

# CEDAR CREEK RANCH

## Dallas Habitat Neighborhood Profile



Cedar Creek Ranch (CCR) is located in South Oak Cliff along I-20 and Bonnie View Road. It is a family friendly neighborhood in close proximity to Paul Quinn College, the University of North Texas at Dallas, and the Dallas Intermodal Terminal. This neighborhood, originally developed during the housing market peak, was left unfinished leading to a loss in property value for homeowners and potential issues due to multiple vacant lots in the area.

Dallas Habitat began building in CCR in 2008. By 2011, Dallas Habitat had built a total of 122 homes, an investment of approximately \$15.3 million into the neighborhood. This effort has helped transform the neighborhood, creating a complete community.



Community Profile (data from US Census Bureau, ACS Survey 2009-2013, Census Tract 167.01)	
Population	6,045 Residents
Households	2,079 households
Dallas Habitat homeowners	122 households
Percentage of families (Dallas County)	69.8% of all households are families (64.5%)
Race and ethnicity	97.2% African American 1.8% ethnically Hispanic
Median household income (Dallas County)	\$29,614 (\$49,481)
Receive food stamp benefits (Dallas County)	17.2% of all households (12.9%)
Education (Dallas County)	18.6% do not have a high school degree (22.6%)
Language spoken at home (Dallas County)	2.3% of residents speak Spanish at home (33.7%)
Housing Profile (CT 167.01 data from DCAD 2014 Database)	
Valuation of homes (Dallas County)	\$51,576 average home value (\$173,278)
Unimproved residential (vacant) lots	3.6% of all parcels
Owner occupied housing conditions (Dallas County)	35.8% in good, very good, excellent condition (63.9%)