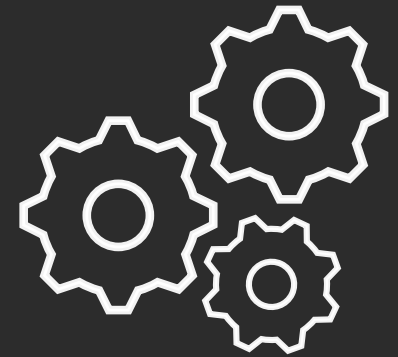


DALLAS ANTI-DISPLACEMENT TOOLKIT PROGRESS UPDATE



Builders of Hope CDC

PRESENTATION OVERVIEW

- Intro to Builders of Hope CDC
- Project Background
- Draft Vision Statement
- Other Texas Cities
- Project Scope
- Research Methodology and Case Study Selections
- Project Timeline

BUILDERS OF HOPE CDC



- Dallas-based non-profit affordable housing and community development organization
- We aim to cultivate neighborhoods where quality affordable housing options are accessible for all incomes, new development is equitable, inclusive and non-disruptive, and residents have the right to self-determination and to be free from displacement
- We accomplish this by:
 - 1) Constructing and preserving affordable housing
 - 2) Building community
 - 3) Cultivating public policy
 - 4) Creating pathways to economic mobility

PROJECT BACKGROUND

Market Influences Impacting BOH Communities

Investors
New Developments
Increases in Rents
Increases in Property Values
New Residents
Cultural Shifts

PROJECT BACKGROUND

BOH Response to Preserving Community Integrity

- Secure financial resources from donors
- Collaborate with policy experts, data professionals and community stakeholders across the city to determine resources and techniques needed
- Establish agreement with City of Dallas to incorporate proposed techniques into housing policies and investment plans.
- Initiate development of Anti-Displacement Toolkit tailored to Dallas neighborhoods experiencing gentrification or at risk of displacement

PROJECT BACKGROUND

Financial Donors

JPMORGAN CHASE & CO.

\$250,000



TheDallasFoundation

\$150,000

PROJECT BACKGROUND

Project Partners

Data Partners:

- Dallas College Labor Market Intelligence Center (LMIC)
 - Camille Gilchriest and Tana Hicks

Policy Advisors:

- Heather Way
- Dr. Cullum Clark

Community Engagement Partners:

- CoSpero Consulting
 - Harold Hogue and Lauren Coppedge

PROJECT BACKGROUND

Advisory Committee

- Carina Arellano
- Priscilla Escobedo
- Matt Houston
- Jonathan Maples
- Mark Melton
- Maggie Parker
- Don Payton
- Diane Ragsdale
- Joli Robinson
- Giovanni Valderas
- Hosanna Yemiru
- (+ 3-5 *Community Reps TBD**)

DRAFT VISION STATEMENT

The Dallas Anti-Displacement Toolkit aims to create lasting and impactful policy change within the City of Dallas that ensures that:

- Vulnerable residents in historically marginalized communities have the **right to stay** and the **opportunity to return** to their neighborhoods in the face of rapid development and rising housing costs;
- Over time, opportunities remain for new low-income residents to move into the community; and
- All residents, but especially those most vulnerable to displacement, have a meaningful role in shaping the future of their neighborhoods.

WHAT ARE OTHER TEXAS CITIES DOING?

AUSTIN:

- Strategic Housing Blueprint (2017) and Blueprint Implementation Plan (2019)
- **\$300 million** for Anti-Displacement Fund passed in 2020
- *Program Highlight:* **Short-term 1-2 year Displacement Mitigation Strategy** that prioritizes recommendations based on impact and effort/resources required

SAN ANTONIO:

- Housing Policy Framework (2018) and Strategic Housing Implementation Plan (2021)
- **\$150 million** Affordable Housing Bond passed in 2022
- *Program Highlight:* **Displacement Impact Assessment** for all new construction projects seeking Housing Bond funds

PROJECT SCOPE

- **Part I: Defining Gentrification & Displacement**

- Recount the historical background of residential displacement in Dallas
- Define and contextualize gentrification & displacement as it currently impacts Dallas residents and neighborhoods
- Describe and illustrate the detrimental impact of residential displacement on Dallas residents, neighborhoods, and the city at large

- **Part II: Citywide Neighborhood Mapping**

- Identify, categorize and map Dallas neighborhoods at varying stages of neighborhood change based on specific typologies of gentrification
- Provide an interactive, web-based dashboard where stakeholders can engage with the data that correlates to their specific neighborhoods

