

Comunidad Partners Community Resource Scan

<p>What is a Community Resource Scan and when is it conducted?</p>	<p>Our team conducts community statistical summary and a community resource scan during the onboarding and due diligence processes of a new acquisition with a goal of completion prior to onboarding of acquisition. The community statistical summary and community resource scans are updated every 3-6 years depending on changes in the area. This collection process results in shared folder that provides our organization with critical information when developing custom social impact plan for this community. In addition, these documents provide an understanding the demographics of the resident base and the challenges facing those residents. This folder is shared among our entire organization and is utilized by property management and social impact providers. Following completion of an acquisition, resident feedback is incorporated in community assessment following an annual survey. This feedback is also summarized in a separate document, Resident Opportunities and Priorities Assessment (ROPA) which is also placed in the shared folder. Collection of data is managed by Director of ESG, Director of Social Impact in conjunction with Resident Services Partner, Veritas Impact Partners and includes information gathered through Comunidad's network of partners, statistical data readily available from the U.S. Census via Census Reporter, local departments of health and human services, Opportunity Atlas, and direct feedback provided from property management teams.</p>
<p>How is Community Scan used in practice?</p>	<p>The community resource scan allows Comunidad Partners to assess of local opportunities, resources and assets in each community. The community statistical summary and community resource scan documents are a starting point in our social impact funnel. These documents cast a wide net when looking at data with the understanding that each block in an area can face unique challenges. Our team uses this data as a baseline, but prioritizes resident feedback and interest when developing programs. For example, if there is a resource in the area like tutoring, but residents have barriers to accessing that resource, our team may utilize national partnerships to bring a desired program to our communities. Data has shown that many Comunidad communities lack direct access to resources and there are high barriers to utilizing local resources, thus partners are shared across entire portfolio.</p>
<p>What is the result?</p>	<p>For each community in Comunidad's portfolio, a shared folder is created from data collected; this folder includes three documents: Community Statistical Summary, Community Resource Scan , Resident Opportunities and Priorities Assessment (Annual Resident Information Update). The Community Resource Scan document incorporates feedback from property management and partners. Each folder provides an aggregate summary of the demographics and opportunities particular to each community (Community Statistical Summary), the resources in the community (Community Resources Scan), and property specific demographics and priorities (Resident Opportunities and Priorities Assessment). From this information, the Comunidad team is able better understand the residents who live in the community and develop a social impact plan tailored to that community; this alignment is core to Comunidad's mission of building communities and enriching lives.</p>
<p>What data is included in the Community Resource Scan?</p>	<p>The Community Resource Scan document is a review of community resources and assessment of those resources. This document also summarizes the findings from the Community Statistical Summary to provides general conclusions / recommendations about the community.</p>
<p>What data is included in the Community Statistical Summary?</p>	<p>The Community Statistical Summary provides general demographic data provides a profile of the neighboring community surrounding the specific property. This data includes, but is not limited to household composition data, racial breakdown, sex/gender breakdown, unemployment rates, crime rates, Household Income, age distribution, and educational attainment.</p>
<p>What data is included in the Resident Opportunities and Priorities Assessment?</p>	<p>Resident Opportunities and Priorities Assessment (Annual Resident Survey) includes property specific demographics including gender, income distribution, marital status, racial breakdown, employment data, age as well as resident interests at a community level.</p> <p>Comparing our Resident Opportunities and Priorities Assessment with the Community Statistical Summary creates a picture of whether Comunidad's residents display similarities or contrast to the data present. This comparison supports further iteration of social impact plans and programs implemented while the property is owned by Comunidad.</p>



