

Community Housing Development Organization (CHDO)

Texas APA Conference

October 4, 2012

City Wide Community Development Corporation

3730 S. Lancaster, Suite 100

Dallas, Texas 75216

(CHDO)

A Community Housing Development Organization (CHDO) is a private nonprofit, community based service organization that has obtained or intends to obtain staff with the capacity to develop affordable housing for the community it serves.

Participating Jurisdictions (PJ's) must set aside a minimum of 15% of their HOME allocations for housing development activities in which qualified CHDO's are the owners, developers, and/or sponsors of the housing. PJ's must have a reasonable expectation of specific projects going forward.

CHDO's may engage in other HOME-eligible activities in which they are not the owners, developers or sponsors of the housing. However, the HOME funds committed to those activities will not count toward the set-aside.

CHDO's must have at least one-third of its board of directors from low income communities.

City Wide CDC must go through a certification process each year through the City of Dallas Housing department in order to maintain its CHDO status.

City Wide CDC is also certified as a Community Based Development Organization (CBDO). A CBDO has as its primary purpose the improvement of the physical, economic or social environment of its geographic area of operation by addressing one or more critical problems of the area, with particular attention to the needs of persons of low and moderate income. (The Lancaster Corridor is a good example of this definition of a geographic area).

This certification allows City Wide CDC to access Federal, State as well as local funding for affordable housing as well as economic development projects.

City Wide CDC has development activities in Dallas and Ft. Worth, however, our charter allows for the development of affordable housing anywhere in the State of Texas.

In 2006, City Wide CDC received it's 501(3), nonprofit status. In 2007, City Wide CDC received it's CHDO Certification from the City of Dallas. As mandated by the CHDO Certification, City Wide CDC had to put together a plan of action for future developments.

Since the southern sector of Dallas, which is covered by 3 different council members did not have any development activity throughout their districts. The Board of Directors of City Wide CDC choose to target the Lancaster Corridor, particularly the 75216 and 75241 zip codes which covers the 3 council members.

In 2008, City Wide CDC began assembling land. We first acquired two drug infested motels that have been eye sores in the community for generations. The goal was to replace those motel's with office and retail space, due to shortage in the area. After acquiring the motel's, we visited with the City of Dallas Economic Development Department where we were encouraged to assemble as much land as possible for a much larger project.

We soon discovered that several for-profits developers were already working in the southern sector to identify potential projects for future development. Through mutual partners, City Wide CDC was introduced to Catalysts Urban Development, Paris Rutherford and Rhys Heinsch.

The nonprofit partnered with the for-profit company in order to broaden the overall expertise and to build the capacity needed for such a large scale development. The rest is history and the Lancaster Urban Village was born with the expertise of our for-profit partners. City Wide CDC worked in the community assembling land, working with City staff and doing advocacy work in the community. Catalysts Urban Development worked in the overall planning as well as structuring the many facets of the development in order to obtain all of the multi-layers of financing needed to complete this project.

The Lancaster Urban Village is a transit-oriented development (T.O.D), which is a \$30 million dollar, mixed-use development consisting of 193-unit apartment complex, 14,000 square feet of retail space, a pedestrian friendly streetscape and a 392 space parking garage. This development is a public/private partnership between City Wide CDC, Catalyst Urban Development and the City of Dallas.

Renderings in Following Presentation by Rhys Heinsch