- **Part III: Neighborhood Case Studies (“Drilldowns”)**

- Deep-dive look into the relevant socioeconomic and housing market conditions affecting vulnerable residents within a specific neighborhood
- Illustrate key drivers and indicators of gentrification at each stage
- Match policies and strategies to the specific needs of case study neighborhoods

- **Part IV: Policy Review & Recommendations**

- Outline, analyze, and prioritize potential policies and strategies for preventing displacement
- Distinguish between city-wide and place-based strategies
- Provide a framework for evaluating and targeting future policies and programs

- **Part V: Education and Advocacy**

- Workshops, presentations, and training materials targeted to various audiences

PROJECT SCOPE

Gentrification is a *process of neighborhood change* where:

- New investment floods a historically marginalized neighborhood;
- Property values rise, increasing housing costs and reducing the supply of affordable units;
- The neighborhood is physically transformed through the influx of new, higher-end construction;
- Neighborhood demographics shift as new, higher-income residents move in;
- Existing low-income residents, often Black or Latinx, are directly or indirectly displaced; and
- The cultural character of the neighborhood is fundamentally altered.

PROJECT SCOPE



Direct Displacement

Occurs when residents can no longer afford to remain in their homes due to rising housing costs.



Indirect Displacement

Refers to changes in demographics with regards to who can afford to move into a neighborhood as low-income residents move out.



Cultural Displacement

The experience of long-term residents who feel unwelcome and alienated in their own neighborhoods because of the new changes that have occurred.

