



**every
one**

deserves a decent
place to live.

SEDNA Update

June 28, 2021

Who We Are: Habitat for Humanity of Denton County

Our Mission: Seeking to put God's love into action, Habitat for Humanity brings people together to build homes, communities and hope.

Our Vision is a world where everyone has a decent place to live.

We are part of the larger Habitat for Humanity network, which operates in all 50 states in the U.S. and in more than 70 countries and served more than 5.9 million people around the world in Fiscal Year 2020.



<https://youtu.be/byYCZG3DmsE>

Video by Justin Benedict at Blueshift Films



Habitat Village Acreage: 8.23 acres total

- **DCAD #33074, 1112 Duncan St., 1.17 ac.,** 50,965.2 sf, bought from Foy Woods 12/8/11 for \$15,100
- **DCAD #33044, Hill St., 0.5 ac.,** 21,780 sf, bought from Roosevelt Washington 6/18/12 for \$39,524
- **DCAD #33036, Hill St., 0.13 ac.,** 5,662.8 sf, bought from Sadeghian Khosrow 10/24/13 for \$21,000
- **DCAD #33048, Hill St., 0.14 ac.,** 6,098.4 sf, bought from Sadeghian Khosrow 10/24/13 for \$21,000
- **DCAD #32993, 1015 Hill St., .27 ac.,** 11,761.2 sf, bought from St Emmanuel Baptist Church 1/16/15 for \$21,000
- **DCAD #339128, Hill St., 5.841 ac.,** 254,433.96 sf, bought from St Emmanuel Baptist Church 1/16/15 for \$184,467



Habitat Village Site Plan

- 35 single-family lots on 8.23 acres of land
- Built in 2 phases
- 4-year build-out per phase is projected
- Detention pond



