

Texas Department of Housing and Community Affairs



Board Book

Wednesday, July 8, 2026

2:00 PM

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. Presentation and Discussion on Single Family HOME Program Survey Results and Rule Updates Abigail Versyp

TEXAS HOMEOWNERSHIP

2. Presentation and Discussion of Homeownership Q2 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 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 #: 1530

Agenda Date: 7/8/2026

Agenda #: 1.

Presentation and Discussion on Single Family HOME Program Survey Results and Rule Updates

BACKGROUND

REPORT ON SINGLE FAMILY HOME PROGRAM SURVEY

As requested at the April 9, 2026, meeting of the Single Family Committee, Single Family and Homeless Programs (SFHP) staff performed outreach to stakeholders in HOME Single Family Homeownership Programs. A survey was designed by SFHP staff, and feedback was solicited through TDHCA’s list serv. The survey was active from April 15, 2026, through April 21, 2026, and was open to any person to complete. A total of 56 responses were received from the following groups:

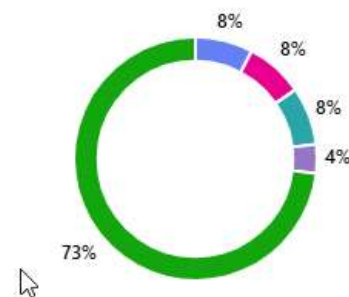
1. 32 employees and five elected officials of HOME Program Administrators or potential administrators (cities, counties, and nonprofits)
2. Seven grant consultants from four consulting firms
3. 12 general members of the public (seven identified as either previously assisted or as applicants for assistance)

Responses from general members of the public are included in the attached Excel file detailing results. The primary focus of the survey was Group 1, HOME Program Administrators and Group 2, grant consultants. Each group was directed to questions specific to that group, with an opportunity to provide a long form comment at the end with general feedback about the topic.

HOME Program Administrators were asked to rank HOME Program offerings in the order of need in their community. Of the 31 respondents, 22 currently administer HRA, and 9 do not. Two stated that they administer CFD, HANC, and/or SFD, and one stated that they administer TBRA.

9. Which other TDHCA HOME Single Family Activities do you currently administer?

● Contract for Deed (CFD)	2
● Homebuyer Assistance with New Construction	2
● Single Family Development	2
● Tenant-Based Rental Assistance	1
● None	19



87% of respondents ranked Homeowner Reconstruction Assistance (HRA) as the highest need, followed by Contract for Deed (CFD), Homebuyer Assistance with New Construction (HANC), Single Family Development (SFD), Tenant-Based Rental Assistance (TBRA), and Downpayment Assistance, in order of rank.

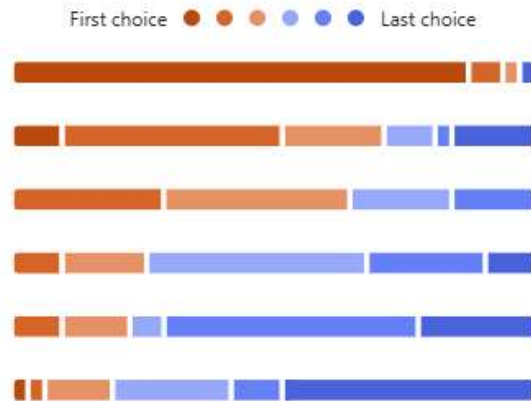
5. With 1 being the highest need, and 6 being the lowest need, please rank the need for the following HOME Program Activities in your community:

45

31 Responses

Rank Options

Rank	Options
1	Homeowner Reconstruction Assistance (replacing dilapidated owner occupied housing)
2	Contract for Deed (refinancing contracts for deed alongside replacement of a dilapidated housing unit for the occupant)
3	Homebuyer Assistance with New Construction (providing funds to homebuyers to purchase a lot and build a new home)
4	Single Family Development (providing loans to builders/developers to build affordable housing for homeownership)
5	Tenant-Based Rental Assistance (providing monthly subsidy to help families afford rent)
6	Not Currently Offered: Downpayment Assistance (providing funds to homebuyers to help purchase an existing home)

