



In January:

Forest District - Equitable Development Plan

The St. Philip's neighborhood partnered with The Real Estate Council (TREC), with funding provided by JP Morgan, to develop a comprehensive equitable development plan for the neighborhood. This year-long process meaningfully engaged multiple stakeholders including residents, government leaders and business/community leaders and culminated in a report ([link](#)) that informs future community development strategies. The focus of this process was to embrace the opportunity market growth provides while addressing potential pitfalls--ensuring community ownership of development efforts and opportunities for long-time residents to participate in the neighborhood's future

Neighborhood Empowerment Zone Approval

In January, the St. Philip's neighborhood was designated a Neighborhood Empowerment Zone (NEZ) alongside six other residential areas in the City of Dallas. The NEZ is aimed at keeping residents who would otherwise be priced out of "tipping point" neighborhoods surrounded by spiking property values. The NEZ will provide tax breaks for homeowners who invest in repairs of their homes and for developers and/or landlords who invest in affordable housing. St. Philip's Community Advancement team labored to advance the neighborhood's interests in the policy details and considers this one of several tools important to prevent displacement of current residents.

Scheduled for February:

Urban Land Institute Technical Assistance Panel (Feb 6 and 7)

St. Philip's applied for and received a grant from the Urban Land Institute (ULI) to host a Technical Assistance Panel (TAP). The TAP, which will take place at St. Philip's, assembles 12-15 local and national experts to focus on issues related to parks and open spaces for two, full days. The focus of the panel will be for experts to interview critical stakeholders and then create a draft master plan (including design concepts), implementation plan, and project budget for activating the under highway spaces at I45/MLK and I45/Pennsylvania Ave.

Our vision is to ultimately reconnect the Forest neighborhood, what is now one of the least green areas of Dallas, by reclaiming under freeway space unused for over 70 years—a component of a broader effort to connect the Trinity River to Fair Park by improving pedestrian and cyclist safety. Utilizing the canopy of the I45 bridge, the vision is to create safe, positive and creative outdoor environments in spaces now dividing the community with the goal of providing residents access to high-quality parks/green space within a 10-minute walk, creating safe connections between neighborhoods, and catalyzing the resurgence of this historic neighborhood.

For more information, email our Sr. Community Development Advisor: BMadole@stphilips.com