Site Plan by Homeyer Engineering

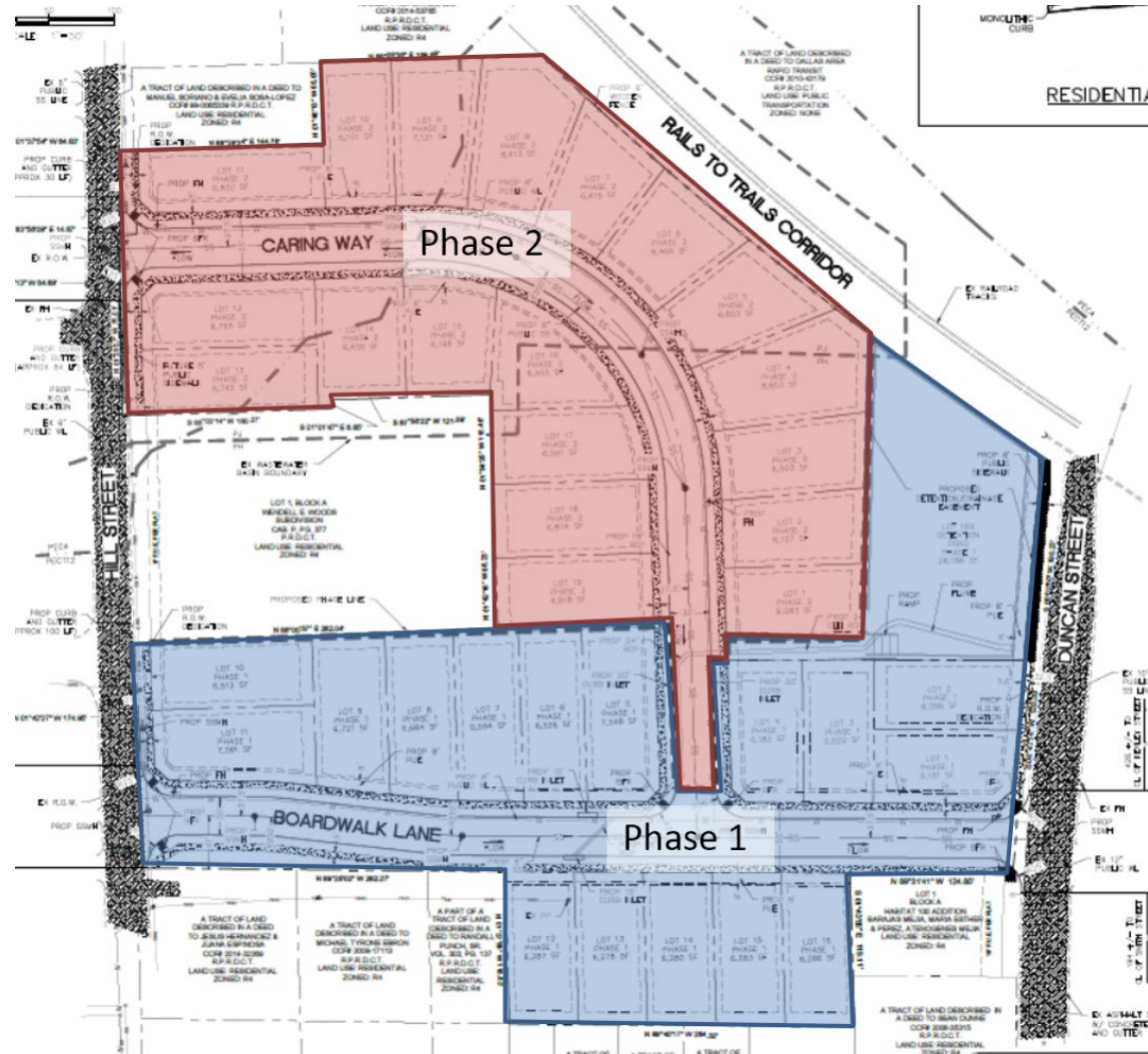
Habitat Village Site Plan – 2 Phases

Phase 1:

- 16 single-family lots
- 1st of 2 streets
- Detention pond

Phase 2:

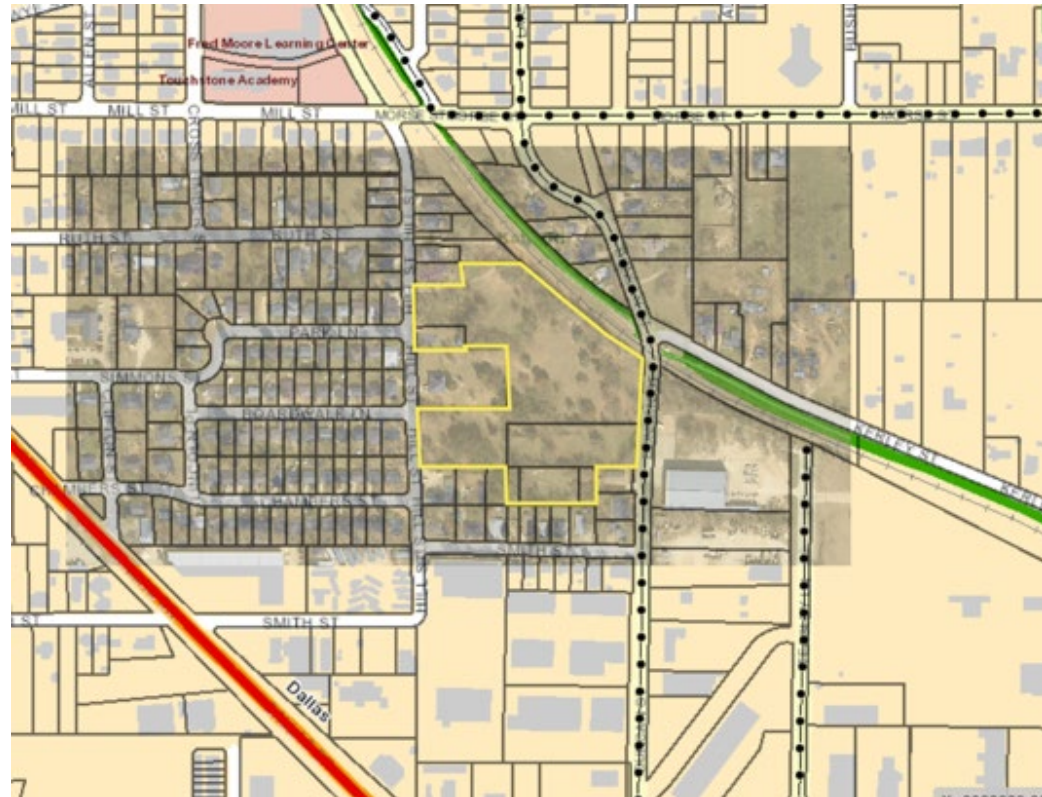
- 19 more single-family lots
- 2nd of 2 streets



