

# **Texas Department of Housing and Community Affairs**



## **Board Book**

**Thursday, January 15, 2026**

**9:00 AM**

**Dewitt C. Greer State Highway Building**

**Williamson Board Room**

**125 E. 11th Street**

**Austin, TX 78701**

## **Single-Family Activities Committee**

*Holland Harper, Chair*

*Cindy Conroy, Member*

*Anna Maria Farias, Member*

*Kenny Marchant, Member*

*Ajay Thomas, Member*

*Leo Vasquez, Member*

**CALL TO ORDER****ROLL CALL****REPORT ITEM:****SINGLE FAMILY & HOMELESS PROGRAMS**

1. Report and discussion related to forms of assistance for HOME single family construction activities

Abigail Versyp

**TEXAS HOMEOWNERSHIP**

2. Presentation and Discussion of Homeownership Activity Report

Lisa Johnson

**PUBLIC COMMENT****EXECUTIVE SESSION**

The Committee may go into Executive Session (close its meeting to the public) on any agenda item if appropriate and authorized by the Open Meetings Act, Tex. Gov't Code, Chapter 551. Pursuant to Tex. Gov't Code, §551.074 the Committee may go into Executive Session for the purposes of discussing personnel matters including to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee.

Pursuant to Tex. Gov't Code, §551.071(1) the Committee may go into executive session to seek the advice of its attorney about pending or contemplated litigation or a settlement offer.

Pursuant to Tex. Gov't Code, §551.071(2) the Committee may go into executive session for the purpose of seeking the advice of its attorney about a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with Tex. Gov't Code, Chapter 551.

Pursuant to Tex. Gov't Code, §2306.039(c) the Committee may go into executive session to receive reports from the Department's internal auditor, fraud prevention coordinator, or ethics advisor regarding issues related to fraud, waste, or abuse.

**OPEN SESSION**

If there is an Executive Session, the Committee will reconvene in Open Session and may take action on any items taken up in Executive Session. Except as specifically authorized by applicable law, the Committee may not take any actions in Executive Session.

**ADJOURN**

To access this agenda and details on each agenda item in the board book, please visit our website at [www.tdhca.texas.gov](http://www.tdhca.texas.gov) or contact Michael Lyttle, 512-475-4542, TDHCA, 221 East 11th Street, Austin, Texas 78701, and request the information. If you would like to follow actions taken by the Governing Board during this meeting, please follow TDHCA account (@tdhca) on X.

Individuals who require auxiliary aids, services or sign language interpreters for this meeting should contact Nancy Dennis, at 512-475-3959 or Relay Texas at 1-800-735-2989, at least five days before the meeting so that appropriate arrangements can be made. Non-English speaking individuals who require interpreters for this meeting should contact Danielle Leath, 512-475-4606, at least five days before the meeting so that appropriate arrangements can be made.

Personas que hablan español y requieren un intérprete, favor de llamar a Danielle Leath, al siguiente número 512-475-4606 por lo menos cinco días antes de la junta para hacer los preparativos apropiados.



## Texas Department of Housing and Community Affairs

### Single-Family Activities Committee

#### Board Action Request

**File #: 1300**

**Agenda Date: 1/15/2026**

**Agenda #: 1.**

Report and discussion related to forms of assistance for HOME single family construction activities

#### **BACKGROUND**

The Single Family and Homeless Programs (SFHP) Division administers the HOME Single Family Program activities for TDHCA. HUD regulations grant Participating Jurisdictions considerable flexibility in determining how HOME assistance is structured, allowing investments to be made as forgivable loans, deferred payment loans, repayable loans, or through other mechanisms that support program goals. Federal rules also permit a shared net proceeds recapture approach, which allows a Participating Jurisdiction to recover a portion of net appreciation when a property is sold, transferred, or refinanced during the affordability period. This flexibility gives TDHCA the opportunity to design a policy that balances the goal of maintaining long-term affordability for homeowners with the need to preserve and replenish federal funds for program use.

