Performance Measure Report
(September 1, 2025 – November 30, 2025)

Measure	Description	Annual Target	Q1 Performance	FY26 To Date Performance	Provided Explanations
1.1.1. OP 1	Number of Households Assisted through Bond Authority or Other Mortgage Financing	7,750	1,552	1,552	Actual performance within acceptable range of projected performance. No explanation required.
1.1.1. EF 1	Average Loan Amount without Down Payment Assistance	$250,000	$246,798	$246,798	Actual performance within acceptable range of projected performance. No explanation required.
1.1.1. EF 2	Average Loan Amount with Down Payment Assistance	$235,000	$243,197	$243,197	Actual performance within acceptable range of projected performance. No explanation required.

Measure	Description	Annual Target	Q1 Performance	FY26 To Date Performance	Provided Explanations
1.1.1. EX 1	Number of Households Receiving Mortgage Loans without Down Payment Assistance	850	167	167	In the last fiscal year, the Department continued to offer an unassisted rate option, this option was much needed to offer below market interest rate that outweighs other program options. Our new targets for FY2026 reflect this change, as the market shifts we are seeing a steady output but the demand is not as high as it was last fiscal year. We expect to see a gradual increase in subsequent quarters, funding permitting.
1.1.1. EX 2	Number of Households Receiving Mortgage Loans with Down Payment Assistance	6,365	1,350	1,350	Actual performance within acceptable range of projected performance. No explanation required.
1.1.1. EX 3	Number of Households Receiving a Mortgage Credit Certificate without a Mortgage Loan	10	0	0	MCCs have come with increased costs and resources during a financially unstable time in the mortgage industry and are not perceived as absolutely necessary compared to mortgage loans that offer down payment assistance (DPA). Homeowners are opting for the lowest rate available and that usually does not apply to MCC.

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1.1.1. EX 4	Number of Households Receiving a Mortgage Credit Certificate with a Mortgage Loan and with or without Down Payment Assistance	25	35	35	Q1 output far exceeded our target for the fiscal year because after reconciling closed and cancelled loans in FY2025, an additional small balance of funding became available. Additionally, due to unanticipated increase in available funding coming January 2026, we expect an additional increase in output within subsequent quarters.
1.1.2. OP 1	Number of Households Assisted with Single Family HOME Funds	1,435	1,328	1,328	The number of HHs assisted through the SF HOME program in Q1 will always contain more than 25% of the FY target projection due to the methodology and calculation of this measure. The figure reported for the first quarter represents the total number of households receiving assistance as of September 1 plus new households assisted between September 1st and November 30th. The number of HHs assisted in Q2-Q4 will more closely align with quarterly estimates.
1.1.2. OP 2	Number of Households Assisted with Multifamily HOME, TCAP RF, National HTF, MF Direct Loans	200	186	186	The total number of households assisted through MF HOME and National Housing Trust Fund (NHTF) was higher than expected due to development projects that were expected to be completed in previous quarters but required extensions to accommodate delays in construction.
1.1.2. EF 2	Average Amount per Household/Single Family Rehab, New Construction, or Reconstruction	$156,000	$158,659	$158,659	Actual performance within acceptable range of projected performance. No explanation required.

Measure	Description	Annual Target	Q1 Performance	FY26 To Date Performance	Provided Explanations
1.1.2. EF 5	Average Amount of HOME, TCAP RF, National HTF, or Other Funds per Household Multifamily Development	$175,439	$129,492	$129,492	The average amount of HOME, TCAP RF, NHTF, or other funds per multifamily development is lower than anticipated due to multiple larger developments with higher construction costs requesting extensions.
1.1.2. EX 2	Number of Households Assisted through Single Family Rehab, New Construction, or Reconstruction	123	22	22	The number of HHs served in Q1 was lower than anticipated due to a rule change from 2024 where the proposed rule increased funding available per project. While the new rule was pending, submissions declined as Administrators preferred to submit under the new rule, and delayed submissions that would be subject to the prior rule.
1.1.2. EX 4	Number of Households Assisted through Tenant-based Rental Assistance	1,311	1,306	1,306	It is expected that Q1 will always contain more than 25% of the FY target projection due to the methodology and calculation of this measure. The figure reported for the first quarter represents the total number of households receiving assistance as of September 1 plus new households assisted between September 1st and November 30th. Since the pandemic, many more households are applying for assistance than were expected when projecting targets. Updates will be included next biennium.
1.1.2. EX 5	Number of Households Assisted through HOME Multifamily Activities	69	105	105	The number of households assisted through HOME is higher than the average due to three HOME developments submitting their final draw this quarter.
1.1.2. EX 6	Number of Households Assisted through TCAP RF, National HTF, and MF Direct Loan Activities	108	81	81	The number of households assisted through the National Housing Trust Fund (NHTF) was higher than anticipated due to development projects that were expected to be completed in previous quarters but required extensions to accommodate delays in construction.