Site Plan by Homeyer Engineering

Traffic and Mobility

- Estimated trip generation is minimal: 396 daily trips and 30 peak hour trips
 - This development did not meet the thresholds for a Traffic Impact Analysis
- Sidewalks will be put in place on Hill Street and Duncan Street
- Two new public streets with sidewalks will be constructed within the development



Data provided by the City of Denton



The Oak, Elevation B

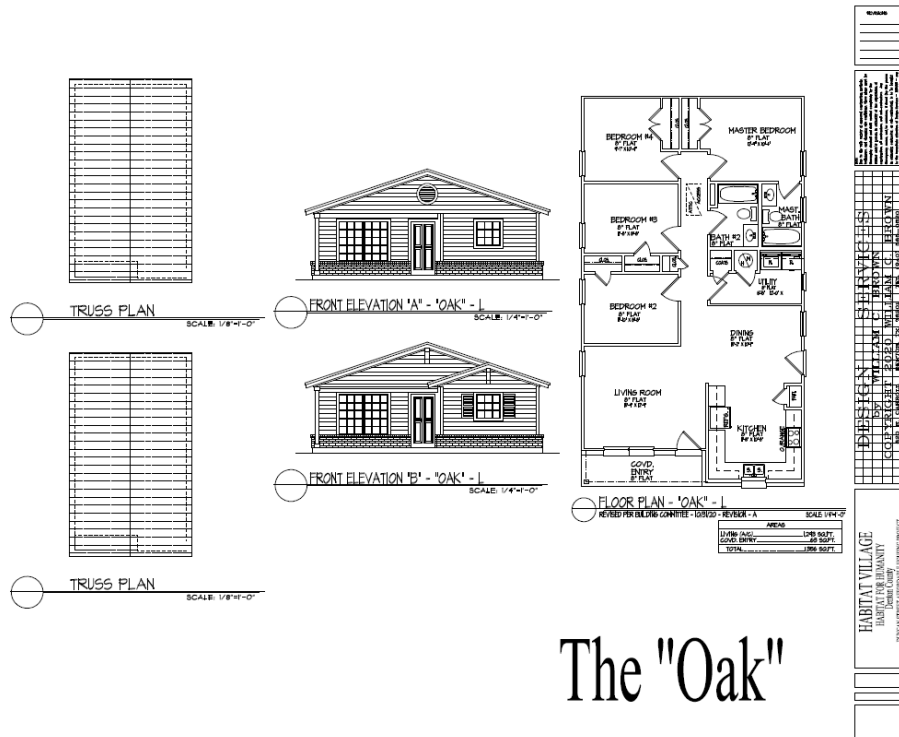


The Pinewood, Elevation C

Design Services by William C. Brown

The Oak

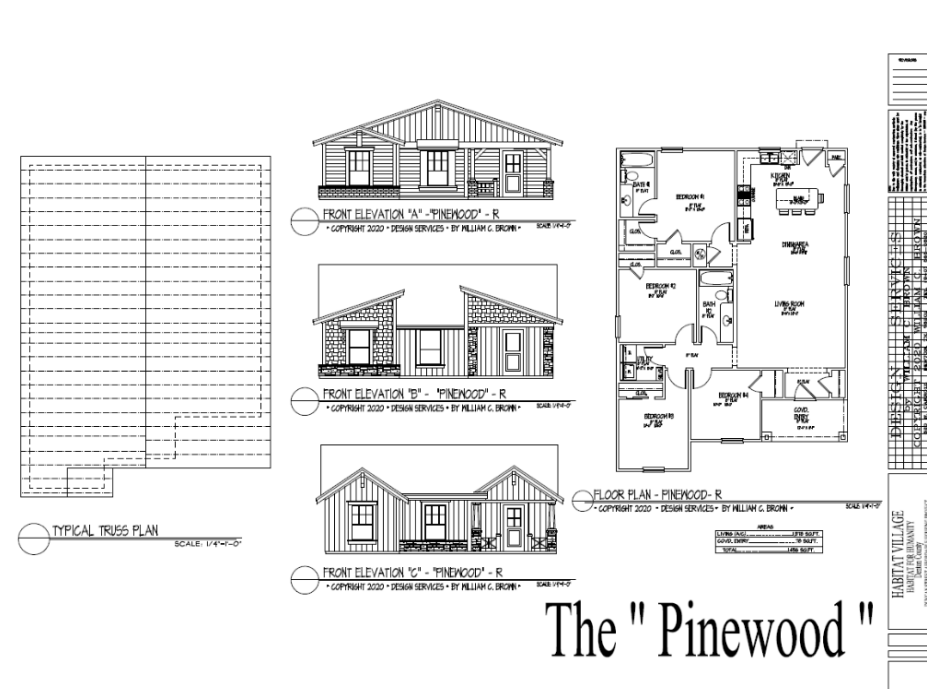
1,356 sq. ft.



The "Oak"

The Pinewood

1,456 sq. ft.

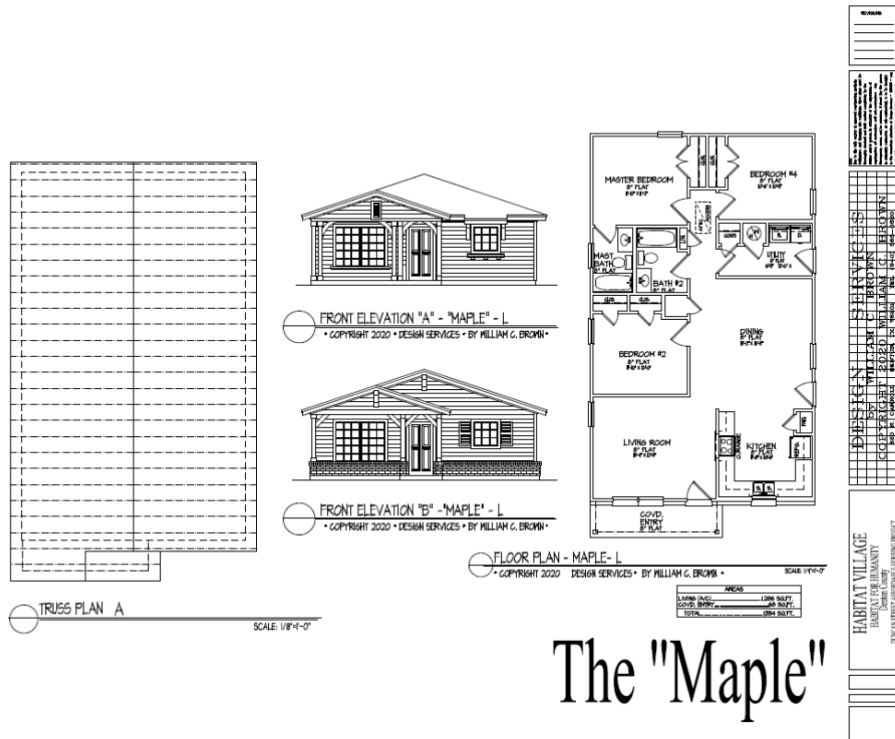


The "Pinewood"

Design Services by William C. Brown
For further viewing, visit our website:
habitatdentoncounty.org/habitat-village/