RESEARCH METHODOLOGY & CASE STUDY SELECTIONS



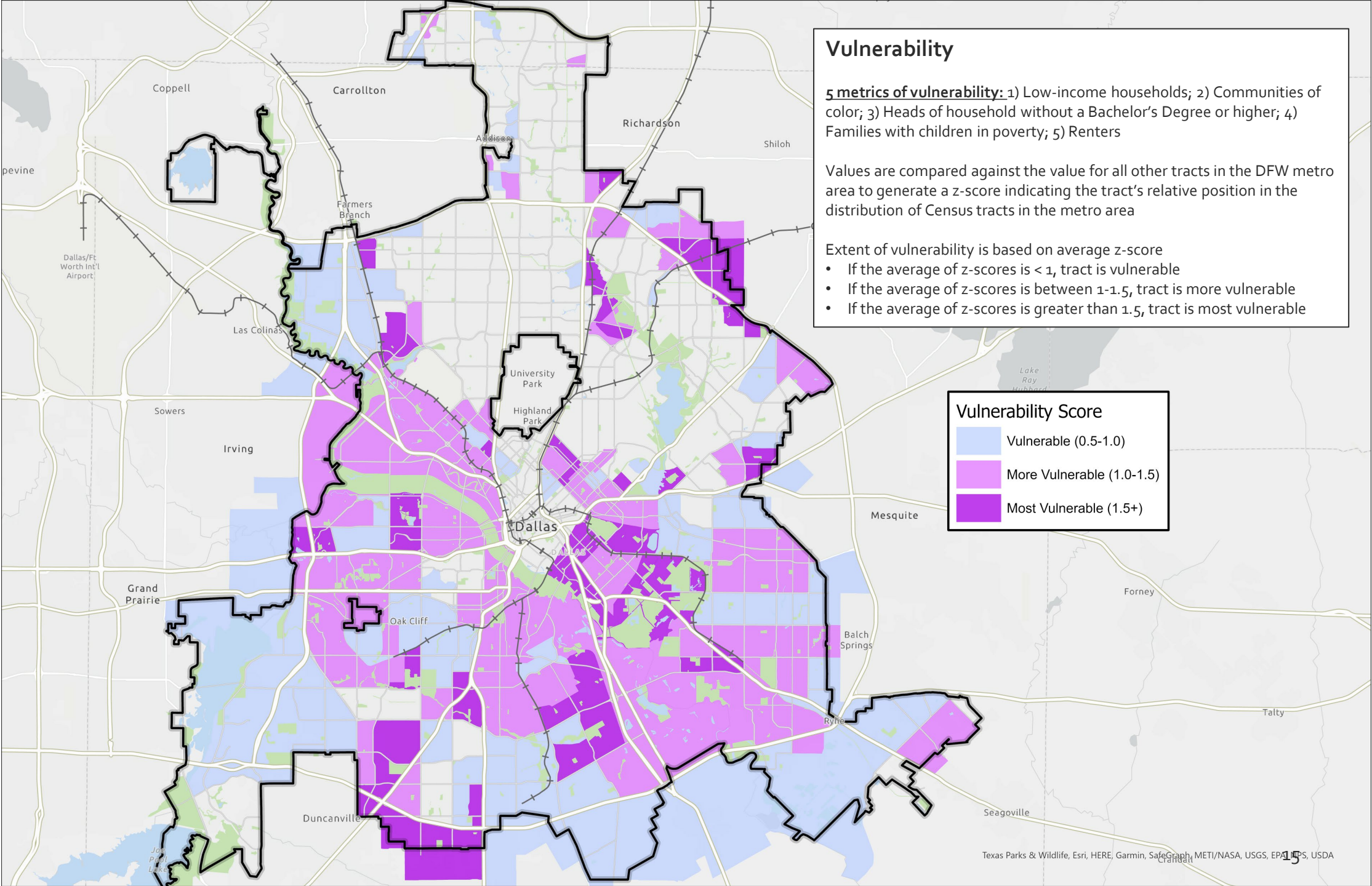
Neighborhood Mapping

- Measuring neighborhood change at the macro-level
- Using census data to assess: the presence of vulnerable populations, residential market appreciation, and demographic change over time
- Categorizing neighborhoods based on vulnerability/displacement risk and stage of gentrification



Case Studies

- Deep-dive assessment of socioeconomic and housing market conditions affecting vulnerable residents within specific neighborhoods
- Utilizing both quantitative and qualitative data to share neighborhood history and changes over time amplifying the voices of legacy residents



Vulnerability

5 metrics of vulnerability: 1) Low-income households; 2) Communities of color; 3) Heads of household without a Bachelor's Degree or higher; 4) Families with children in poverty; 5) Renters

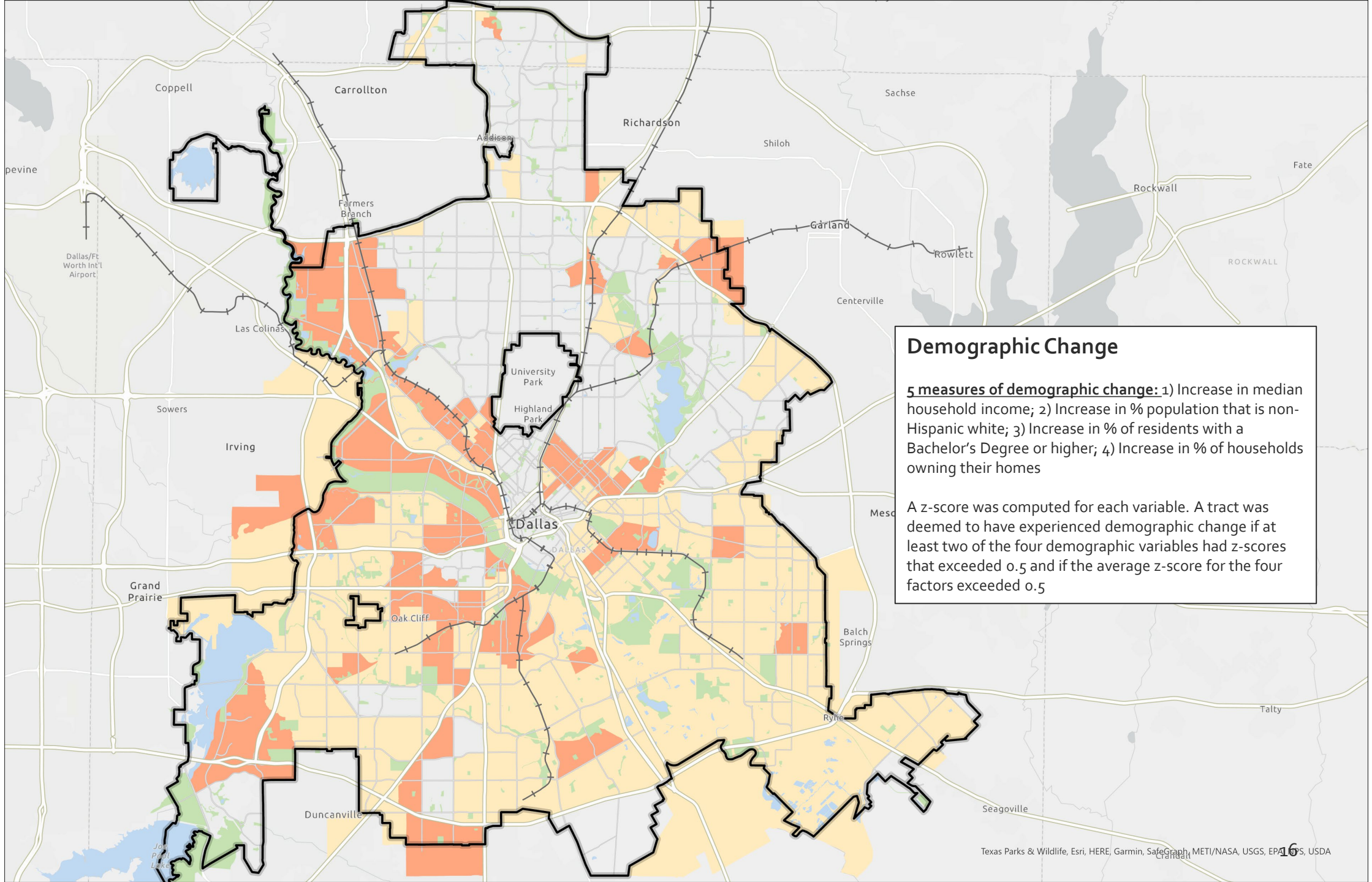
Values are compared against the value for all other tracts in the DFW metro area to generate a z-score indicating the tract's relative position in the distribution of Census tracts in the metro area