In contrast to the Texas Bootstrap Loan (Bootstrap) Program, the HOME Program does not always require repayment of the investment of HOME funds. Our largest Single Family HOME activity with a construction component is Homeowner Reconstruction Assistance (HRA), which does not currently require repayment. Over the past three years, we have completed an average of 119 HRA projects per year (not requiring repayment), and an average of 43 Bootstrap projects per year (requiring repayment). We have not completed any Contract for Deed or Homebuyer Assistance with New Construction projects in this timeframe and have only completed ten Single Family Development projects.

Whether assistance is required to be repaid for Single Family HOME projects depends on the activity type, as shown below:

<b>No Payment Required</b>	<b>Payment Required</b>
<b>Homeowner Reconstruction Assistance</b> • Conditional Grant Agreement with five-year term unless a loan is required by federal regulations; or • Deferred forgivable loan with 15-year term and annual forgiveness	<b>Single Family Development</b> • Repayable loan with 30-year term and 15-year occupancy requirement • May charge up to 5% interest • May receive an additional deferred forgivable loan for closing costs and mortgage buy down depending on needs assessment
<b>Contract for Deed</b> • Deferred forgivable loan with 15-year term and annual forgiveness	<b>Homebuyer Assistance with New Construction</b> • Repayable loan with term dependent on household income and project cost • May charge up to 5% interest

Staff is seeking feedback from the Single Family Committee on the issue of repayment particularly in the HRA and Contract for Deed activities. In the history of the HRA Program, which is our primary program that would be impacted if the Department began to require repayment, TDHCA did implement a requirement for assistance to be in the form of a loan from December 2008 through October 2010, with no alternative option. In October 2010, Conditional Grant Agreements were implemented to replace the loan requirement, that no longer required repayment, but still secured a state affordability period when a federal affordability period was not required. This update was in response to stakeholder resistance to the loan requirements, which led to a balance of deobligated and uncommitted funds that

exceeded \$40M. Most loans under the loan-only structure were deferred forgivable with a term ranging from 5-20 years; the only households subject to repayment were households with income between 60 and 80 percent of the Area Median Family Income (AMFI). Since October 2010, HRA has been provided as either grants or deferred forgivable loans when there is a required federal affordability period.

There are advantages and also concerns whether the Single Family HOME activities continue as non-repayable loans, or as repayable loans. Those issues are noted below.

<b>Advantages</b>	
<b>Conditional Grants and Deferred Forgivable Loans</b>	<b>Repayable Loans</b>
<ul style="list-style-type: none"> <li>Households with extremely low incomes qualify for assistance</li> <li>No underwriting requirements for the homeowner are triggered</li> <li>Decreased administrative burden for the Department and Administrators</li> <li>Familiar to stakeholders</li> </ul>	<ul style="list-style-type: none"> <li>Funds are recycled as program income to be reinvested for assistance to additional households</li> <li>Escrow accounts ensure that taxes and insurance are paid</li> <li>Household income will be tested to support payment of increased property taxes and insurance</li> </ul>
<b>Concerns</b>	
<ul style="list-style-type: none"> <li>Funds are used only once and no funds are returned and recycled for future use</li> <li>No assurance that taxes and insurance are paid; no protection from tax liens</li> <li>Less clarity about penalty for default under a grant agreement vs. default resulting in repayment of a loan</li> <li>Clouded title if assistance is a conditional grant</li> </ul>	<ul style="list-style-type: none"> <li>Initially there may be decreased participation as administrators (new or existing) set up new processes and seek new clients</li> <li>Possible increase in foreclosures</li> <li>Increased administrative burden to Administrators and the Department</li> <li>Extensive training needs for Administrators</li> <li>Very low income households, including elderly and persons with disabilities, may not meet underwriting guidelines</li> </ul>

If the SF Committee indicates to staff that there is interest in a change in the current policy of nonrepayable loans, staff will then present an item to the full Board at a subsequent meeting. Any policy change will take approximately six months. This allows time for rulemaking with significant stakeholder feedback and participation, which is crucial to the success of any changes considered for implementation. After any rule change, manuals, forms, training materials and internal processes will also then be revised to reflect policy changes.