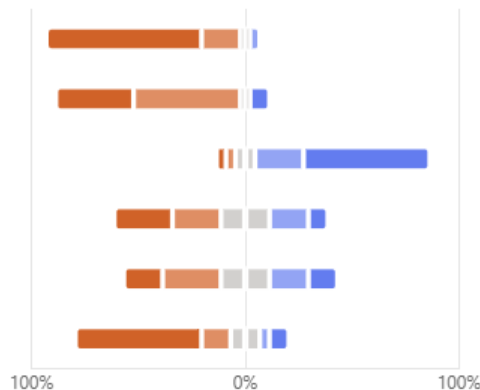


The 22 respondents that administer HRA were asked about impact of participation in the program based on various forms of assistance, including monthly amortizing loans, exceptions to loan repayment for certain households, due on sale provisions, and more generally whether assistance being provided as a loan overall would impact participation:

10. Please provide your opinion on how the following options might impact your participation in the HOME Homeowner Reconstruction Assistance Program

- Definitely would not participate
- Less likely to participate
- No impact on participation
- More likely to participate
- Definitely would participate

- Families required to pay a monthly payment for the full loan amount with no part forgiven (~\$490 per month plus taxes and...
- Families required to pay a monthly payment for half of the loan amount (~\$245 per month plus taxes and insurance)
- Families where the head of household or spouse is elderly or disabled do not have to repay
- Families required to repay the full loan when the home is sold in the future
- Families required to repay half of the loan amount when the home is sold in the future
- All assistance is provided as a loan and not a grant agreement



Consulting firms were asked the same question, and the results were similar:

15. Please provide your opinion on how the following options might impact families interested in the HOME Homeowner Reconstruction Assistance Program

- Definitely would not participate
- Less likely to participate
- No impact on participation
- More likely to participate
- Definitely would participate

Families required to pay a monthly payment for the full loan amount with no part forgiven (~\$490 per month plus taxes and...

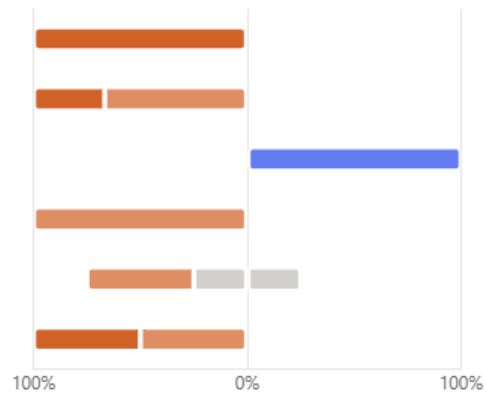
Families required to pay a monthly payment for half of the loan amount (~\$245 per month plus taxes and insurance)

Families where the head of household or spouse is elderly or disabled do not have to repay

Families required to repay the full loan when the home is sold in the future

Families required to repay half of the loan amount when the home is sold in the future

All assistance is provided as a loan and not a grant agreement



Responses from Administrators when asked to share any additional information they would like to provide to TDHCA show overwhelming support for the HOME HRA program, which they believe is essential for helping low-income, elderly, and disabled residents access safe housing and remain in their homes. It also improves neighborhoods by reducing blight and increasing property values.

The biggest concern noted was that adding repayment requirements would discourage participation or make the program inaccessible, as most beneficiaries cannot afford additional costs. Some communities say they may stop participating if this change occurs.

While a few suggest exploring flexible financing options, the strong consensus is to keep the program in its current grant-based structure to maintain its effectiveness and reach.

REPORT ON PROPOSED SINGLE FAMILY DEVELOPMENT PROGRAM UPDATES

On April 20, 2026, staff attended a meeting organized by Committee Chair Harper. Attendees at the meeting included Mr. Harper, executive staff, program staff, and representatives of Habitat Texas, Inc. The purpose of the meeting was to discuss the HOME Single Family Development (SFD) Program. At the meeting, discussion centered around programmatic updates to rules and processes that would allow the SFD Program to align more readily with requirements of Habitat for Humanity affiliates.

The product of the discussion included a timeline of proposed rule changes, as well as an estimated timeline for presentation of a Notice of Funding Availability (NOFA) releasing a portion of TDHCA’s Program Income for the SFD Program.

