

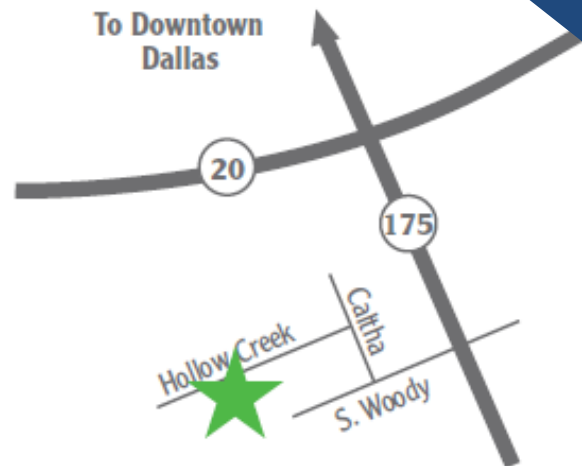
# HICKORY CREEK

## Dallas Habitat Neighborhood Profile



The Hickory Creek subdivision is located in southeast Dallas just off of Highway 175. 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 built in Hickory Creek for two years, 2011 and 2012. In total, Dallas Habitat built 81 homes and invested \$9.84 million into the neighborhood. These new homes were able to reduce the number of vacant lots by 64% and bring 81 financially stable families into the community, creating a community of neighbors in Hickory Creek.



### Community Profile (data from US Census Bureau, ACS Survey 2009-2013, Census Tract 170.01)

Population	9,167 residents
Households	2,340 households
Dallas Habitat homeowners	81 households
Percentage of families (Dallas County)	73.2% of all households are families (64.5%)
Race and ethnicity	22.2% African American 28.9% ethnically Hispanic
Median household income (Dallas County)	\$49,892 (\$49,481)
Receive food stamp benefits (Dallas County)	11.6% of all households (12.9%)
Education (Dallas County)	19.4% do not have a high school degree (22.6%)
Language spoken at home (Dallas County)	26% of residents speak Spanish at home (33.7%)

### Housing Profile (CT 170.01 data from DCAD 2014 Database)

Valuation of homes (Dallas County)	\$69,581 average home value (\$173,278)
Unimproved residential (vacant) lots	25.3% of all parcels
Owner occupied housing conditions (Dallas County)	49.4% in good, very good, excellent condition (63.9%)