## Texas Department of Housing and Community Affairs

### Single-Family Activities Committee

#### Board Action Request

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**File #: 1302**

**Agenda Date: 1/15/2026**

**Agenda #: 2.**

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#### Presentation and Discussion of Homeownership Activity Report

#### **BACKGROUND**

The Bond Finance and Homeownership divisions assist Texas families and individuals of low-to-moderate income obtain homeownership. These teams work in tandem to promote home ownership for qualifying low to-moderate-income Texas families and veterans.

#### **Texas Homeownership Activity Report**

The Texas Homeownership Division is primarily responsible for the creation, oversight, and administration of the Department's homeownership programs. Homeownership manages daily loan level pipeline activities and relationships with lenders, realtors, and borrowers in partnership with the Program Administrator and Master Servicer. Homeownership is responsible for marketing TDHCA's mortgage programs throughout the State of Texas. This report will focus on calendar year 2025 (January 1, 2025 - December 31, 2025) program data and on current marketing and program initiatives.



# TDHCA

## HOMEBUYER PROGRAM

Texas Department of Housing & Community Affairs

# Texas Homeownership Division Report

- 2025 Year in Review
- TDHCA Homebuyer Program Data
- Marketing Update



**TDHCA**  
HOMEBUYER PROGRAM

## 2025 Year in Review

A look at this year's improvements, innovations, and new resources launched to better support you and your homebuyers.

### Working Together to Expand Affordable Homeownership

2025 was a year of growth, collaboration, and modernization for the TDHCA Homebuyer Program. Thanks to our participating lenders, more Texans accessed safe, affordable mortgage options and the support needed to bridge the financial gap to homeownership.

To continue strengthening this partnership, TDHCA rolled out major enhancements designed to simplify processes, support your workflow, and help you serve more homebuyers with confidence.

- |  |   |
|--|---|
| ➤ <b>New Master Servicer: The Money Source</b> | ➤ <b>AUS Approval Now Accepted</b>              |
| ➤ <b>Removed 3-months Reserves Requirement</b> | ➤ <b>New Lender Advisory Committee</b>          |
| ➤ <b>New Lender Ambassador Program</b>         | ➤ <b>New Real Estate Specialist Program</b>     |
| ➤ <b>New Eligibility Quick Check Tool</b>      | ➤ <b>New Referral Program</b>                   |
| ➤ <b>New Homebuyer Website</b>                 | ➤ <b>New Logos &amp; Branding</b>               |
| ➤ <b>New Cash Back Policy</b>                  | ➤ <b>New Loan Officer and Realtor Directory</b> |

### What This Means for You and Your Clients

These improvements were designed with one goal in mind: **to make it easier for you to help more Texans become homeowners.**

With upgraded tools, streamlined requirements, and new partnership programs, lenders now have more support than ever to:

- Qualify more borrowers
- Close files more efficiently
- Build business through TDHCA referrals
- Provide a smoother borrower experience
- Stay connected with TDHCA through structured feedback channels

Thank You for Your Partnership

Your commitment to serving Texas families continues to make a meaningful difference.

Together, we're opening doors for more Texans every day.