Date	2022
Neighborhood / Area	
Neighborhood / Area	<p>Comunidad's community Villas del Solamar is located in Vickery Meadows, a vibrant area with a population of 37,052 (a number that has decreased since last community scan). Vickery Meadow is an ethnically-diverse neighborhood consisting almost exclusively of apartment complexes in Northeast Dallas, Texas, United States. Leslie Minora of the Dallas Observer described it as "a dense swath of about 100 apartment complexes cradled by NorthPark Center and Whole Foods to the west and Half Price books [sic] to the south. It's an overlooked anthill, population 25,000, packed with people here by circumstance."</p> <p>The area is one of the most densely populated areas of Dallas and is home to many immigrants and refugees. The area was originally developed to provide housing for childless, upper-income people in the mid-1970s. The area was built out in the early 1980s. With the passage of the Fair Housing Act in 1968, the demographics shifted to a mostly low income, immigrant population from Latin America and other countries around the world. During that time, area public schools began to become overcrowded. The school district responded by opening new schools in the area, including one high school, one middle school, and several elementary schools; some apartment complexes were razed to make room for new schools. The Vickery Midtown Improvement District (VMID), a coalition of fifty area organizations, serves the Vickery Meadow area. The Vickery Midtown Improvement District, a coalition of fifty area organizations,[8] opened in 1993 to improve the quality of life of area residents and stabilize the area real property and real property investments. In 2014 the Dallas City Council member representing Vickery Meadow, Jennifer Staubach Gates, referred to it as "kind of the melting pot of America".*</p> <p>*Source: Wikipedia</p>
Property Profile	<p>Address: 8350 Park Lane, Dallas, Texas 75231 Land Area (Acres): 4.481 Building Size (Net RSF): 133,783 Occupancy Rate: TBD Number of Buildings: 15, plus 1 Leasing Office/Clubhouse Building Number of Stories: 3 Residential Units: 212 Number of Elevators: None Zoning: MF– Multi-family Residential District Construction Age: 1973 Parking: 288 Amenities: Playground, Laundry, Sport Court</p>
About the Area	
Demographics and Density	<p>This area has a large population density. The people living in ZIP code 75231 are primarily white. The number of people in their late 20s to early 40s is extremely large while the number of seniors is small. There are also an extremely small number of families and an extremely large number of single adults. The percentage of children under 18 living in the 75231 ZIP code is large compared to other areas of the country.*</p>
Housing	<p>ZIP code 75231 has a slightly higher than average percentage of vacancies. The Census also indicates that there are one or more nursing homes nearby. The majority of household are rented. Homes in ZIP code 75231 were primarily built in the 1970s. Looking at 75231 real estate data, the median home value of \$253,900 is high compared to the rest of the country. It is also slightly less than average compared to nearby ZIP codes. 75231 could be an area to look for cheap housing compared to surrounding areas. Rentals in 75231 are most commonly 1 bedrooms. The rent for 1 bedrooms is normally \$500-\$749/month including utilities.*</p>
Employment, Income, Earnings and Work	<p>The median household income of \$33,546 is compared to the rest of the country. It is also compared to nearby ZIP codes. Residents in ZIP code 75231 earn less than in other parts of town. As with most parts of the country, vehicles are the most common form of transportation to places of employment. Residents in ZIP code 75231 use public transportation to travel to work more than most areas of the nation. In most parts of the country, the majority of commuters get to work in under half an hour. Most commuters in 75231 can expect to fall in that range. Having to travel to work for over 45 minutes isn't uncommon for people who live here.*</p> <p>*Source US Census</p>

