

# INVESTING IN Sustainable Neighborhoods

## WHY HOUSING MATTERS

Communities thrive when residents at every income level have secure housing, a strong education, a voice in their community, a sense of safety, and access to resources that improve their health and wellbeing.

In North Texas, rapid growth has outpaced the supply of attainable homes, driving up costs for families, educators, first responders, and essential workers. Without meaningful investment to address the local housing crisis, our region risks creating deeper disparities and weakening long-term economic vitality.

At Communities Foundation of Texas, we recognize that addressing housing affordability is central to our broader vision of building thriving communities for all. Our strategic plan identifies housing as a key priority within our focus of health, wealth, living, and learning.

## DID YOU KNOW?

The number of households in Dallas grew by **21 percent** between 2010 and 2022, but the city's housing stock grew by only **14 percent** during the same period.

This puts upward pressure on the cost of housing and pushes potential residents to the outer suburbs.

*Source: Urban Institute*

“We’re on a troubling trend. We didn’t build fast enough to keep up with rapid growth – and if we lose enough of our pricing edge, we will face some challenges.”

– Cullum Clark,  
Director, Bush Institute - SMU Economic Growth Initiative

“75% of single parents with kids are housing cost-burdened. They’re making really difficult trade-offs – healthcare, nutritious food, educational experiences for their kids – simply to keep a roof over their heads.”

– Ashley Flores, Child Poverty Action Lab

## OUR COMMITMENT

Communities Foundation of Texas has committed \$50 million to launch a **Housing Impact Fund** and aims to leverage an additional \$50 million from funders, partners, corporations, and local leaders to bring the total investment to \$100 million. This commitment positions CFT to support innovative, high-impact housing solutions through loans, investments, grants and catalytic partnerships.





# OUR APPROACH

CFT's strategy is structured around three pillars:

1

## PRODUCTION

We support the creation of new attainable and workforce housing, emphasizing quality design, sustainable construction, and innovative building techniques. This includes:

- Providing catalytic capital to mission-driven developers and housing funds filling critical gaps in supply.
- Elevating innovation in building methods that reduce cost and time, such as off-site and volumetric construction.
- Prioritizing “missing middle” homes that are currently undersupplied in Dallas.

2

## PRESERVATION

Protecting existing affordability is as critical as producing new units. Our preservation work includes:

- Supporting strategies that preserve naturally occurring affordable housing at scale.
- Advancing the new Dallas Community Land Trust (CLT), which creates permanently affordable homeownership opportunities for generations to come.
- Supporting efforts to stabilize historically disinvested neighborhoods experiencing displacement pressure.

3

## PARTNERSHIP & POLICY

Housing is a team effort. CFT has committed to convening public, private, and nonprofit partners to align strategy and encourage long-term systems change. This includes:

- Launching HouseDTX, an alliance of funders, advocates, planners, and policy leaders working to advance coordinated housing solutions.
- Supporting policy research and citywide planning efforts that improve the environment for housing development.
- Facilitating cross-sector collaboration that unlocks capital, accelerates production, and strengthens communities.

## OUR VISION OF SUCCESS



Contribute to producing or preserving 5,000 homes over the next 10 years that working families can afford



Stronger alignment between philanthropy, business, banks, and government



Healthier, safer, and more stable communities across Dallas

*Join us in this effort.*



### CONTACT

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