[WelcomeHome.tdhca.texas.gov](https://WelcomeHome.tdhca.texas.gov)





# TDHCA

HOME BUYER PROGRAM

## TDHCA Homebuyer Program Data

January 1, 2025 – December 31, 2025



**\$1.3 Billion**

Amount of Loans  
Compliance Approved



**5,805**

Total Households Served  
(Total Financed and MCC Issued)



**\$8,237**

Average DPA Amount



**99%**

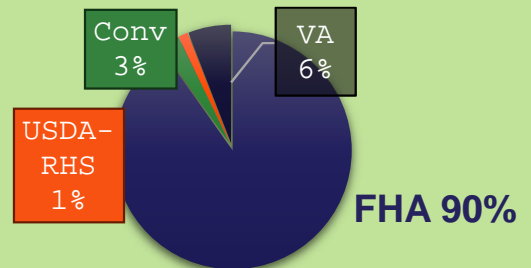
First-Time Homebuyers



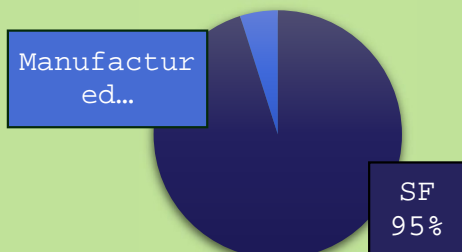
**353**

Mortgage Credit  
Certificates Issued

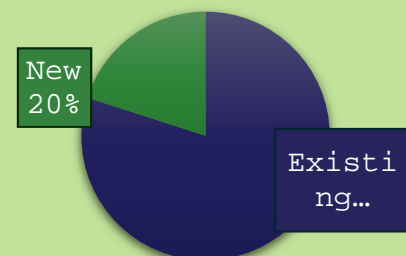
### Loan Type



### Property Type



### Existing vs New Construction





**TDHCA**  
HOMEBUYER PROGRAM

TDHCA Homebuyer Program Data

January 1, 2025 – December 31, 2025

## Statewide Borrower Statistics

<b>Average Loan Amount:</b>	<b>\$240,008</b>
<b>Average Home Price:</b>	<b>\$245,230</b>
<b>Average Household size:</b>	<b>2 Person</b>
<b>Average Borrower Age:</b>	<b>35</b>
<b>Average Household Income:</b>	<b>\$55,606</b>
<b>Average Down Payment Assistance:</b>	<b>\$8,237 = 3.43%</b>
<b>Average Interest Rate:</b>	<b>6.50%</b>
<b>Average FICO Score:</b>	<b>698</b>
<b>Married   Single:</b>	<b>40%  60%</b>
<b>Male   Female:</b>	<b>58%  42%</b>
<b>New Home   Existing Home:</b>	<b>20%  80%</b>
<b>Single-Family Home   MF Home:</b>	<b>95%  5%</b>



# TDHCA

HOME BUYER PROGRAM

## TDHCA Homebuyer Program Data

January 1, 2025 – December 31, 2025

Loan Volume by County (Top 20)		
Top Originating Counties	Total Originated	# of Loans
Harris	\$141,276,801	567
Bexar	\$120,479,915	525
El Paso	\$113,279,393	524
Tarrant	\$102,588,697	375
Dallas	\$94,394,362	345
Webb	\$62,437,164	272
Hidalgo	\$42,888,173	195
Bell	\$26,311,623	123
Cameron	\$24,319,030	111
Maverick	\$25,822,838	106
Montgomery	\$25,776,782	105
Williamson	\$28,380,814	89
Kaufman	\$21,600,898	80
Bastrop	\$21,507,274	71
Fort Bend	\$18,440,535	71
Denton	\$22,192,333	70
Brazoria	\$16,068,166	69
Collin	\$20,306,135	62
Hays	\$17,199,401	58
Travis	\$15,575,227	50
Top 20 Total	\$960,845,561	3868



# TDHCA

## HOME BUYER PROGRAM

## Marketing Update

### Eligibility Quick Check Tool

#### Quick Check Reports

Last 30 Days

Homeownership Programs

##### Activity

**2,006**

Quick check entries

Last 30 days

##### Entries

Total Entries



##### Regional Breakdown

County	Entries	%
Harris	111	5.5%
Tarrant	92	4.6%
Dallas	74	3.7%
Bexar	61	3%

##### Lead Status

Lead Progress

New	80	12%
Active	551	83%
Expiring Soon	32	5%
Lost Lead	2	0%
Closed-Success	1	0%
Closed-Non-HFA	1	0%