Community Assets & Leaders	
Community Assets	
	<p>The Presbyterian Hospital of Dallas is located in the area and is the hospital is the largest business within Vickery Meadow. The Half Price Books flagship store is located in the area as well. It is housed in a warehouse and includes a small coffee shop, Black Forrest Coffee, and sitting areas. Various events happen all year round such as group meetups, live musicians, game nights, author talks, and more. The SOPAC Trail is 5.5 mile hike/bike trail in the area that is a 3 min drive away.</p> <p>Community assets range from churches, hospital system, public library branch, community center, food pantries as well as basic needs support. A branch of community college is around 15 minute drive. There is a wealth of programming for refugees and afterschool programs. What is missing are fitness classes within walking distance, fresh/healthy food, job placement / job training opportunities, free medical care, subject specific tutoring for children, support for highschool age youth, mental health services and rent/utility assistance.</p>
Community Leaders / Potential Partners	
<i>City Council Representative</i>	<p>City Council 13 Member Gay Donnell Willis - Gay Donnell Willis' professional experience includes managing accounts for Fortune 50 companies at a global advertising firm, as well as a promotions and broadcast career at the CBS affiliate in Lubbock, Texas. Gay most recently served as President & CEO of the Turtle Creek Conservancy for nine years. She is a Certified Fund Raising Executive (CFRE). Gay was Hon. Jennifer Gates appointee to the Vickery Meadow TIF Board, the 2017 Dallas Bond Committee/Critical Facilities Subcommittee and the Community Development Commission where she served on the Financial Oversight and Public Improvement Subcommittees. She has also served on the 2020 DISD Bond Committee/Safety & Security Subcommittee, as well as the Site Based Decision Making Committee at Emmett J. Conrad High School. Her community career includes service as a 19 year active in the Junior League of Dallas, culminating as Community Vice President over 1,100 volunteers donating 120,000 hours across 40 nonprofit agencies, and oversight of two grantmaking bodies that distributed over \$1.4 million, including Grants for Innovative Teaching.</p>
<i>Dallas Police - Office of Integrated Public Safety Solutions</i>	<p>Sandra Sadduk is a Senior Project Specialist that our team works with on our other Dallas properties. She could be a great resource for Solamar as well for safety insights.</p>
<i>Vickery Meadow Improvement District</i>	<p>Chad Cornelison is the Executive Director of VMID. The board of directors is a group of property owners, business owners and nonprofit representatives. They manage a variety of improvement programs including the Midtown Blues security program.</p>
<i>Other Area Property Owners</i>	<p>There is an opportunity to collaborate with other property owners in the area on service delivery and programs:</p> <ul style="list-style-type: none"> Susan White - Fath Properties Don Bouier - UCR Audrey Hinton - Boardwalk Condos
<i>Half Price Books</i>	<p>Owner Ken Wright is a community advocate for the area -</p>
Area Challenges and Opportunities	
Challenges	
	<p>Villas del Solamar Apartments is well situated in an area where there is strong community support, but all residents are not able to access it. There are cultural and linguistic reasons this may be the case. Above all, the socioeconomic status of area residents presents the biggest problem for their welfare. Schools and non-profits, especially churches, fill the primary role of serving the community, but often these services are provided during the workday and require transit. This is a consistent problem across the nation, services that are onsite and offered during working hours.</p>
Opportunities	
	<p>There are opportunities for our team to bring in national partnerships for fresh food, Telehealth, job training/placement, tutoring, financial literacy and credit building through partner Veritas. We also would like to build connections to the local health care system to provide lower cost health access.</p>
Property Level Feedback	
Property Manager Interview	
	<p>When speaking with the onsite team, one area that is a priority is managing the impacts of violent crime and ensuring that the property is safe for residents. There is some drug activity at the property which property management is working with onsite security and the police in mitigating. Outside of that there are a variety of challenges facing residents, job loss, health challenges - there is no one trend causing housing instability. The community connection is strong in part due to our efforts over the past years to build community. Neighbors look out for each other and place trust in one another. The residents love events and are very welcoming. Children are also well taken care of and there is not a lack of childcare or after-school activities.</p>
Resident Services Interview	
	<p>Over the past year the resident services team has been able to build very strong engagement. They feel a lot of it has been due to staffing changes at the property with new office staff in 2022. We now run out of space in the club room when we have programs. They have been able to recruit two resident ambassadors who are engaged in events and community building. Residents top priorities are safety, benefits assistance and residents have been engaged with tutoring. Telehealth is another popular program, but there are still cost barriers. The team feels that a year round food program would be valuable which we will pursue in 2023. The team provided feedback and the Northwest Community Center, Literacy Achieves, North Dallas Shared Ministries have all been strong partners for residents. There are a lot of people who are refugees from a variety of countries.</p>



