

Performance Measure Report (September 1, 2023 – May 31, 2024)

Measure	Description	Annual Target	Performance to Date	FY 23 Overall Performance	Provided Explanations
1.1.1. OP 1	# Households Asst. through Bond Authority or Other Mortgage Financing	10,400	5,018	6,595	Q3 experienced approx. 4 weeks where TDHCA Single Family Bond Allocation was fully allocated and closed for new Bond reservations. TDHCA's most popular program funds depleted within a couple of weeks of program opening. The capacity to provide additional continuous Bond Program Funding proved challenging with current market conditions as funding is expended faster than the Department is able to issue new bond availability. In addition to market conditions, new underwriting overlays became effective Jan. 1, 2024 for the program. These overlays will help ensure responsible continued homeownership is achieved; however the initial immediate effect of more stringent credit overlays, resulted in fewer qualified mortgage loan applicants. As reported in previous quarter, we far exceed targets in Q1, and expected to see a decrease reflected in subsequent quarters where bond availability is delayed and an increase when it is available.
1.1.1. EF 1	Average Loan Amount w/o Down Payment Assistance	\$ 217,000	\$ 252,900	\$ 233,871	Under current market conditions, the Department began to offer an unassisted rate option during FY2023, to assist with increasing rates. Unassisted loans are a great option for borrowers that with increase rates no longer qualified for a mortgage loan. The lower unassisted rate ensures borrowers Debt to Income ratio is within guidelines making homeownership dreams a reality and furthering affordability. This option has not been offered since 2018 and we expect to continue to offer this rate for the remainder of the Fiscal Year, funding permitting. Q3 reflects this change.
1.1.1. EF 2	Avg Loan Amount with Down Payment Assistance	\$ 217,000	\$ 235,114	\$ 233,180	New income and purchase price limits were updated accross all program offerings in May. Affordability continues to be an ongoing concern as home prices are at historical highs across the State. We expect to see a significant increases in average loan amount reflected in future quarters.

Measure	Description	Annual Target	Performance to Date	FY 23 Overall Performance	Provided Explanations
1.1.1. EX 1	Households Receiving Mortgage Loans w/o Down Payment Assistance	50	606	274	The Department began to offer an unassisted rate option during FY2023, to assist with increasing rates. Unassisted loans are a great option for borrowers that with increase rates no longer qualified for a mortgage loan. The lower unassisted rate ensures borrowers Debt to Income ratio is within guidelines making homeownership dreams a reality and furthering affordability. This option has not been offered since 2018 and we expect to continue to offer this rate for the remainder of the Fiscal Year, funding permitting. Q3 reflects this change.
1.1.1. EX 2	Number Households Receiving Mortgage Loans w/ Down Payment Assistance	8,250	4,183	4,710	New income and purchase price limits were updated accross all program offerings in May. Affordability continues to be an ongoing concern as home prices are at historical highs across the State. We expect to see a significant increases in average loan amount reflected in future quarters.
1.1.1. EX 3	# HH Rec'g Mortgage Credit Certificate w/o Mortgage Loan	1,050	75	1,010	MCCs have come with an increase in cost and resources during a financially unstable time in the Mortgage Industry and not perceived as necessary compared to pure DPA. Homeowners are opting for lowest rate available and that usually does not apply to MCC. As of July 2023, MCC Standalone program is not available and we do not anticipate that returning next FY. Q3 reflects loans in the pipeline that are closing out.
1.1.1. EX 4	# HH Rec'g MCC with Loan & with or without Down Payment Assistance	1,050	154	601	Combo Loans had a decrease due to unavailability during Q2 and Q3. MCCs have come with an increase in cost and resources during a financially unstable time in the Mortgage Industry and not perceived as necessary compared to pure DPA and lower rate offerings. We do not anticipate the return of Combo Loans this fiscal year. Q3 reflects loans in the pipeline that are closing out.
1.1.2. OP 1	Number of Households Assisted with Single Family HOME Funds	875	1,426	1,219	Due to the methodology in which TBRA EX4 Q1 is calculated, 25% of the FY target projection will always be excessive resulting in greater variance in subsequent quarter measures. Subsequent quarters are expected to result in less drastic variance, although the program has been experiencing higher volume since the pandemic.

