



Dallas Area  
**Habitat**  
for Humanity®

build louder



## Habitat Homes: Well Built, Lovingly Maintained

It looks great now, but how about in 10 years?

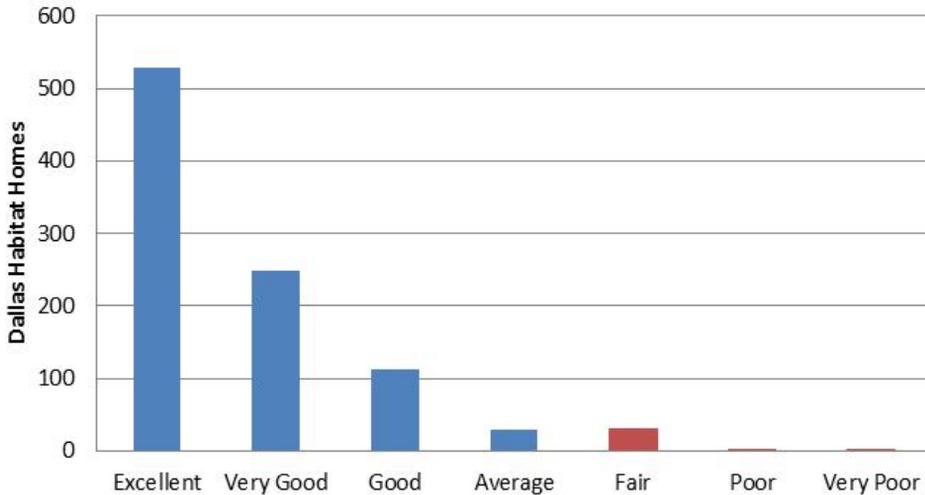


**Dallas Habitat home built in 1994**

**Dallas Area Habitat has built almost 1,100 homes in its 25 plus years of operation. Given that long track record, we are occasionally asked about how our homes fare over time. To kick off the New Year, we thought we would take a look at that very reasonable question.**

To keep track of how our homes are holding up, we periodically check the Dallas Central Appraisal District (DCAD) condition code ratings that are part of the property tax assessment process. There are 959 Habitat homes in the 2012 certified DCAD database. (Our homes built in 2012 are generally not yet reflected in the 2012 property tax rolls.) Of those 959 properties, 93% have condition codes of good, very good, or excellent. Among our homes that are more than 10 years old, 73% have condition codes of good, very good, or excellent.

## Dallas Area Habitat Homes 2012 DCAD Condition Codes



The condition of our homes reflects both our commitment to building quality, affordable homes and our homeowners' love of their homes and longevity in the homes. An indicator of our commitment to build quality homes is our track record on green building. Dallas Habitat embraced green building in 2004 by building all its homes Energy Star Certified. That progress was further realized in 2008 when an entire Habitat neighborhood of 40 homes was built to LEED Silver standards. Since then, all of our homes have been built to LEED standards.

And what do our homeowners think? When surveyed six months after moving into their homes, over 95% of our homeowners say that the overall quality of their home is better or much better than their previous home. Habitat homeowners surveyed also talk about how their new homes impact their lives and how their homes influence how they relate to family, friends, and neighbors. Most often, homeowners mention that their friends and family visit more frequently. With "more space" and "more privacy," Habitat homeowners mention hosting more family gatherings and events in their homes than before. Respondents also mention enjoying their backyards and feeling "comfortable and safe" about their children playing outside." Dallas Area Habitat homeowners collectively have over \$20M in home equity built up by making their mortgage payments. Most of our homeowners don't see our homes as "starter homes," these are homes for a lifetime.



So how are the Habitat homes that we build in 2013 going to look in 10 or 15 years? We feel confident in saying

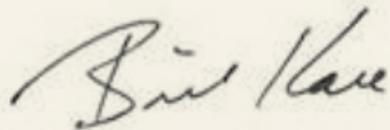
**Dallas Area Habitat  
homeowners collectively have**

that they are going to look great and will be a continuing asset to their owners, their neighborhoods and the community.

Homeowners collectively have  
**over \$20M in home equity**

For more information on Habitat homes, contact [buildlouderdallas@dallas-habitat.org](mailto:buildlouderdallas@dallas-habitat.org).

Sincerely,



2800 North Hampton Road • Dallas, Texas 75212 • 214-678-2300

[www.Dallas-Habitat.org](http://www.Dallas-Habitat.org)

[Privacy Policy](#) | [Email Preferences](#) Copyright © Dallas Area Habitat for Humanity. All Rights Reserved