The proposed Single Family HOME Program updates were approved for publication at the June 4, 2026 Board Meeting, and published in the Texas Register for public comment on June 19, 2026. As of July 1, 2026, one comment from Habitat Texas, Inc. has been received. The rule is anticipated to be presented to the Board for adoption in September. Key changes included in the proposed rule approved by the Board are:

Subchapter B, Availability of Funds, Application Requirements, Review and Award Procedures, General Administrative Requirements, and Resale and Recapture of Funds

§23.23(a)(5)(A)

Includes Single Family Development as a program activity subject to the existing Match requirements.

§23.23(a)(5)

Increases the cash reserve required for an entity applying for HOME funds to \$100,000 from \$80,000 for program activities involving construction and from \$30,000 to \$50,000 for tenant-based rental assistance. This increase reflects the need for Administrator to have cash on hand to effectively operate the programs prior to reimbursement.

§23.23(a)(10)

Incorporates a threshold requirement related to prior monitoring. The new requirement excludes Applicants who have had closed, unresolved monitoring findings with disallowed costs in excess of \$5,000 in the past 3 years.

§23.24(b) and (c)

Extends term for contracts, including benchmarks within the contract, to incorporate extended deadlines now permitted in federal regulations.

§23.27(f)

Allows for additional hard costs for abatement of hazardous conditions on the site other than those identified in the environmental review but that would cause a code violation, such as abandoning disused wells and filling in cisterns.

§23.28(a)(6)

Removes minimum unit size requirements for single family construction.

Subchapter F, Single Family Development Program

§23.60(b)

Moves requirements necessary for a commitment of funds for Single Family Development contracts into the application requirements to ensure that awards are made only for projects that are ready for the commitment of funds.

§23.60(c)(2)

Incorporates a provision allowing for preference for self-help housing models for award.

§23.60(f)

Incorporates a provision that would allow for the value of volunteer labor and donated materials to be included in the calculation for the developer fee, increasing the available fee for developers utilizing these components in the project.

§23.60(h-i)

Allows for construction to commence prior to identification and qualification of an eligible buyer.

§23.60(j)

Clarifies that Developer's cost to close the interim loan may be included in the interim construction loan

§23.60(k)

Removes the requirement for the HOME permanent loan to be in first or second lien position and defers to the lien position requirements as outlined in the Single Family Umbrella rule.

§23.60(k)(1)(C)

Removes the increased required front-end ratio for households with income exceeding 50% of Area Median Family Income.

§23.61

Changes to the overall structure of the rule to align with the existing loan closing process and to conform to changes allowing construction to commence prior to identifying the homebuyer.



Texas Department of Housing and Community Affairs

Single-Family Activities Committee

Board Action Request

File #: 1496

Agenda Date: 7/8/2026

Agenda #: 2.

Presentation and Discussion of Homeownership Q2 Activity Report

BACKGROUND

The Bond Finance and Homeownership divisions assist Texas families and individuals of low-to-moderate income in obtaining 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 which are designed to provide affordable financing options for low-to-moderate income homebuyers. 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 January 1, 2026, through the second quarter of calendar year 2026 (March 25, 2026 - June 15, 2026) program data, marketing and program initiatives.

TEXAS HOMEOWNERSHIP DIVISION **BOARD REPORT**

Section 01

Program Performance &
Growth

Section 02

Loan Activity & Borrower
Demographics

Section 03

Marketing & Business
Development Update

Section 04

Program Expansion &
Strategic Initiatives

PROGRAM PERFORMANCE

JANUARY 1, 2026 - JUNE 15, 2026

BOND PROGRAM - LOAN VOLUME

Q2 2025	Q2 2026
+\$367.4M	+\$367.7M
Total Closed Loan Volume	Total Closed Loan Volume

TBA PROGRAM - LOAN VOLUME

Q2 2025	Q2 2026
+\$182.2M	+\$393.8M
Total Closed Loan Volume	Total Closed Loan Volume