##### Total Leads

Total leads sent

**667**

leads

##### Closed Loans

Total closed loans

**0**

loans

#### Activity Overview

Last 30 Days

Homeownership Programs

Total Entries

**2,006**

Qualified Entries

**1,099**

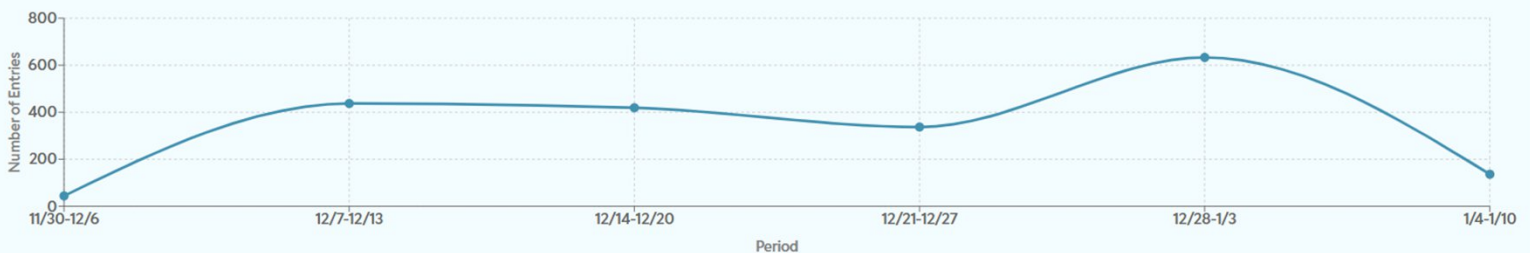
Disqualified Entries

**907**

Opted Out

**434**

Form Entries by Week





# TDHCA

HOME BUYER PROGRAM

## Marketing Update

Social Media

### Social Media with DPPA - *unpaid*

**Texas Department of Housing and Community Affairs**  
December 17, 2025 at 10:00 AM · 🌐

🌟 Your path to becoming a Texas homeowner just got easier!  
🔑 Follow these 3 simple steps to get started.

- 1 **Get Educated**  
Learn the essentials of budgeting, credit, and the homebuying process with a HUD-approved homebuyer education course.
- 2 **Get Pre-Approved**  
Use our Quick Check Eligibility Tool to see if you qualify for assistance and get connected with a TDHCA-Approved Loan Officer.
- 3 **Work with a TDHCA Real Estate Specialist**  
Partner with a knowledgeable TDHCA real estate specialist who can guide you through finding the right home.

Ready to take your first step? Start here → <https://welcomehome.tdhca.texas.gov/welcome-home>  
#TexasHomeownership #TDHCAHomebuyer #YourPathToHome\

### Your 3-Step Path to Becoming a Texas Homeowner

- 1 **Get Educated**
- 2 **Get Pre-Approved**
- 3 **Work with a Real Estate Specialist**

**TDHCA**  
HOME BUYER PROGRAM

**Texas Department of Housing and Community Affairs**  
December 15, 2025 at 10:00 AM · 🌐

🌟 Thinking about buying a home? Start your journey with a Quick Check!

Our new Quick Check Eligibility Tool helps you find out—in minutes—if you may qualify for:

- ✓ Down payment assistance
- ✓ Affordable mortgage loan options through TDHCA Homebuyer Program
- ✓ Program options that fit your situation

👉 AND connects you with a TDHCA-Approved Loan Officer who knows our programs and can help you take the next step.  
No pressure. No guesswork. Just guidance.  
Take your Quick Check → <https://welcomehome.tdhca.texas.gov/welcome-home>  
#StartWithQuickCheck #TexasHomebuyers #TDHCAHomebuyerProgram

### Thinking about buying a home?

### START WITH OUR QUICK CHECK ELIGIBILITY TOOL

**TDHCA**  
HOME BUYER PROGRAM