Extent of vulnerability is based on average z-score

- If the average of z-scores is < 1, tract is vulnerable
- If the average of z-scores is between 1-1.5, tract is more vulnerable
- If the average of z-scores is greater than 1.5, tract is most vulnerable

Vulnerability Score

Light Blue	Vulnerable (0.5-1.0)
Medium Blue	More Vulnerable (1.0-1.5)
Dark Blue	Most Vulnerable (1.5+)



Demographic Change

5 measures of demographic change: 1) Increase in median household income; 2) Increase in % population that is non-Hispanic white; 3) Increase in % of residents with a Bachelor's Degree or higher; 4) Increase in % of households owning their homes

A z-score was computed for each variable. A tract was deemed to have experienced demographic change if at least two of the four demographic variables had z-scores that exceeded 0.5 and if the average z-score for the four factors exceeded 0.5

Housing Market Change

Accelerating: If the tracts median home value was in the bottom 60% of values in 2011, but rose at a rate in the top 40% of rates from 2011 to 2021, it was classified as Accelerating

Appreciated: If the tract median home value was in the bottom 60% of values in 2000, but was in the top 40% of home values in 2021 and in the top 40% of appreciation from 2000-2021

Adjacent: If the tract was in the bottom 60% of home values in 2011, bottom 60% of increase from 2011-2021, and adjacent to at least one tract with top 40% appreciation