BOND Q2 2025



BOND Q2 2026



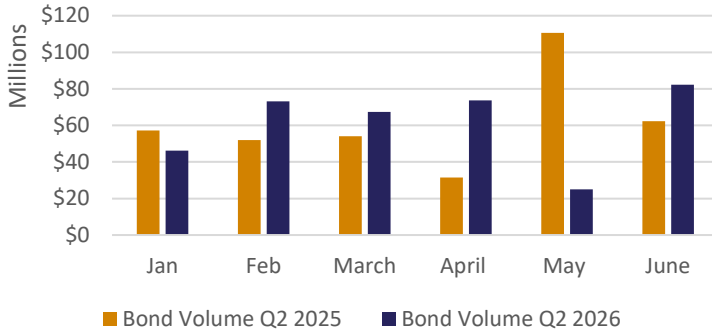
TBA Q2 2025



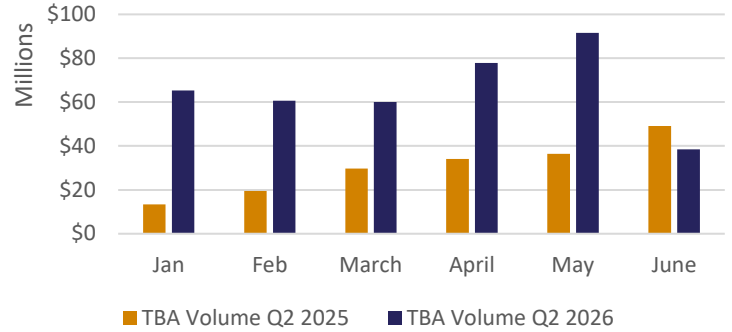
TBA Q2 2026



Bond Loan Volume Comparison



TBA Loan Volume Comparison



LOAN COUNT COMPARISON – Q2 2025 – Q2 2026

Bond Closed Loans Q2 2025 1548	Bond Closed Loans Q2 2026 1557	TBA Closed Loans Q2 2025 753	TBA Closed Loans Q2 2026 1551
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Served 807 more Texas households in Q2 2026 than in Q2 2025.

LOAN ACTIVITY AND BORROWER DEMOGRAPHICS

JANUARY 1, 2026 - JUNE 15, 2026

\$1.353B

TOTAL RESERVED
LOAN VOLUME

5,409

TOTAL HOUSEHOLDS
RESERVED

\$9,547

AVERAGE RESERVED
DPA AMOUNT

STATEWIDE DEMOGRAPHICS

Average Loan Amount	\$250,264
Average Home Price	\$256,614
Average Household Size	2 Person
Average Borrower Age	36
Average Household Income	\$82,239
Average Interest Rate	6.00%
Average FICO Score	698
Married Single	58% 41%
Male Female	59% 41%

Average AMI for All Programs

Under 80%	86.42%
Over 80%	13.58%

LOAN ACTIVITY

JANUARY 1, 2026 - JUNE 15, 2026

TOP 10 COUNTIES BY LOAN VOLUME

COUNTY	VOLUME	LOANS
HARRIS	\$ 159,706,484	636
EL PASO	\$ 129,402,493	573
BEXAR	\$ 114,024,737	484
TARRANT	\$ 109,736,021	392
DALLAS	\$ 98,344,480	354
WEBB	\$ 55,057,368	229
HIDALGO	\$ 48,123,033	207
MONTGOMERY	\$ 33,481,077	131
WILLIAMSON	\$ 30,940,907	96
FORT BEND	\$ 27,436,447	94
Top 10 Total	\$806,253,047	3196

TOP 10 LENDERS BY LOAN VOLUME

LENDER	VOLUME	LOANS
CMG MORTGAGE INC. DBA CMG HOME LOANS	\$79,802,231	315
FAIRWAY INDEPENDENT MORTGAGE CORPORATION	\$68,443,328	291
AMERICAN PORTFOLIO MORTGAGE CORPORATION	\$60,250,777	237
EVERETT FINANCIAL DBA SUPREME LENDING	\$40,872,485	155
MORTGAGE FINANCIAL SERVICES, LLC	\$38,478,349	153
NEW AMERICAN FUNDING LLC	\$31,704,755	134
CROSSCOUNTRY MORTGAGE LLC	\$30,691,483	127
GUILD MORTGAGE COMPANY LLC	\$27,380,779	116
CHANGE LENDING, LLC FKA CHANGE HOME MORTGAGE	\$27,211,495	121
DAS ACQUISITION COMPANY, LLC	\$22,226,561	88
Top 10 Total	\$427,062,243	1737

MARKETING & BUSINESS DEVELOPMENT

DIGITAL AND PAID MEDIA

GOOGLE AD WORDS ACTIVE

Live Google Ads campaign generating measurable results. Conversion tracking and data-driven optimization active.