Measure	Description	Annual Target	Q1 Performance	FY26 To Date Performance	Provided Explanations
1.1.3. OP 1	Number of Households Assisted through Texas Bootstrap - HTF	40	9	9	Actual performance within acceptable range of projected performance. No explanation required.
1.1.3. EF 1	Average Amount per Household for Texas Bootstrap - HTF	$49,500	$49,500	$49,500	Actual performance within acceptable range of projected performance. No explanation required.
1.1.4. OP 1	Number of Households Assisted through Amy Young Barrier Removal - HTF	72	21	21	Actual performance within acceptable range of projected performance. No explanation required.
1.1.4. EF 1	Average Amount per Household for Amy Young Barrier Removal - HTF	$24,750	$22,707	$22,707	The average amount of funding per household receiving assistance through the Amy Young Barrier Removal program was lower than anticipated due to a lower than anticipated reimbursement request by one subrecipient. Q2-Q4 averages should more closely align with the expected subrecipient spend.
1.1.5. OP 1	Number of Households Assisted through Statewide Housing Assistance Payments Program	1,220	605	605	It is expected that Q1 will always contain more than 25%. Also, when this target was projected, the EHV and FYI Programs did not exist. As the EHV Program phases out, the variance is expected to be less drastic.

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1.1.5. OP 2	Number of Section 8 Households Participating in Project Access Program	85	48	48	It is expected that Q1 will always contain more than 25%, due to the way the measure is calculated.
1.1.6. OP 1	Number of Households Assisted through Section 811 PRA Program	575	607	607	The number of HHs served through the Section 811 program in Q1 is always expected to include more than 25% of the FY target projection due to the methodology and calculation of this measure. The figure reported for the first quarter represents the total number of households receiving assistance as of September 1 plus new households assisted between September 1st and November 30th. The number of households served in Q1 exceeds the anticipated total for the entire fiscal year, in part, because the agency has begun providing assistance under the FY19 award, assistance that was not considered when developing the target for FY26 due to staff uncertainty about when this assistance would be available.
1.1.7. OP 1	Number of Households Assisted through the Housing Tax Credit Program	15,881	3,063	3,063	The number of restricted units funded through the tax credit program was lower than anticipated due to the receipt of fewer cost certifications in Q1. Many developments experienced construction delays, which can result in delays in the submission of cost certification. The Department anticipates an increase in the submission of cost certification materials in Q2, within which falls the deadline for submission for 9% developments that began their credit period in 2025.

Measure	Description	Annual Target	Q1 Performance	FY26 To Date Performance	Provided Explanations
1.1.7. EF 1	Average Annual Tax Credit Amount per Household for New Construction	$12,229	$13,016	$13,016	The average tax credits per restricted unit for new construction projects funded through the housing tax credits program was higher than anticipated due to several 9% HTC developments receiving Supplemental Credits. Additionally, a large number of 4% HTC developments requesting increases to the originally anticipated tax credit amounts placed upward pressure on the per unit average.
1.1.7. EF 2	Average Total Development Cost per Household for New Construction	$257,512	$289,160	$289,160	The average total development cost per unit for new construction was higher than anticipated due to increased construction costs for most tax credits developments from the estimates included in developer applications.
1.1.7. EF 3	Average Annual Tax Credit Amount per Household for Acquisition Rehabilitation	$11,132	$10,090	$10,090	The average tax credits per restricted unit for acquisition/rehabilitation projects funded through the housing tax credits program was lower than anticipated as a few tax credit acquisition/rehabilitation developments supported fewer credits than the amount original awarded.
1.1.7. EF 4	Average Total Development Costs per Household for Acquisition Rehabilitation	$254,839	$248,065	$248,065	Actual performance within acceptable range of projected performance. No explanation required.
1.1.7. EX 1	Number of Households Assisted through New Construction Activities	8,417	1,742	1,742	Actual performance within acceptable range of projected performance. No explanation required.

