

# Frazier Courtyard Homes

## South Dallas/Fair Park, 75210



### Project Overview:

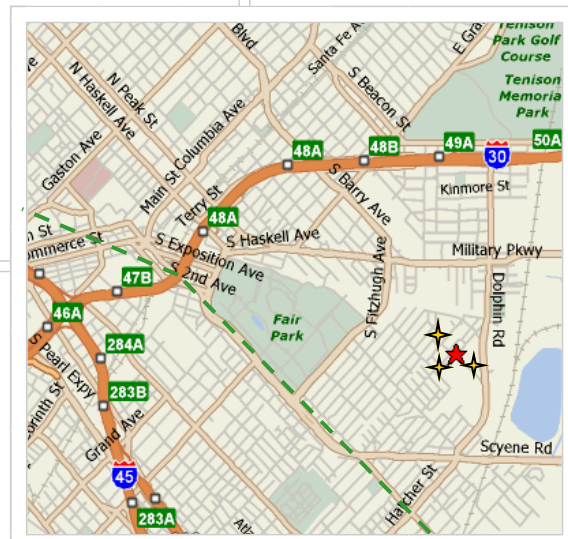
Due East of the historic Fair Park, an important Dallas cultural landmark, lies a community often referred to as Mill City or the Wahoo District. This area was originally established by African-American, White, and German landowners engaged in truck farming—cultivating crops on a relatively large scale to transport to distant markets. In 1902, the New Century Cotton Mills of Dallas opened in the area which led to an influx of people, establishing the urban community that exists today. Although half of the families currently residing in Mill City live well below the federal poverty line, initiatives in the community are quickly revitalizing the area.

Frazier Courtyard Homes is a new residential subdivision located in the Mill City community of South Dallas. When completed, the development will consist of 51 single-family homes, providing homeownership opportunities to low and moderate-income families. Uniquely, 13 of the new homes will be “empty nesters.” These 824 square foot, 2-bedroom and 1-bath garden homes will be sold to partner family households who no longer need extra bedrooms and large living spaces to support growing families. This \$5.3 million development is a joint venture of the Fair Park Partnership\*, Dallas Area Habitat for Humanity (building 40 homes to be sold to families earning 25-60% AMI) and the Inncity Community Development Corporation (building 11 homes to be sold to families earning 60-80% of the AMI).



### Community Initiatives:

In addition to Fair Park Partnership affordable housing efforts, there are many other exciting projects in the South Fair Park community. In 1999, ICDC opened a 21,000 square foot business complex which houses its headquarters, a small business incubator, and a housing resource center. The Margaret H. Cone Head Start & Early Head Start Center opened in 2007 to offer award-winning early childhood education, and the Juanita J. Craft Recreation Center and Park offers year-round recreation for children and after-school programs. The DART Green Line Hatcher Street Station, which is scheduled to open in 2010, will also bring valuable transportation and business development opportunities.



★ Community resources      - - - Future DART green line

\*The Fair Park Partnership, established in 2004 between Inncity Community Development Corporation and Dallas Area Habitat for Humanity, is a collaborative effort to build quality, safe and affordable housing for low-income families in the Fair Park neighborhoods.

<p><b>Frazier Courtyard Homes</b></p> <p>Project Partners</p> <p><b>Dallas Habitat</b> <i>Building single-family homes and “empty nester” homes to be sold to low-income families</i></p> <p><b>ICDC</b> <i>Building single-family homes to be sold to middle-income families</i></p> <p><b>Dallas Housing Authority</b> <i>Providing land and referring clients for homeownership products</i></p> <p><b>City of Dallas</b> <i>Providing bond financing for infrastructure and CHDO funding to assist Habitat for the acquisition of developed lots</i></p> <p><b>Townhaven Companies, LLC</b> <i>Land owner and developer</i></p> <p><b>Stone Architects</b> <i>Providing planning and house design</i></p>
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## Westwood Holdings

4706 Joseph Wiley | Built in Partnership with Frances Ards



**Frances Ards**

### Meet Your Family

My name is Frances Ards and I never thought I would ever have a house of my own again after mine burned down. I thought the payments for a new home would be out of my reach, but after coming to Dallas Habitat I know I will be a homeowner again.

I am a mother of 3 wonderful grown children. I have an open mind and am learning to be independent after being married for 40 years to a wonderful man. I am also learning to keep my life in balance and move forward because I feel that life is nowhere near over! I love to bake—you name it and I will bake it. I love to make candy also, but tea cakes are my specialty.

One of the most difficult things I've faced is the death of my husband when my house burned down. And then I lost a grandson. All of these events were very painful for me. Trying to adjust to them not being on this earth has been very hard and painful. I currently live with my sister, but want to have my own home again.

I am expecting our new home to bring unity into our lives. Our family has been distant from each other and not as supportive as we could be. I am expecting this home to become the gathering place for me and my family. I also want my children to see that at any age you can achieve your dreams. Age does not make things too late for you!

I am most excited about having my privacy, meeting new neighbors, and becoming a homeowner again. I enjoy having neighbors that are friends—helping each other and having someone to talk to.

#### **Thank you note from Frances:**

This is to thank Dallas Area Habitat for helping me have my own home again. Since my home burned down I thought I would never own a own home again. Dallas Habitat and my sponsors have made my dream come true.

Thank you,

Frances Ards.



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