LOCAL				
ORGANIZATION / RESOURCE NAME	ABOUT	SOCIAL IMPACT PILLAR	SERVICES	RATING*
Heart House	Non profit organization that runs a free afterschool educational program that provides a safe haven and academic support to at-risk children, while encouraging them to become good citizens. Serves children in grades K-8 from various apartment communities. Meals are included in program.	Education	ESL Classes After-School Program	High Quality
Northwest Community Center	Northwest Community Center in Vickery Meadow exists to aid refugees to start a new life, empower refugees to thrive in a new culture, and invite refugees to experience new life. Offer a variety of programs for refugees including resource distribution.	Education	ESL Classes After-School Program	High Quality
Literacy Achieves	Nonprofit organization offering adult ESL classes, citizenship classes, early childhood education program and student support services. The organization has three different campuses across Dallas and could be a good partner to seek out for Dallas-area regional partnership.	Education	ESL Classes After-School Program Citizenship Classes	High Quality
Vickery Meadow Food Pantry	Food pantry and clothes closet, very limited hours that wouldn't work for working families. Food is free as are clothes, people can go to food pantry once and week and clothes closet once every three months.		Food Clothes	Med Quality
Dallas Food Bank	Offers multiple Mobile Food Bank sites in the area - if there was a need / opportunity could partner to have onsite	Health & Wellness	Food Clothes	Med Quality
City Square	Meal program for children after school and in the summer, a current partner for summer meals, but they also offer job support programs that could be worth exploring.	Health & Wellness Economic Advancement	Food Job Resources / Training	High Quality

LOCAL FINANCIAL ASSISTANCE				
ORGANIZATION / RESOURCE NAME	ABOUT	SOCIAL IMPACT PILLAR	SERVICES	RATING*
Homeless Crisis Hotline	Entry point for support services for residents facing eviction 888-411-6802		Crisis Management	Med Quality
North Dallas Shared Ministries	Provides financial assistance for residents facing eviction: https://www.ndsm.org/ndsmaasste.html		Financial Assistance	Med Quality
The MINT Foundation	Provides financial assistance for residents facing eviction: https://www.zoomgrants.com/gprop2.asp?donorid=2367&rfpid=3398		Financial Assistance	Med Quality

ACROSS PORTFOLIO				
ORGANIZATION / RESOURCE NAME	ABOUT	SOCIAL IMPACT PILLAR	SERVICES	RATING*
Planned Parenthood North Dallas Shelburne Health Center	Free medical health care for women including pregnancy, birth control, cancer screening - very busy and challenging to get an appointment.	Health & Wellness	Medical Services	Med Quality
Lake Highlands Family YMCA	7 min away by car so potentially not convenient for residents - YMCA offers fitness classes, youth sports, after school program, childcare - broke ground on a renovation project in 2022.	Health & Wellness	Fitness Classes After-School Program Youth Center	High Quality
United Way of Dallas	We have varying experiences with United Way's across the country, but have really strong relationships at UW Dallas. 211 is a good resource for residents who need support with benefits navigation, one of the top interest areas for residents. We would like to support residents in accessing legal assistance support from 211.	Economic Advancement	Rent and Utilities Relief Benefits Navigation Resource Referral	High Quality
Society of St. Vincent De Paul of North Dallas	Society programs and services help families address the underlying root causes of their basic unmet needs. Things like access to free prescription medication for those without insurance, or support in escaping predatory debt empower neighbors to build a life free from poverty. Building a national partnership with SSVDP could be beneficial to all portfolio properties -	Economic Advancement Health & Wellness Education	Rent and Utilities Relief Benefits Navigation Medication/Pharmacy Afterschool Program Resource Referral	Med Quality
Catholic Charities of Dallas	Catholic Charities provides wrap around services including rental and utility assistance, pregnancy support, financial and legal services.	Economic Advancement	Rent and Utilities Relief Benefits Navigation Resource Referral	Med Quality

*Our team chooses to only work with medium to high quality partners that have the capacity to serve our residents. We have edited out low quality resources that do not meet our minimum criteria.