1,452
LEADS

SOCIAL MEDIA WITH DPPA ACTIVE

TDHCA Instagram account launched as an official state agency page. Weekly contributions active across Facebook and Instagram, driving homebuyer awareness to the website and Eligibility Quick Check tool.

BUSINESS DEVELOPMENT

CE COURSE FOR REALTORS NEW

CE Provider Approved, course curriculum currently in the approval process. Upon approval, course will deepen agent knowledge of TDHCA programs while fulfilling CE requirements simultaneously.

STATE EMPLOYEE WEBINAR SERIES

First homebuyer webinar training launched in partnership with TPEA. **125 registrations with 42 attendees.** Strong early outcomes – attendees are actively engaging with approved lenders for next steps. LAUNCHED

HFC PARTNERSHIPS

Updated HFC partnership page, with partner list, service areas, and top lender partners per service area. Strong positive feedback. Ongoing partnership development with Bond Finance to expand participation.

SECTION 04: PROGRAM EXPANSION & STRATEGIC INITIATIVES

NEW & ENHANCED PROGRAM OFFERINGS - MAKING TDHCA MORE COMPETITIVE

LENDER NETWORK GROWTH

New approved lenders added. Expanding statewide lender coverage and strengthening buyer access to TDHCA programs across new markets and service areas.

8

NEW LENDERS

PERMANENT TBA BUYDOWN PROGRAM

Launched a permanent interest rate buydown for TBA mortgage products on March 16, 2026. Creating access for buyers to buy down the rate permanently. Great response!

48

ACCEPTED

TEXAS MCC- STAND ALONE PROGRAM

Texas MCC Stand-Alone returned February 12, 2026. Expanding access to first time homebuyers who have non DPA Fixed Rate Financing secured.

9

ISSUED

FHA MANUAL UNDERWRITING

TDHCA added FHA manual underwriting on April 6, 2026. Highly requested by our lender partners. FHA Manual: 45% Max DTI. Follow FHA Guidelines.

60

RESERVED

BUSINESS DEVELOPMENT IN ACTION

TDHCA PARTICIPATING LENDER PAGE

Texas Department of Housing and Community Affairs
Q About Incon

For Homebuyers For Lenders

TDHCA Participating Lenders

The mortgage companies listed below are approved to participate in the TDHCA Homebuyer Program. All loan officers working for any of these lender companies can help you get access to low interest mortgage rates, down payment and/or closing cost assistance through the TDHCA Homebuyer Program.

If you are currently working with a loan officer who is not yet familiar with the program, please contact us at txhomebuyer@tdhca.texas.gov

For the most current rate and program information, [click here](#).

Effective June 2026

Participating Lender	
A	
AAFMAA Mortgage Services	Ark-La-Tex Financial Services
Acrisure Mortgage, LLC	Associated Mortgage Corp
ALCOVA Mortgage	Assurance Financial Group LLC
All Western Mortgage	B
American Financial Network	BOC Bank
American Liberty Mortgage	Brightland Mortgage Services
American Mortgage Bank, Inc.	Brookhollow Mortgage Services, LTD
	C
	Cadence Lending Group, Inc.
	CalCon Mutual Mortgage LLC
	Canopy Mortgage LLC
	Cardinal Financial Company, LP
	Castle and Cooke Mortgage, LLC
	CDCB
	Change Lending LLC
	Churchill Mortgage Corporation
	City Bank
	City First Mortgage Services LLC
	CMG Mortgage, Inc.
	Compass Mortgage, Inc.
	Consumer Real Estate Finance Co.
	Cornerstone First Mortgage LLC
	Cornerstone Home Lending