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1.1.2. OP 2	#HH Ass. W/ Multifamily HOME, TCAP RF, National HTF, MF Direct Loans	544	118	98	
1.1.2. EF 2	Avg Amt Per Household/Single Family Rehab, New Const or Reconstruction	\$ 133,000	\$ 154,854	\$ 148,136	Updates to the HOME rule allow for a higher cost of construction which will be reflected in future projections/targets. Updates will be included next biennium.
1.1.2. EF 5	Avg HOME, TCAP RF, Nat'l HTF, or Other Funds Per HH MF Development	\$ 114,635	\$ 135,310	\$ 157,364	
1.1.2. EX 2	# of Households Asst through S.F. Rehab, New Const, or Reconst Act	75.0	89	126.00	Demand for this activity continues to experience rapid inclination. Due to demand, funds are continuing to be made available, beyond the original NOFA publication. Updated projections/targets will be included next biennium.
1.1.2. EX 4	Number of Households Assisted through Tenant-based Rental Assistance	800	1,337	1,093	Due to the methodology in which TBRA EX4 Q1 is calculated, 25% of the FY target projection will always be excessive resulting in greater variance in subsequent quarter measures. Subsequent quarters are expected to result in a less drastic variance; however, due to the pandemic, many more households are applying for assistance than expected when projecting targets. Updates will be included next biennium.
1.1.2. EX 5	Number of Households Assisted through HOME Multifamily Activities	177	73	9	
1.1.2. EX 6	# HH Assisted thru TCAP RF, National HTF & MF Direct Loan Activities	367	45	89	

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1.1.3. OP 1	Number of Households Assisted through Texas Bootstrap - HTF	45	32	34	
1.1.3. EF 1	Average Amount Per Household for Texas Bootstrap - HTF	\$ 49,500	\$ 49,473	\$ 49,500	
1.1.4. OP 1	Number of Households Assisted through Amy Young Barrier Removal - HTF	65	63	59.00	
1.1.4. EF 1	Average Amount Per Household for Amy Young Barrier Removal - HTF	\$ 22,500	\$ 23,256	\$ 23,762	
1.1.5. OP 1	Total # of HHs Assisted thru Statewide Housing Asst. Payments Program	861	1,326	1,021	During Q3, despite allocating additional resources to new property owners who participated in the recently incentivized Emergency Housing Voucher (EHV) program, there was no increase in the number of vouchers. This lack of growth was primarily due to property owners' reluctance to adhere to HUD guidance regarding unit readiness and ongoing repairs. Consequently, voucher holders face challenges in finding decent, safe, and affordable housing throughout the state, while tenants continue to grapple with affordability issues.
1.1.5. OP 2	# of Section 8 Households Participating in Project Access Program	150	110	21	In Q3, the decrease in lease-up can be attributed to several factors. First, voucher holders for Project Access have been unsuccessful in securing affordable units that specifically meet their accommodation needs. Additionally, there is a trend of vouchers requesting properties located in areas covered by care teams. However, the lack of reliable transportation is posing challenges to accessing these services.

