

Capital Area HFC Infill Program

Puts Families in Good Homes and Abandoned Lots Back on Tax Rolls

The Jarmon family is safe and happy since they recently moved in to their new home in the rural community of Flatonia in Fayette County. Cheryl and Johnny Jarmon have been married for 20 years and have two children still at home, Cherthena, 16, and Kadeem, 11. Both Cheryl and Johnny work for Cal-Maine Foods



For all of our married life we have wanted a real home in a safe neighborhood, but we had to settle for a trailer house", Cheryl and Johnny recalled. "Before moving here we owned a mobile home for two years and were having to make payments of \$840 per month plus our utilities ran \$148-\$410 per month. We finally had to let it go. We lived in a part of town where land was cheap because it was low and it flooded. We didn't feel safe in our neighborhood and it was hard raising our kids in a situation where theft and drugs were common."

The Jarmons had heard about new homes being built by the Capital Area Housing Finance Corporation's (CAHFC) Infill Housing Program through CAHFC advertising efforts and homebuyer seminars in Flatonia. After being contacted by the family, CAHFC worked with them for about 8 months to put the deal together.

"The purpose of our Infill Program is to build single family homes in rural markets where the pricing and quantity of potential homes negates the private sector's ability to build them and return a profit. It also is intended to put non-producing property back on the tax rolls by building on tax foreclosed properties, thus providing revenue to local government and schools while providing housing in a price range affordable to local public employees, including teachers, firefighters and police officers" explains CAHFC Director, Jim Shaw.

The property where the Jarmons' 1,220 square foot house now sits had been off the tax rolls for 10 years. The selling price was \$74,000 for the 3-bedroom, 2-bath home. The CAHFC estimates that the new home generates over \$3,000 per year in tax and utility

revenues; plus the city no longer has the expense and liability of maintaining the lot. Lot maintenance costs easily run \$400-\$500 per year, an expense borne totally by the City for the last 10 years.

"Finding this new home in a nice neighborhood was a dream come true for us. Now we feel safe and our kids can play outside without our worry," said the Jarmons. "We never really had a home, it was just a house.

"The new home is solid, safe and energy efficient. Now our highest utility bill has been about \$150 and our house payments are much less," added Johnny. He continues, "I really like the big backyard. I always wanted to have room for a garden."

The housing finance corporation initiated its Infill Program approximately four years ago to help address the housing needs in its smaller communities. CAHFC has several partners in the program including Stence and Associates, the Infill Program Coordinator, and Texas Homelink, Inc., the homebuilder. CAHFC also partners with numerous local entities to make the program a success; these include taxing entities, realtors, banks, economic development corporations, industrial foundations, housing authorities and local tradesmen.



Capital Area Affordable Housing Development, LLC, a subsidiary of CAHFC, covers the costs associated with securing the land and participates in the interim construction loans. The HFC provides down payment assistance when appropriate and other financial incentives on an as-needed basis to make the transactions work in rural markets with buyers of limited income.

CAHFC has built 12 homes to date and is starting construction on three more in Bastrop. Go to www.CAHFC.org for more information on the Infill Program.