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1.1.7. EX 2	Number of Households Assisted through Acquisition Rehabilitation Activities	7,464	1,321	1,321	The number of restricted units funded through the tax credit program was lower than anticipated due to the receipt of fewer cost certifications in Q1. Many developments experienced construction delays, which can result in delays in the submission of cost certification. The Department anticipates an increase in the submission of cost certification materials in Q2, within which falls the deadline for submission for 9% developments that began their credit period in 2025.
1.1.8. OP 1	Number of Households Assisted with Multifamily MRB Program	1,382	735	735	The number of restricted units funded through the MRB program was higher than anticipated in Q1 due to the earlier than anticipated receipt of cost certifications for three properties.
1.1.8. EF 1	Average Amount of Bond Proceeds per Household for New Construction	$142,929	$123,673	$123,673	The average bond proceeds per restricted unit of new construction projects funded through the MRB program was lower than anticipated due to the timing of the submission of the cost certification packages.
1.1.8. EF 2	Average Total Development Costs per Household for New Construction	$258,859	$239,510	$239,510	The average total development costs per restricted unit of new construction projects funded through the MRB program was lower than anticipated because overall cost increases were not as high as projected.

Measure	Description	Annual Target	Q1 Performance	FY26 To Date Performance	Provided Explanations
1.1.8. EF 3	Average Amount of Bond Proceeds per Household for Acquisition Rehabilitation	$117,600	$97,959	$97,959	The average bond proceeds per restricted unit for acquisition/rehabilitation projects was lower than anticipated due to the timing of the submission of the cost certification packages.
1.1.8. EF 4	Average Total Development Costs per Household for Acquisition Rehabilitation	$275,967	$201,074	$201,074	The average total development costs per restricted unit of acquisition/rehabilitation projects funded through the MRB program was lower than anticipated because overall cost increases were not as high as projected.
1.1.8. EX 1	Number of Households Assisted through New Construction Activities	950	490	490	The number of restricted units of new construction projects funded through the MRB program was higher than anticipated in Q1 due to the earlier than anticipated receipt of cost certifications for multiple properties.
1.1.8. EX 2	Number of Households Assisted through Acquisition Rehabilitation Activities	432	245	245	The number of restricted units of acquisition/rehabilitation projects funded through the MRB program was higher than anticipated in Q1 due to the earlier than anticipated receipt of cost certifications for multiple properties.

Measure	Description	Annual Target	Q1 Performance	FY26 To Date Performance	Provided Explanations
2.1.1. OP 1	Number of Information and Technical Assistance Requests Completed	7,750	2,380	2,380	The number of information and technical assistance requests received in Q1 was higher than anticipated due to the receipt of an elevated number of phone call and email requests for homeless assistance, rental assistance, and utility assistance.
3.1.1. OP 1	Number of Persons Assisted that Achieve Incomes Above Poverty Level	650	274	274	The number of persons that achieved incomes above poverty is higher than expected due to growing effective of subrecipients in administering the program as well as the cumulative impact of sustained assistance.
3.1.1. OP 2	Number of Persons Assisted by the Community Services Block Grant Program	330,000	67,824	67,824	Actual performance within acceptable range of projected performance. No explanation required.
3.1.1. OP 3	Number of Persons Enrolled in the Emergency Solutions Grant Program	33,500	7,303	7,303	Actual performance within acceptable range of projected performance. No explanation required.
3.1.1. OP 4	Number of Persons Assisted by the Homeless Housing and Services Program	6,900	1,164	1,164	The number of individuals assisted through the HHSP program is lower than anticipated due to a delay in implementation of one contract.
3.1.1. EF 1	Average Subrecipient Cost per Person for the CSBG Program	$110	$138	$138	The average subrecipient cost per person for the CSBG program is lower than anticipated due to subrecipients serving fewer people than anticipated in Q1.

