

Texas Department of Housing and Community Affairs



Board Book

Wednesday, April 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. Report and discussion related to forms of assistance for HOME single family construction activities Abigail Versyp

TEXAS HOMEOWNERSHIP

2. Presentation and Discussion of Homeownership Q1 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 #: 1398

Agenda Date: 4/8/2026

Agenda #: 1.

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

ORAL PRESENTATION



Texas Department of Housing and Community Affairs

Single-Family Activities Committee

Board Action Request

File #: 1405

Agenda Date: 4/8/2026

Agenda #: 2.

Presentation and Discussion of Homeownership Q1 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 homeownership 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 the first quarter of calendar year 2026 (January 1, 2026 - March 24, 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

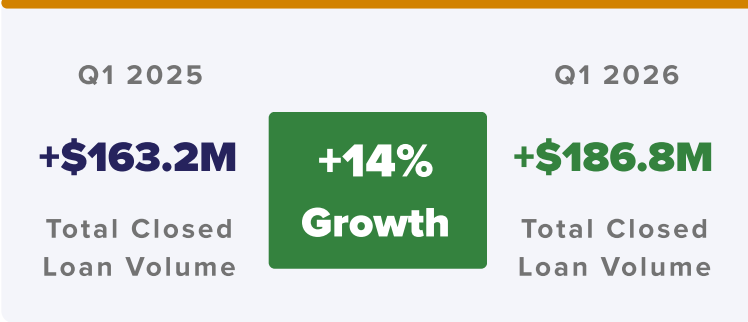
Section 04

Program Expansion &
Strategic Initiatives

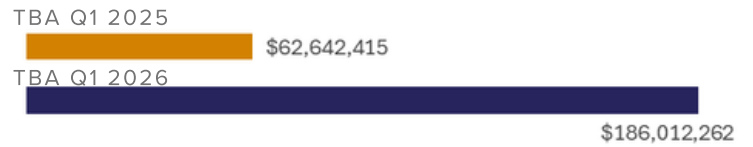
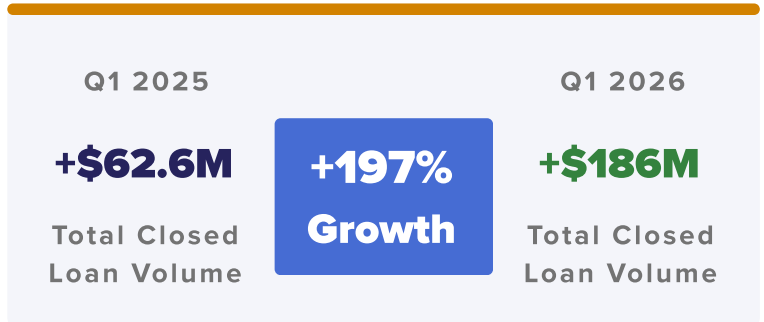
PROGRAM PERFORMANCE

