



Dallas Area  
**Habitat**  
for Humanity®

build louder

## 100th Habitat Home Built on Land Bank Lot

Formerly Tax Delinquent Lots Become Owner-Occupied Homes



100th Habitat Home on a Land Bank Lot  
Under Construction in West Dallas

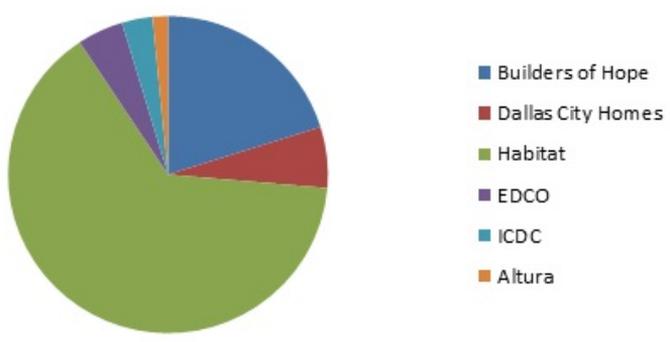
In January 2013, Dallas Area Habitat for Humanity proudly started construction on its 100th home built upon lots purchased from the Dallas Land Bank—1831 Bickers, being built by the Families of Hockaday and St. Mark's schools. In addition to this home, Dallas Habitat intends to build a dozen more homes on Land Bank lots this year.

The goal of the [Dallas Urban Land Bank](#) is to develop affordable single-family homes on vacant, tax-delinquent properties within Dallas neighborhoods designated as focused revitalization areas in order to augment catalyst developments. Eligible properties must: (1) have at least 5 years of delinquent taxes; (2) have a DCAD value less than the amount of taxes and non-tax liens; (3) be zoned residential; and (4) have a minimum frontage of 40' and minimum size of 4,000 square feet.

**THE PARTNERSHIP**

Working together, Dallas Habitat and the Land Bank have turned 100 formerly tax-delinquent vacant lots into tax producing, owner-occupied, affordable homes. In fact, the overwhelming majority of homes built on Land Bank lots were built by Habitat.

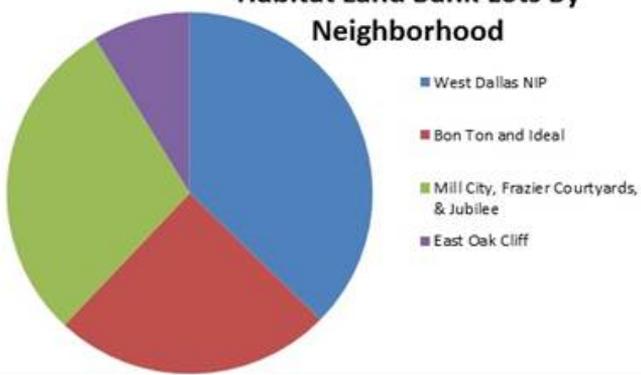
## Number of Sold Land Bank Homes 2006-2012



\*This graph does not include 112 lots in the Cedar Creek Ranch subdivision as that sale was not a typical Land Bank purchase and sale and not reflective of the original intent of the program.

Since we first started purchasing Land Bank lots in 2006, Habitat has purchased 150 Land Bank lots (more than half of all the lots that have been sold by the Land Bank, excluding the Cedar Creek Ranch lots referenced above) at an approximate cost of \$615,000. These lots are all located within the City's Neighborhood Investment Program ("NIP") target areas. In 2003, the City of Dallas authorized the NIP as a strategic approach to target and leverage public resources to achieve sustainable and visible community redevelopment in targeted neighborhoods.

## Habitat Land Bank Lots By Neighborhood



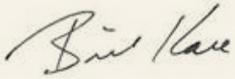
Habitat's investment in these communities and purchase of Land Bank inventory augments the City's NIP strategy in addition to supporting the Land Bank.

Our partnership with the City of Dallas extends beyond purchasing Land Bank properties: the City of Dallas has provided \$222,000 in HOME and TIF funds to partially defray the cost of building some of these 100 Habitat homes. Likewise, in the Fall of 2010, when many builders had second thoughts about purchasing land, Habitat prepaid over \$127,000 for thirty lots that it agreed to purchase the following year to help the Land Bank with its cash flow.

By converting abandoned, tax-delinquent vacant properties into tax-paying, affordable, owner-occupied homes, Habitat's partnership with the Land Bank has a triple bottom line return: (1) affordable homeownership opportunities for low-income buyers; (2) investment in areas targeted by the City of Dallas for community redevelopment; and (3) increased tax-revenue.



Sincerely,



## Dallas Area Habitat for Humanity Upcoming Events

### Dallas Area Habitat for Humanity invites you to the **Community Impact Forum**



Thursday, February 21, 2013  
1:30 pm - 2:30 pm

University of North Texas at Dallas  
7400 University Hills Blvd.  
Building 7400  
Dallas, Texas 75241

Learn about the transforming impact of  
Dallas Area Habitat for Humanity's  
revitalization in six Dallas neighborhoods.

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