

Texas



Park South Family YMCA - Dallas

Dallas, TX (2023)

The Park South Family YMCA has provided fitness, education, childcare, and community services for over 50 years in the South Dallas community. The devastation of COVID-19 disproportionately affected many in South Dallas, a large minority and low-income population, exacerbating the already dismal health outcomes and limiting educational progress. In 2024, the YMCA tore down their aged facility to rebuild an accessible and larger center to accommodate their community's needs. The new facility's focus is to enhance community impact through equitable programs and employment opportunities, supporting educational success, improving community health and well-being, and acting as a central community hub. This will be accomplished with a dedicated wing for preschool, special spaces for seniors and community members, a new pool and modernized fitness spaces.

FINANCING

NMTC Financing: Texas Mezzanine Fund, Dallas Development Fund: \$18 million
Equity Investor: Capital One
Total Project Cost: \$18 million

IMPACT

- 56 construction jobs
- 19 FTE permanent jobs (5 created, 14 retained)
- 1,485 people served

COMMUNITY

- Poverty Rate: 31.3%
- Median Income: 49.73% of the AMI
- 93% of population comprises people of color

"This right here shows what our community deserves. It's been a long time coming, they're used to us having to go downstairs, the kids used to call it the dungeon. But now, everything is on the top level. It's easy to access, they don't have to fuss or fight on where to get to," said Loletha Horton, Park South District Executive Director. "We all grew up here since we were children, and we get a chance to see this and pass the legacy on."

Park South Family YMCA's Transformation to Serve Generations to Come

Because the Park South YMCA serves a large low-income population, 100% of their memberships are subsidized, operating at a loss. Although YMCA secured capital through fundraising efforts, it fell short of the total financing costs due to an increase in construction costs. Texas Mezzanine Fund partnered with the Dallas Development Fund to provide \$18 million in NMTC allocation to close the financing gap. Without the NMTC allocation, the YMCA could not build a new facility, thereby reducing its community impact.

The 41,000 sq. ft. facility includes an expanded kitchen, a dedicated childcare wing, an accessible pool, community gathering spaces, and a modern fitness center. Once at full capacity, the YMCA will serve 1,485 individuals annually, increasing individuals served by 35%. Additionally, the YMCA will increase their food distribution program, providing more meals for South Dallas, a food desert. 5 additional full-time jobs were created, and 14 jobs were retained. 95% of the full-time jobs are LIP accessible and 100% are represented by minority individuals. The YMCA also partners with local organizations to hire employees from within the community. A portion of the construction contracts for the building were given to local and minority owned firms. 56 construction jobs were created, and 80% were quality jobs paying above MIT's living wage the area.