



Dallas Area

**Habitat for Humanity®**

## **News for Our Partners July 8, 2011**

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DALLAS HABITAT REBUILDS BLOCK BY BLOCK WITH

Dallas Area Habitat for Humanity's Build a Block Initiative is generating much needed support and funding for nuisance property acquisition and demolitions. In a South Fair Park residential neighborhood, a 'biker club/cocktail lounge' operating for over a decade is now winding its way through the demolition process — a real triumph for the surrounding homeowners. Dallas Habitat has this second cocktail lounge under contract less than a quarter of a mile from the first. This second lounge will also be demolished as soon as it is acquired.



These lounges are only two of the scores of nuisance properties Habitat will likely acquire and demolish this year. Distressed neighborhoods in South and West Dallas continue to struggle with the quality of life issues surrounding vacant, abandoned, and nuisance properties. Boarded up homes and businesses are a relentless and harsh burden on neighbors and provide easy access and safe haven to criminals: serious drug dealers, petty drug users, prostitutes, and vagrants. Property in

chronic disrepair and neglect fosters a lack of respect for private property and encourages criminal mischief/vandalism by neighborhood kids.

In the Los Altos neighborhood in West Dallas, these old barracks style housing units have given way to a street of neat Habitat homes.



Nuisance property costs the City of Dallas taxpayers in Code Compliance, Police and Fire costs, in City Attorney and Court Costs, and in diminished property valuation on the tax rolls. According to City staff addressing a nuisance property summit, as many as 63,000 property condition liens totaling nearly \$40M in fines and penalties sit uncollected in City of Dallas Special Collections.

We are grateful for your ongoing support. If you have any questions about revitalizing neighborhoods through acquisition and demolition, please call us or contact us at [ni@dallas-habitat.org](mailto:ni@dallas-habitat.org).

Sincerely,

**Dallas Area Habitat Demolitions -- Completed and Pending/Expected Summer and Fall 2011**

**Los Altos in West Dallas:**

Vilbig, McBroom, Life Streets

**Mill City in South Fair Park:**

Spring, Baldwin, and Jamaica Avenues

**East Oak Cliff:**

Exeter, Custer, Wilhurt and Other Targets