HFC PARTNER PAGE – ACTIVE PARTNERS & TOP LENDERS IN SERVICE AREA

For Homebuyers For Lenders For REALTORS® TDHCA Partnerships

+

Cameron County Housing Finance Corporation

Harris County Housing Finance Corporation -

The Harris County Housing Finance Corporation (HCHFC) partners with the State of Texas, TDHCA Homebuyer Program to expand access to affordable homeownership for eligible buyers across Harris County. Through this partnership, first-time homebuyers can access below-market mortgage rates and meaningful down payment assistance, helping families put down roots in one of Texas' most dynamic communities. Additional down payment gift funds may be available for eligible buyers purchasing within the HCHFC service area.

HCHFC Service Area Harris County, excluding the Cities of Baytown, Deer Park, Friendswood, Houston, La Porte, League City, Missouri City, Pasadena, and Pearland.

Top Participating Lenders in Service Area

- NFM Lending
- Mortgage Financial Services
- CMG Mortgage
- New American Funding
- CrossCountry Mortgage

Harris County

Housing Finance Corporation

BUSINESS DEVELOPMENT IN ACTION

HFC PARTNERSHIP ADVANTAGE



HFC PARTNERSHIP ADVANTAGE

Texas' Official State

Homebuyer Program

The TDHCA Homebuyer Program's stability and reliability, backed by the Texas Governor and Legislature, provides safe and affordable housing across the State of Texas. TDHCA extends this institutional strength to local Housing Finance Corporations expanding their community capacity by managing the core operational and administrative burdens of homeownership programs.

Partner With TDHCA

Leverage the strength and reliability of TDHCA's proven resources, ready-to-use infrastructure and connections to benefit your HFC.

- ✓ Low Interest Rates that compare to open market AND offer Down Payment and Closing Cost Assistance Options
- ✓ Down Payment Assistance Options for First-Time Homebuyers, Veterans, and repeat buyers
- ✓ HUD Certified Homebuyer Education
- ✓ Network of TDHCA Vetted Lenders who know the ins and outs of Affordable Housing and Responsible Homeownership
- ✓ Network of TDHCA Vetted Realtors who take responsible homeownership seriously

1

Flexible DPA: Up to 5%

Down payment and closing cost assistance up to 5% of the first mortgage loan amount – available as a 30-year deferred repayable second lien or a 3-year forgivable second lien for First-Time Homebuyers, Veterans and Repeat buyers. Participating HFC partners can layer gift funds assistance on top of TDHCA DPA – providing borrowers additional down payment resources at no extra cost to lenders.

2

Comprehensive Loan Options

FHA, VA, USDA, and Conventional loan types are eligible. Qualified Veterans benefit from expanded FTHB exceptions and a waived MCC issuance fee on Military Combo Loans. Targeted area census tracts unlock higher income and purchase price limits – giving your underserved borrowers additional pathways to approval.

3

Broader Access – More Buyers Qualify

With a 620 minimum credit score and income limits designed for typical Texas families, TDHCA programs serve buyers who are financially responsible and qualified for a mortgage loan but need the immediate financial leg-up to obtain their dream of homeownership sooner rather than later. TDHCA offers expanded eligibility for First-Time Homebuyers, Qualified Veterans and repeat Homebuyers.

4

Dedicated Lender Network

TDHCA's network of vetted lenders bring specialized knowledge and experience in affordable housing programs and responsible homeownership. Our trusted lending partners understand the unique needs of today's buyers and guide them through TDHCA available resources, program requirements, and the path to successful homeownership.

5

TDHCA Real Estate Specialists

TDHCA has established and trained Real Estate DPA specialists in each community who are experts in the area and provide the necessary skills to guide Texas homebuyers through the detailed process of finding a safe, decent and affordable place to call home with competence and care.

6

Competitive Interest Rates

TDHCA negotiates at or below market interest rates whenever possible and offers competitive interest rates combined with down payment assistance on a daily basis that lowers the financial barrier to purchasing a home while offering greater flexibility to the buying process.

"Every family that closes with a TDHCA loan is one more Texas household building generational wealth."

Learn more at WelcomeHome.tdhca.texas.gov