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3.1.2. EF 1	Average Subrecipient Cost per Person for the Emergency Solutions Grant Program	$455	$317	$317	The average subrecipient cost per ESG program participant may be lower than anticipated due to the provision of lower cost services such as Street Outreach and Emergency Shelter. Subrecipients often prefer to administer these lower cost programs because they can be implemented immediately, rather than having to wait for the client to enter into a lease agreement prior to the receipt of assistance as is required by higher cost programs.
3.1.2. EF 2	Average Subrecipient Cost per Person for the HHSP and EHF Program	$575	$634	$634	The average subrecipient cost per HHSP/EH program participant may be higher than anticipated due to the provision of higher cost services such as rental assistance.
3.2.1. OP 1	Number of Households Receiving Utility Assistance	150,000	22,610	22,610	The number of households that received energy assistance is lower than estimated due to cyclical variations in program demand. The demand for energy assistance is lower in the fall and winter.
3.2.1. OP 2	Number of Dwelling Units Weatherized by the Department	2,000	762	762	The number of dwelling units weatherized in Q1 was higher than anticipated due to the timing of the contract cycle. Production activity ramps up after contract initiation. Q1 production reflects the first full period of active work in the contract cycle, resulting in higher unit counts than earlier production anticipated.
3.2.1. EF 1	Average Subrecipient Cost per Household Served for Utility Assistance	$1,000	$1,325	$1,325	The costs per household are higher than anticipated due to subrecipients reporting serving fewer households than anticipated.

Measure	Description	Annual Target	Q1 Performance	FY26 To Date Performance	Provided Explanations
3.2.1. EF 2	Average Cost per Home Weatherized	$8,600	$7,603	$7,603	The average cost per home weatherized is lower than anticipated due to more households seeking weatherization assistance. In instances when the amount of program funding is fixed, the average amount per households will be lower than the target if more households request assistance than was anticipated when the target was established.
3.3.1. OP 1	Number of Colonia Residents Receiving Direct Assistance from Self-help Centers	1,280	436	436	The number of colonia residents served through Colonia Self-Help Centers (CSHCs) was higher than anticipated as a result of an aggressive tool lending campaign conducted by three CSHCs. The El Paso CSHC had higher technology center visits this reporting cycle.
4.1.1. OP 2	Number of File Reviews	727	190	190	Actual performance within acceptable range of projected performance. No explanation required.
4.1.1. OP 3	Number of Physical Inspections	679	304	304	The number of physical inspections conducted in Q1 was higher than anticipated due to delays in the inspection of properties initially scheduled to be inspected in Q4FY25. Q4FY25 inspection delays were associated with a change in the contractor that conducts physical inspections.
4.1.2. OP 1	Number of Monitoring Reviews of All Non-formula Contracts	150	40	40	Actual performance within acceptable range of projected performance. No explanation required.
4.1.2. OP 2	Number of Single Audit Reviews	105	248	248	The number of single audit reviews in Q1 was higher than anticipated because submissions to the United States Office of Management and Budget created influx of single audits reviewed. The number of required audit reviews resulted in a large backlog. Unusually high quarterly variances is the result of increased staff training, experience, focus and update processes until the backlog is cleared.

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4.1.2. OP 3	Number of Formula-Funded Subrecipients Receiving Monitoring Reviews	32	5	5	The total number of formula-funded subrecipients that received a monitoring review was lower than anticipated due to contract production and expenditures identifying fewer than expected contracts/subrecipients that could be monitored in Q1.
4.1.2. EX 1	Number of Non-formula Contracts Subject to Monitoring	330	330	330	Number is only reported in Q1 - The number of non-formula contracts are subject to funding levels and therefore the number fluctuates as funding is available. Actual performance within acceptable range of projected performance. No further explanation required.
4.1.2. EX 2	Number of Previous Participation Reviews	550	113	113	Actual performance within acceptable range of projected performance. No explanation required.
4.1.2. EX 3	Number of Formula-Funded Subrecipients	53	5	5	A reduction in the number of CA/HHSP subrecipients has resulted in a reduction in the number of CA/HHSP subrecipients for which TDHCA must provide onsite monitoring.