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1.1.6. OP 1	Number of Households Assisted through Section 811 PRA Program	575	501	498	
1.1.7. OP 1	Number of Households Assisted through the Housing Tax Credit Program	21,967	8,642	14,742	Fewer than anticipated cost certifications were received. Additional cost certifications expected to be received in subsequent quarters, as many developments have experienced construction delays, which will result in delays to cost certification submission.
1.1.7. EF 1	Avg Annual Tax Credits Amount Per Household for New Construction	\$ 10,806	\$ 10,107	\$ 10,201	
1.1.7. EF 2	Average Total Development Costs per Household for New Construction	\$ 227,142	\$ 212,820	\$ 207,656	
1.1.7. EF 3	Average Annual Tax Credits Amount Per Household for Acqu/Rehab	\$ 7,717	\$ 9,200	\$ 7,395	For most of the cost certifications received for rehab 4% transactions, the requested tax credit amounts are greater than what was initially projected.
1.1.7. EF 4	Average Total Development Costs Per Household for Acquisition/Rehab	\$ 198,015	\$ 210,611	\$ 199,271	The majority of the developments received this quarter had higher costs than originally anticipated.
1.1.7. EX 1	Number of Households Assisted through New Construction Activities	18,099	6,201	10,319	Additional cost certifications expected to be received in subsequent quarters, as many developments have experienced construction delays, which will result in delays to cost certification submission.
1.1.7. EX 2	Number of Households Assisted through Acqu/Rehab Activities	3,868	2,441	4,423	Additional cost certifications expected to be received in subsequent quarters, as many developments have experienced construction delays, which will result in delays to cost certification submission.

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1.1.8. OP 1	Number of Households Assisted with Multifamily MRB Program	2,465	594	2,170.00	No cost certifications for bond transactions were received. Additional cost certifications expected to be received in subsequent quarters, as many developments have experienced construction delays, which will result in delays to cost certification submission.
1.1.8. EF 1	Average Amount of Bond Proceeds Per Household for New Construction	\$ 168,171	\$ 117,347.00	134,381.00	No cost certifications for bond transactions were received. Additional cost certifications expected to be received in subsequent quarters, as many developments have experienced construction delays, which will result in delays to cost certification submission.
1.1.8. EF 2	Average Total Development Costs Per Household for New Construction	\$ 276,866	\$ 201,723.00	\$ 213,933.00	No cost certifications for bond transactions were received. Additional cost certifications expected to be received in subsequent quarters, as many developments have experienced construction delays, which will result in delays to cost certification submission.
1.1.8. EF 3	Avg Amount of Bond Proceeds/Household for Acquisition/Rehabilitation	\$ 112,605	\$ 109,804	\$ 117,857	
1.1.8. EF 4	Average Total Development Costs Per Household for Acq/Rehab	\$ 249,626	\$ 228,072	\$ 226,122	No cost certifications for bond transactions were received. Additional cost certifications expected to be received in subsequent quarters, as many developments have experienced construction delays, which will result in delays to cost certification submission.
1.1.8. EX 1	Number of Households Assisted through New Construction Activities	1,477	441	1050	No cost certifications for bond transactions were received. Additional cost certifications expected to be received in subsequent quarters, as many developments have experienced construction delays, which will result in delays to cost certification submission.

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1.1.8. EX 2	Number of Households Assisted through Acqu/Rehab Activities	988	153	1,120	No cost certifications for bond transactions were received. Additional cost certifications expected to be received in subsequent quarters, as many developments have experienced construction delays, which will result in delays to cost certification submission.
2.1.1. OP 1	Number of Information and Technical Assistance Requests Completed	7,100	7,302	8,525	HRC has received an elevated number of phone calls and emails due to increased inquiries about rental assistance and other funding.
3.1.1. OP 1	Number of Persons Assisted through Homeless and Poverty-related Fund	500,000	258,644	345,982	Ramping down of COVID programs are resulting in fewer numbers served due to funding.
3.1.1. OP 2	Number of Persons Assisted That Achieve Incomes Above Poverty Level	650	645	882	Number of persons transitioned for this quarter is related to the timing of when each household entered into the program. Should those households transition in the next quarter, they will be reflected in Q4.
3.1.1. OP 3	# of Persons Assisted by the Community Services Block Grant Program	460,000	229,693	320,770	Increase in number of households seeking assistance outside of the CSBG program. These households are receiving referrals to other entities/programs and are counted as assisted per CSBG rules.
3.1.1. OP 4	Number of Persons Enrolled in the Emergency Solutions Grant Program	45,000	22,806	36,247	Administrator reports are not due until the last day of the month following the latest reporting period date, which creates a variance in reporting. End-of-year reporting will be conducted to capture late submissions.
3.1.1. OP 5	# of Persons Assisted by the Homeless and Housing Services Program	5,000	6,145	5,705	Re-allocation of prior year funding has allowed for assistance to a greater number of persons.
3.1.1. EF 1	Average Subrecipient Cost Per Person for the CSBG Program	150	\$ 93.42	\$ 112.98	As subrecipients continue to ramp down COVID programs, overall administrative costs are decreasing.

