GREENLEAF VILLAGE I & II

Dallas Habitat Neighborhood Profile

Dallas Area Habitat for Humanity®

Greenleaf Village I & II are two small communities nestled in West Dallas, bounded by the Trinity River, Hampton Road, Mockingbird Lane, and Singleton Boulevard. Previously, the area was home to 3,500 poor quality public housing units near a lead smelter and other industrial uses. In 1991 the smelter became the nation's largest EPA Superfund site. After demolition of the old public housing and an environmental clean-up, the area was reimagined to include a homeownership neighborhood of single-family homes.

In 2002, Dallas Habitat began building 100 homes, that, in addition to 210 homes built by KB Home and CityView, became Greenleaf Village I. Naysayers warned that buyers would not buy in West Dallas with its tough reputation, but Greenleaf Village quickly became KB Homes' fastest selling community. Later, a second area, Greenleaf Village II, was similarly developed and Dallas Habitat built 23 homes in that neighborhood. Greenleaf Village is now a thriving mixed-income community, affordable to working families.

Community Profile (CT 205 data from US Census Bureau, ACS Survey 2009-2013)	
Population	5,471 residents
Households Dallas Habitat homeowners	1,601 households 123 households
Percentage of families (Dallas County)	62.3% of all households are families (64.5%)
Race and ethnicity	56.5% African American 29.4% ethnically Hispanic
Median household income (Dallas County)	$17,130 ($49,481)
Receive food stamp benefits (Dallas County)	50.0% of all households (12.9%)
Education (Dallas County)	32.9% do not have a high school degree (22.6%)
Language spoken at home (Dallas County)	28.9% of residents speak Spanish at home (33.7%)
Housing Profile (CT 205 data from DCAD 2014 Database)	
Valuation of homes (Dallas County)	$86,013 average home value ($173,278)
Unimproved residential (vacant) lots	14.7% of all parcels
Owner occupied housing conditions (Dallas County)	79.4% in good, very good, excellent condition (63.9%)

April 2015