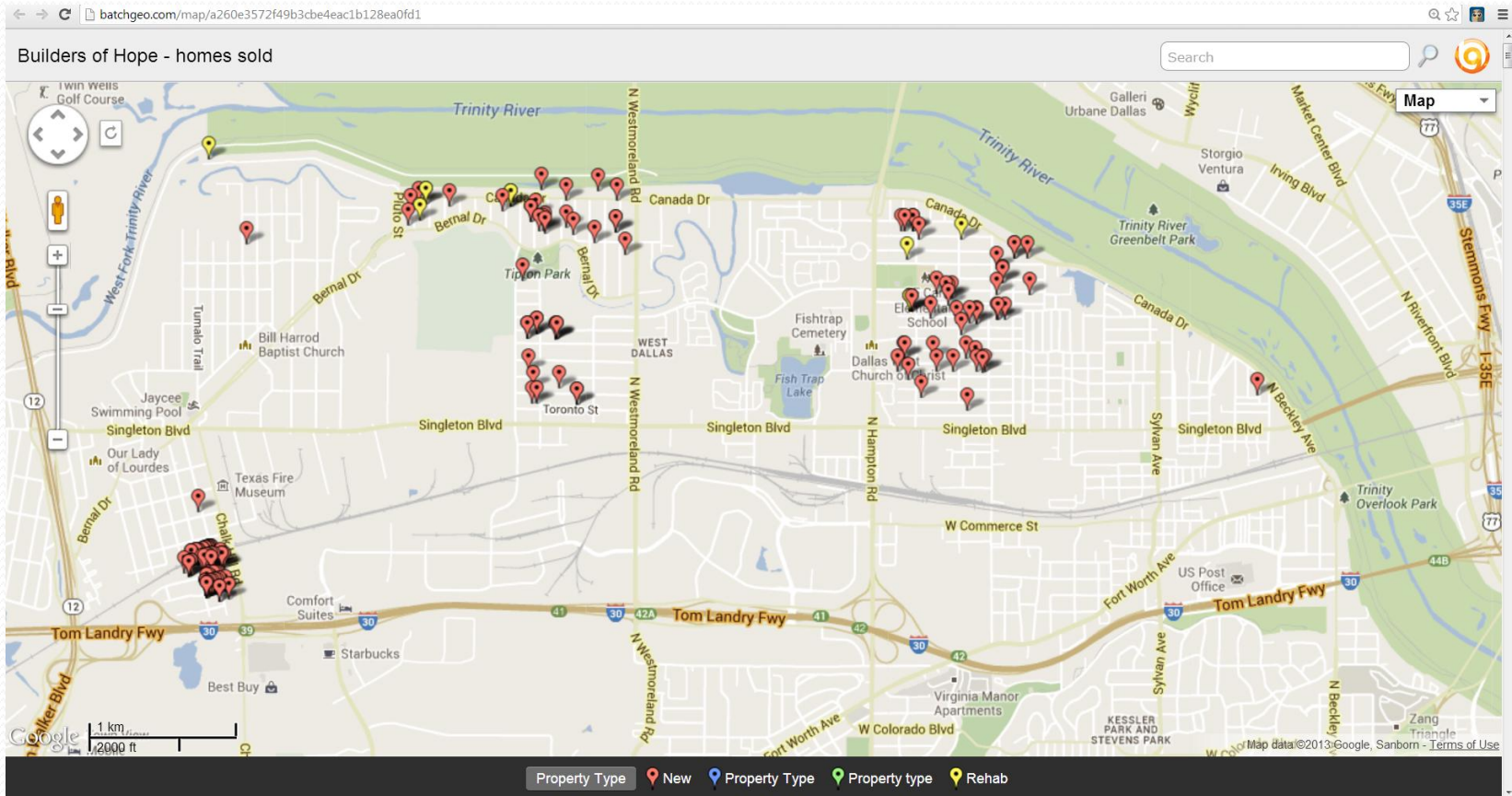


## West Dallas Infill Scattered Sites

- 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.”