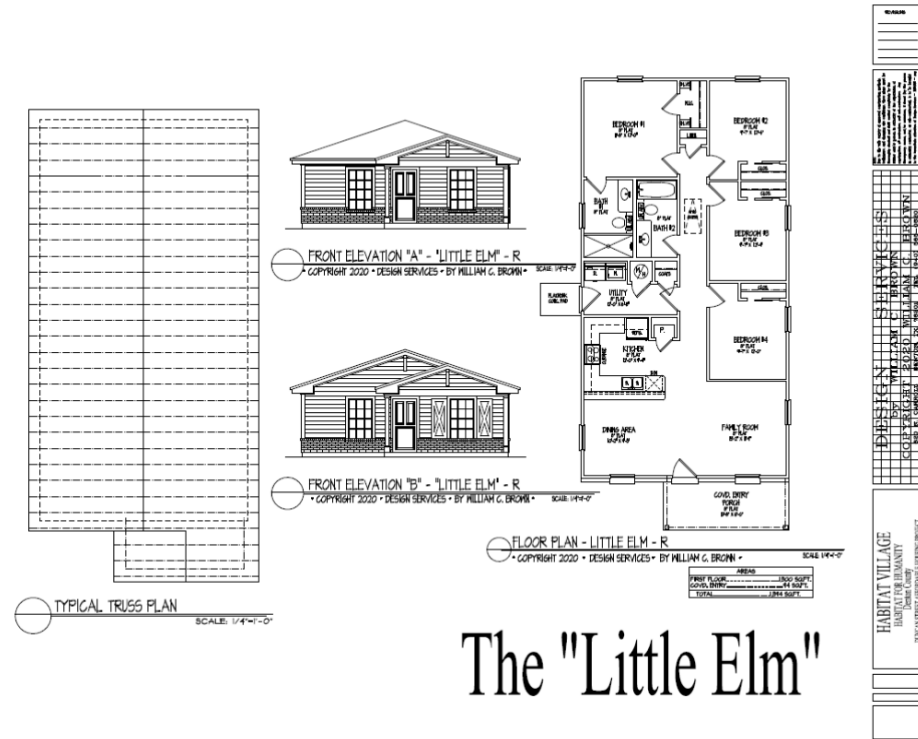
The Maple

1,354 sq. ft.



The Little Elm

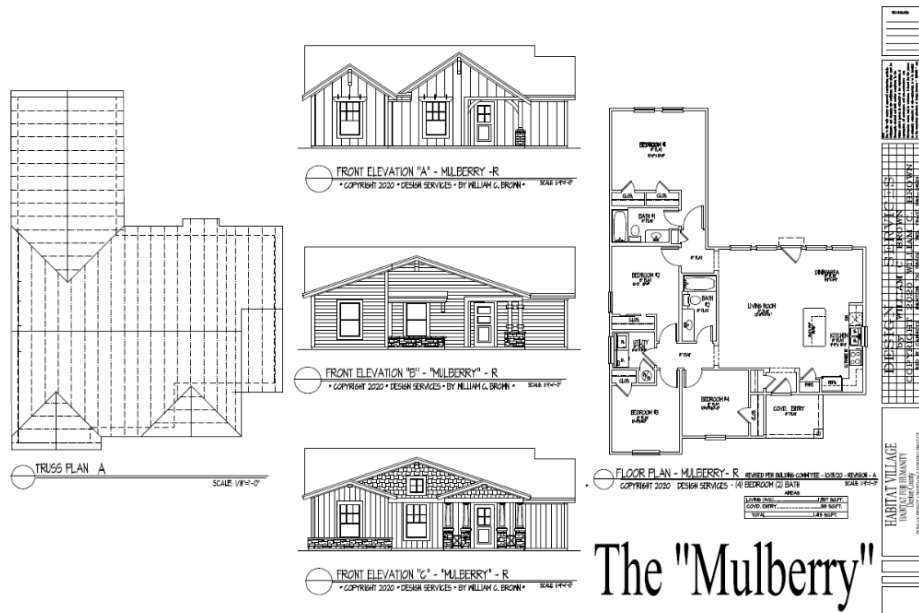
1,394 sq. ft.