Market Typology - All Tracts

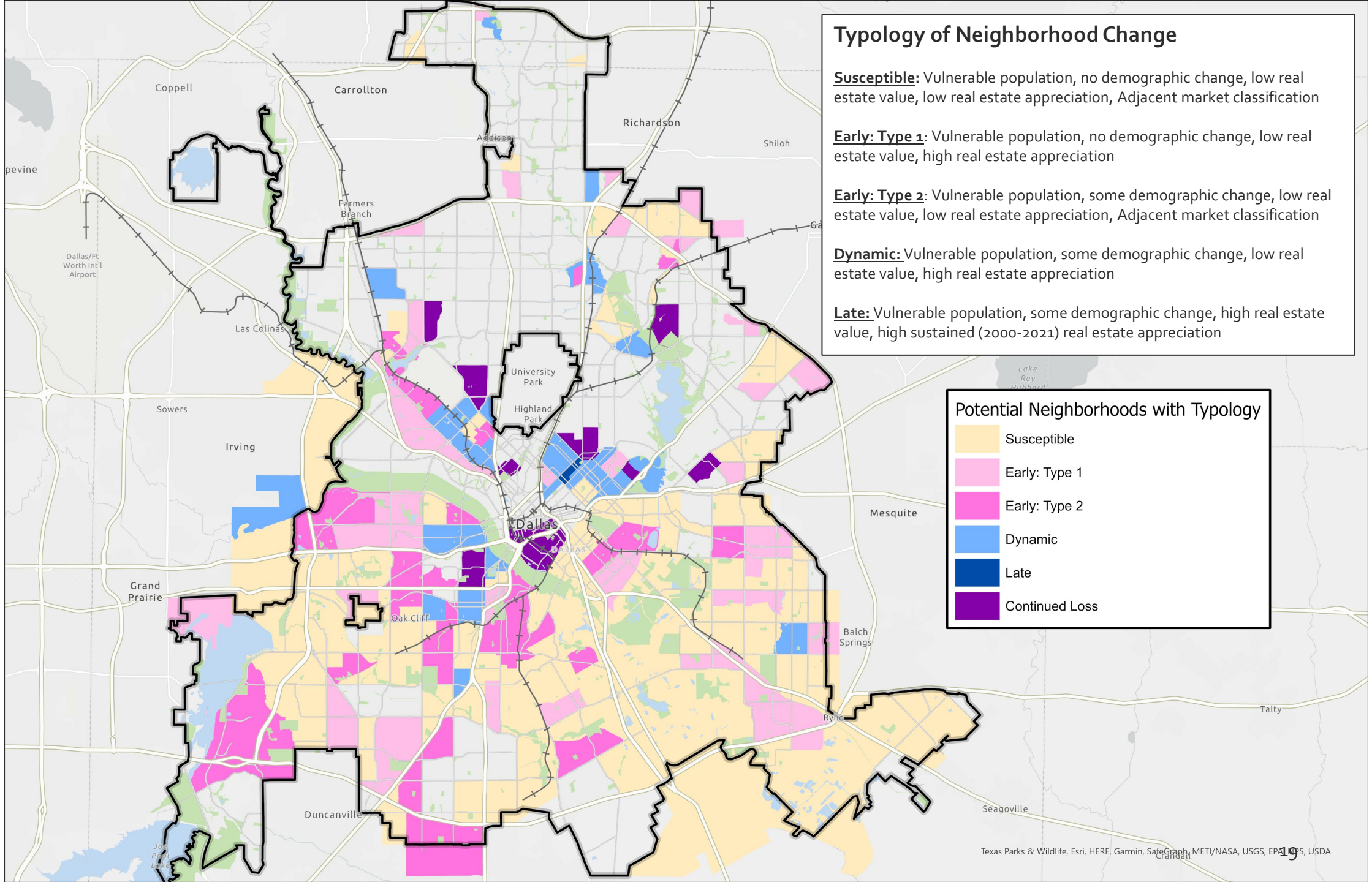
	Accelerating - Home Value
	Accelerating - Rent
	Adjacent - Home Value
	Adjacent - Rent
	Appreciated - Home Value
	Appreciated - Rent

RESEARCH METHODOLOGY & CASE STUDY SELECTIONS

Bates' Typology of Neighborhood Change

- **Susceptible:** Vulnerable population, no demographic change, low real estate value, low real estate appreciation, Adjacent market classification
- **Early: Type 1:** Vulnerable population, no demographic change, low real estate value, high real estate appreciation
- **Early: Type 2:** Vulnerable population, some demographic change, low real estate value, low real estate appreciation, Adjacent market classification
- **Dynamic:** Vulnerable population, some demographic change, low real estate value, high real estate appreciation
- **Late:** Vulnerable population, some demographic change, high real estate value, high sustained (2000-2021) real estate appreciation
- **Continued Loss:** High value areas that have experienced demographic change, no longer has large numbers of vulnerable populations, but potential for displacement remains.

**Adapted from Lisa Bates, "Gentrification and Displacement Study: Implementing an Equitable Inclusive Development Strategy in the Context of Gentrification"*



RESEARCH METHODOLOGY & CASE STUDY SELECTIONS

Case Study Selections

- Use vulnerability Map to select 18 neighborhoods for potential inclusion in case studies.
- Apply varying stages of gentrification to the 18 neighborhoods for drill down on case study selections.
- Evaluate diverse socioeconomic demographics and housing market types/conditions within preliminary neighborhood selections.
- Engage City Council, City Staff and Project Advisory Committee to continue drilling down from 18 to approximately 5 neighborhoods for more intensive examination of gentrification data and redevelopment activity at the parcel level

PROJECT TIMELINE



Winter 2022

Assemble Project Team and
Convene Advisory
Committee



January – March 2023

Develop and Refine Citywide
Mapping and Case Study
Methodology



March 2023

Select Case Study
Neighborhoods



March – June 2023

Case Study Research,
Outreach & Engagement



May – June 2023

Conduct Policy Review and
Analysis, Develop Policy
Evaluation Framework



July – August 2023

Draft and Compile Toolkit,
Develop Online Dashboard



September – October 2023

Solicit Committee and Public
Feedback on Draft Toolkit



November – December 2023

Submit Final Report for Council
Consideration & Adoption