

## Neighborhood Revitalization Moves Forward

Moving into the New Year, Dallas Habitat continues its efforts to revitalize Dallas County neighborhoods, especially long-neglected neighborhoods in West Dallas and across Southern Dallas. Here is a quick look at what is happening.

### Ollie's Place Demolition

In Mill City, a Fair Park community, Dallas Habitat demolished "Ollie's Place", the second of two "cocktail lounges" we acquired on Baldwin Street. We demolished Lyfe Ryders, a former biker bar, in October 2011. Ollie's Place was a longtime neighborhood nuisance, a notorious hangout and crime site operating illegally on a residential lot. A review of Dallas Police Department records demonstrated a pattern of criminal complaints at the location, including over 20 assaults and aggravated assaults since January 1, 2005. While the location, along with the surrounding vacant property, continues



to be a problem area for loitering, Ollie's demolition is an important step toward reclaiming the neighborhood for the families who live there. Both demolitions were the result of the efforts of Dallas Habitat and our generous donors, Inner-City Community Development Corporation (ICDC), and the Code Compliance, Board of Adjustment, and Community Prosecutors offices at the City of Dallas.



### Additional "Fight the Blight" Demolitions



While demolitions of our Fair Park cocktail lounges received the media attention, Dallas Habitat quietly continues to acquire vacant dilapidated residential structures for demolition. We purchased and demolished a house on Spring Street (in the Fair Park area) last September and a second house on Baldwin Street, was demolished in January. We recently acquired our first property through Bank of America's Revitalization Property Donation program. Bank of America has donated an abandoned, foreclosed home from its REO inventory and Habitat will

pay for the demolition. Structures in other neighborhoods are also part of this ongoing process including purchase of a fire damaged home in West Dallas and a pending purchase of a landlord owned home under Court demolition order in East Oak Cliff.

### Blight Study

As part of our effort to understand the scope and cost of the blight program in Dallas, Dallas Habitat issued a Request for Proposal last September for "A Study to Determine the Impact of Neighborhood Blight in Dallas." We are pleased to announce that we have entered into an agreement with faculty of the Department of Public Administration at the University of North Texas (Denton) to conduct the study. Drs. Simon Andrew, Praveen Maghelal, Sudha Arlikatti, and Hee Soun Jang will spend much of this year defining and measuring the problem, calculating the public and private costs associated with blight, and researching potential public and private responses to the issue.



### New Construction and A Brush with Kindness (ABWK) Home Repairs

The New Year starts a new build schedule and another round of home repair projects at

Dallas Habitat. In 2012, we anticipate building about 120 new homes and completing over 50 exterior repair projects for homeowners in our focus communities. Work will continue in Fair Park and we will be building in the infill neighborhoods of Bonton, Oak Cliff Gardens (near the Veterans Administration Hospital), and West Dallas. At the same time, we will be building homes in unfinished subdivisions in Wilmer and Lancaster. At least four new homes will be constructed in Grand Prairie and we will continue our efforts through our partnership with Dallas County to purchase, repair, and sell foreclosed homes in Lancaster.

For more information about our neighborhood revitalization efforts, please contact Dallas Habitat's Neighborhood Investment Department at [ni@dallas-habitat.org](mailto:ni@dallas-habitat.org) or call 214-678-2300.