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The Mulberry

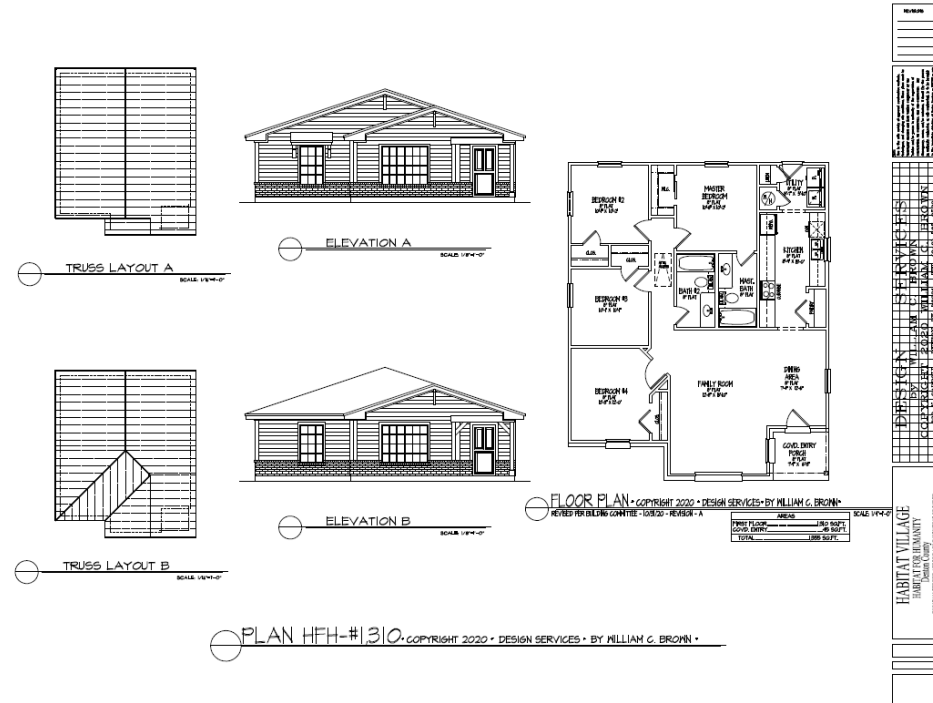
1,415 sq. ft.



The "Mulberry"

The Willow

1,355 sq. ft.



Design Services by William C. Brown

For further viewing, visit our website:
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Interior of a Habitat home



Interior of a Habitat home



Interior of a Habitat home



Interior of a Habitat home



Qualifications for families to be chosen

- Must be in need of housing
- Ability to pay an affordable mortgage
- Willingness to partner with Habitat
- Must live in Denton County for at least 12 months
- Acceptable credit report
- Income between 30% - 60% Annual Median Income of HUD Guidelines for Denton County

To see all qualifications and guidelines, please visit our website, habitatdentoncounty.org.



Annual Median Income of HUD Guidelines 2021 for Denton County

Family Size	Minimum	Maximum
1	\$18,700	\$37,400
2	\$24,000	\$42,750
3	\$24,050	\$48,100
4	\$26,700	\$53,400
5	\$28,850	\$57,700
6	\$31,000	\$61,950
7	\$33,150	\$66,250
8	\$35,244	\$70,500

Partner Family Selection Process

- Habitat Homeownership Services Committee
 - Made of community volunteers led by volunteer Chairperson.
 - Meet monthly to discuss selection process and services for families.
 - When family selection occurs, it is done anonymously and based on majority vote.
 - The Committee then presents the selected families to the Board of Directors for final approval. This is also done anonymously.



**We sell our homes
at market value,
appraised by a
third party.**

DCAD Appraised Values of Habitat Homes in Southeast Denton

1114 Duncan St:

Current value from
Denton County Appraisal
District: **\$157,424**

717 Cook St:

Current value from
Denton County Appraisal
District: **\$131,234**

625 Smith St:

Current value from
Denton County Appraisal
District: **\$172,951**





**Habitat Village will
provide two new
streets, green space,
and additional
access to the
Lincoln Park
neighborhood.**