



*Since 1968 Little Dixie Housing Programs  
have attacked the problems for the community*



**Annual  
Property Tax  
Before \$10**



**Annual Property  
Tax From Now  
On \$420**

**Little Dixie  
has a vision**

of better housing  
for the community,

attraction for industry pride in home ownership, and  
increase in tax Revenue for years to come. Since

1968, **Little Dixie** has built over 1,500 homes in the  
Tri-County Area. On average property taxes have

Increased to \$420 per home. 1,500 homes x \$420  
= **\$630,000** in increased taxes per year. Increased

revenue for Cities for sales of water, sewer, franchise  
tax, and attracts industry. Families participating in a mutual self-help project perform

approximately 65 percent of the construction labor on each other's homes under qualified  
supervision.



# Little Dixie



**COMMUNITY ACTION AGENCY, INC.**

209 North 4th - Hugo, OK 74743 (580) 326-3351 [www.littledixie.org](http://www.littledixie.org)

## Looks to the Future



Dirt Lot \$20 property tax per year



Developed \$400+ property tax per year



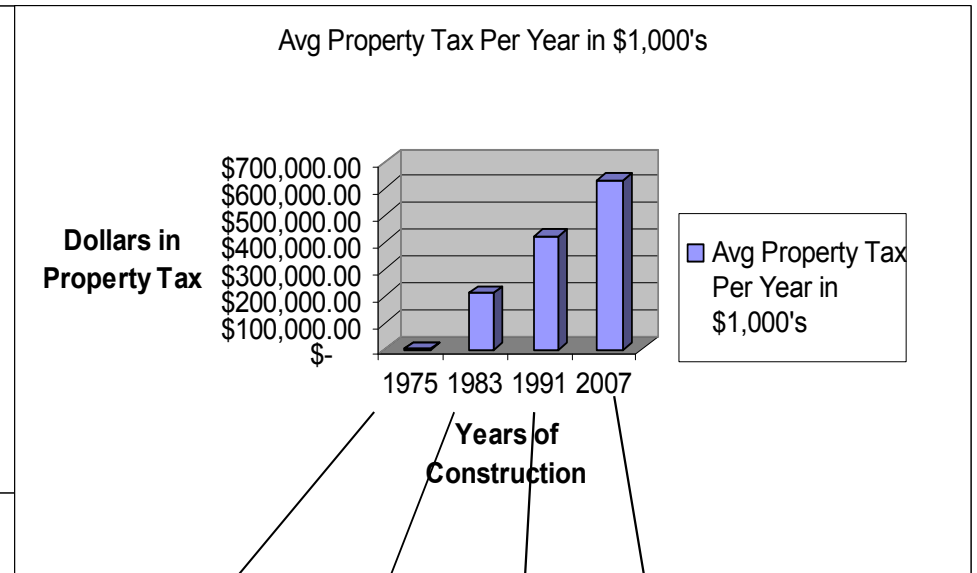
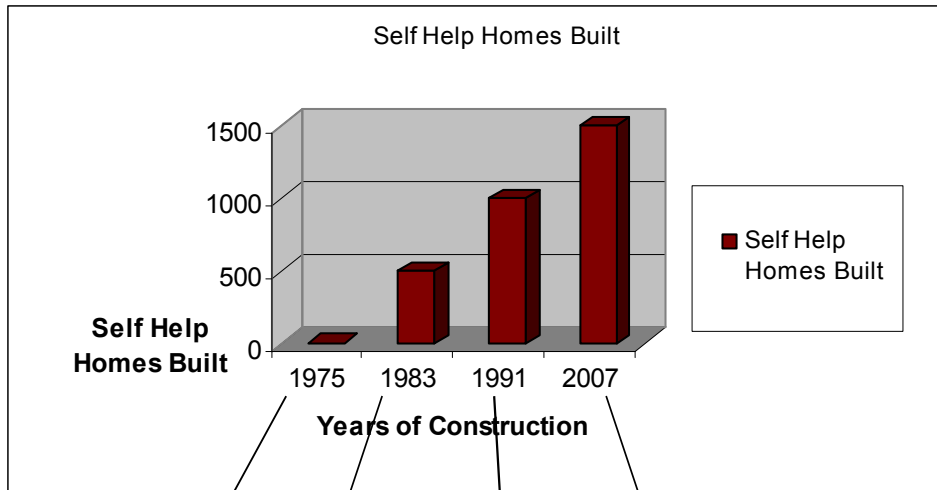
**Presently 37 lots held for future development**



**Current average annual property tax - \$20**



**Future average annual property tax - \$400 to \$500**



1<sup>st</sup> Home Built

500 Homes Built

1000 Homes Built

1500 Homes Built

\$420

\$210,000

\$420,000

\$630,000

1975	1 <sup>st</sup> Self Help House	Property Tax \$420 x 1 = \$ 410
1983	500 Self Help Houses	Property Tax \$420 x 500 = \$ 210,000
1991	1000 Self Help Houses	Property Tax \$420 x 1000 = \$ 420,000
2007	1500 Self Help Houses	Property Tax \$420 x 1000 = <u>\$ 630,000</u>

Property Taxes Generated ***EACH YEAR!***

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# Housing

## Since 1997

- 42 Spec. Homes
  - \$83,000 average appraisal
- Tax Base Increased!**

- Purchase of building materials from

*-local lumber yards - hardware stores - concrete contractors -landscaping businesses - dirt contractors - electricians - framers - plumbers - drywall hangers - finishers, painters brick vendors - roofers - cabinet builders - floor covering vendors - heat and air contractors - local sales of property from individuals and real estate offices - loan closing - abstract offices - attorneys - insurance companies - title companies*



- Since 1997 - 15 sheriff sale foreclosures homes purchased
- All rehabilitated homes resold
- Employing local contractors and vendors.
- Homes back on the tax rolls generating ad valorem taxes.



- 2004 to 2006 Little Dixie packaged 96 different loans mostly through local banks
- Does not include Self Help program, Spec, or rehab homes
- \$5,699,501 in loan packaging