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3.1.2. EF 1	Avg Subrecipient Cost Per Person for the Emergency Solutions Grant Pgm	\$ 700	\$ 387	\$ 523	Administrator reports are not due until the last day of the month following the latest reporting period date which creates a variance in reporting.
3.1.2. EF 2	Average Subrecipient Cost Per Person for the HHSP Program	\$ 600	\$ 393	\$ 768	Administrator reports are not due until the last day of the month following the latest reporting period date which creates a variance in reporting.
3.2.1. OP 1	Number of Households Receiving Utility Assistance	259,000	96,148	138,453.00	Expecting increase in numbers served as cooling season is finishing. Decrease is also related to subrecipients ramping down the majority of COVID-related energy assistance grants.
3.2.1. OP 2	Number of Dwelling Units Weatherized by the Department	1,800	1,526	2,071	Overall weatherized units are increasing as subrecipients are ramping up their BIL-WAP grants. Decrease in quarterly numbers are a result of late reporting of units receiving weatherization.
3.2.1. EF 1	Average Subrecipient Cost Per Household Served for Utility Assistance	\$ 700	\$ 1,207.00	\$ 1,640	As cooling season begins, the number of households should increase and result in lower costs for subrecipient cost-per-household served.
3.2.1. EF 2	Average Cost Per Home Weatherized	7,507	\$ 7,469	\$ 8,771	Late reporting of units receiving weatherization is skewing the average cost per unit. Average cost per unit will decrease as the number of units increases.
3.3.1. OP 1	# of Colonia Residents Receiving Direct Assist from Self-help Centers	600	806	969	El Paso, Cameron and Webb have new awards and no activities. They are in the contract phase. Starr and Nueces are under Request for Proposal phase. Hidalgo had a staff change and is currently selecting final applicants. Direct Beneficiaries have increased.
4.1.1. OP 1	# of Annual Owners Compliance Reports Received and Reviewed	2,671	0	2,645	This measure represents Part A of the Annual Owners Compliance Report for which testing does not occur until Q4 of each fiscal year. As a result, this output will remain zero until the fourth quarter.

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4.1.1. OP 2	Total Number of File Reviews	769	516	657	Due to place in service extensions for HTC properties provided through IRS COVID guidance, fewer than anticipated properties had achieved occupancy requirements needed for initial inspections resulting in less file reviews.
4.1.1. OP 3	Total Number of Physical Inspections	998	299	808	Due to the transition from the old inspection standard UPCS to the new NSPIRE standard and its implementation, a reduced number of properties were completed.
4.1.2. OP 1	Total Number of Monitoring Reviews of All Non-formula Contracts	150	113	163	
4.1.2. OP 2	Number of Single Audit Reviews	105	100	118	The number of contracts are subject to available funding levels and therefore the number fluctuates as funding is available.
4.1.2. OP 3	Total # of Formula-Funded Subrecipients Receiving Monitoring Reviews	32	27	35	
4.1.2. EX 1	Total 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.
4.1.2. EX 2	Number of Previous Participation Reviews	550	294	677	PPR numbers were lower than anticipated due to a change in CSBG-D funds causing reviews to be withdrawn and processing of various CA awards into one (1) review. Previous Participation Reviews targeted for finalization during the 4th quarter based on various Program specific funding cycles are anticipated to assist in filling the gap.
4.1.2. EX 3	Number of Formula-Funded Subrecipients	53	53	53	