Q1 JANUARY 1, 2026 - MARCH 24, 2026

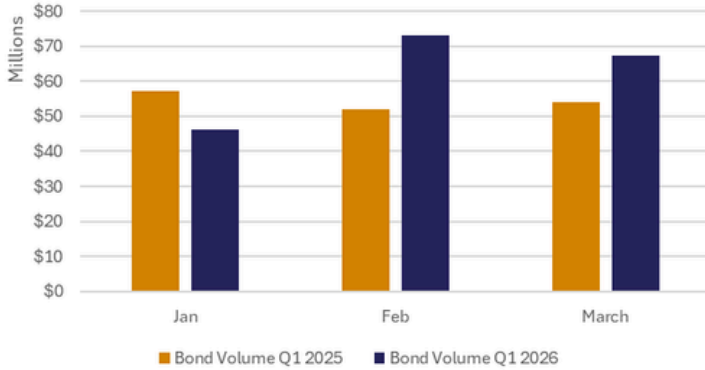
BOND PROGRAM - LOAN VOLUME



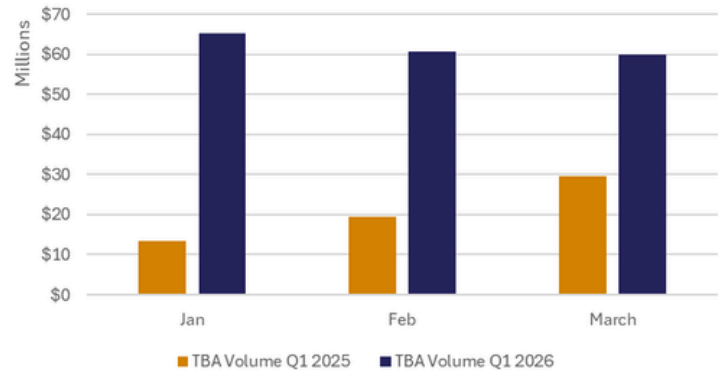
TBA PROGRAM - LOAN VOLUME



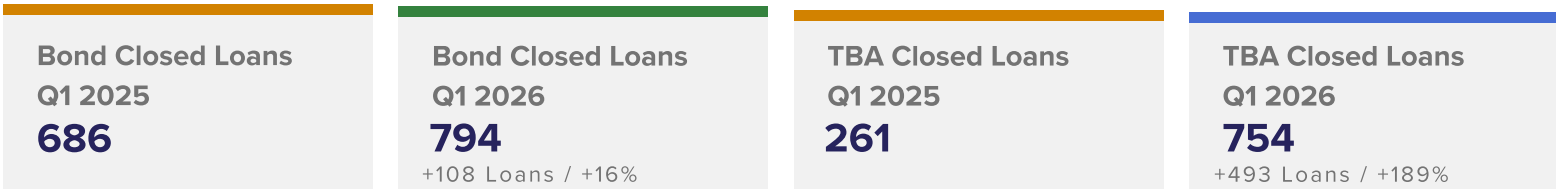
Bond Loan Volume Comparison



TBA Loan Volume Comparison



LOAN COUNT COMPARISON - Q1 2025 - Q1 2026



~65% program growth from Q1 of 2025 to Q1 of 2026
 Served 601 more Texas households in Q1 2026 than in Q1 2025.

LOAN ACTIVITY AND BORROWER DEMOGRAPHICS

Q1 JANUARY 1, 2026 - MARCH 24, 2026

\$553.5M

TOTAL RESERVED
LOAN VOLUME

2,245

TOTAL HOUSEHOLDS
RESERVED

\$9,514

AVERAGE RESERVED
DPA AMOUNT

STATEWIDE DEMOGRAPHICS

Average Loan Amount	\$246,576
Average Home Price	\$252,270
Average Household Size	2 Person
Average Borrower Age	35
Average Household Income	\$80,538
Average Interest Rate	6.00%
Average FICO Score	698
Married Single	59% 41%
Male Female	61% 39%

LOAN ACTIVITY

Q1 JANUARY 1, 2026 - MARCH 24, 2026

TOP 10 COUNTIES BY LOAN VOLUME

COUNTY	VOLUME	LOANS
Harris	\$68,513,970	273
El Paso	\$60,331,380	268
Bexar	\$44,924,380	187
Tarrant	\$41,362,871	152
Dallas	\$37,270,052	136
Webb	\$23,576,242	99
Hidalgo	\$23,269,629	103
Montgomery	\$12,632,980	47
Kaufman	\$10,932,836	40
Fort Bend	\$10,045,627	34
Top 10 Total	\$332,859,967	1339

TOP 10 LENDERS BY LOAN VOLUME

LENDER	VOLUME	LOANS
CMG Mortgage / CMG Home Loans	\$36,476,194	146
Fairway Independent Mortgage Corporation	\$28,463,706	121
American Portfolio Mortgage Corporation	\$26,259,260	104
Everett Financial / Supreme Lending	\$19,168,524	73
CrossCounty Mortgage LLC	\$16,343,680	69
Mortgage Financial Services LLC	\$15,855,624	65
Guild Mortgage Company LLC	\$13,418,605	57
Change Lending LLC	\$13,111,038	59
New American Funding LLC	\$12,003,977	53
Prime Lending / Plains Capital	\$10,912,350	45
Top 10 Total	\$192,012,958	792

MARKETING & BUSINESS DEVELOPMENT

DIGITAL AND PAID MEDIA

GOOGLE AD WORDS **ACTIVE**

Live Google Ads campaign with robust conversion tracking and data-driven optimization.

SOCIAL MEDIA WITH DPPA **NEW**

New TDHCA Instagram account will be launching soon, for organic social media campaigns driving homebuyer awareness to the website & Eligibility Quick Check tool. Plus, integration of targeted Meta Ads to reach first-time homebuyer demographics.

BUSINESS DEVELOPMENT

CE COURSE FOR REALTORS **NEW**

Launching Continuing Education courses for Realtors. Deepens agent knowledge of TDHCA programs and fulfills CE requirements simultaneously.

STATE EMPLOYEE WEBINAR SERIES

Homebuyer webinar series targeting State of Texas employees – a prime segment of income-eligible homebuyers, will kick off in June, Homeownership Month

COMING JUNE '26

HFC PARTNERSHIPS

Active conversations with existing HFC partners, enhancing co-branding outreach and expanding web presence. With a continual initiative to add key new HFC partners in collaboration with TDHCA Bond Finance.

SECTION 04: PROGRAM EXPANSION & STRATEGIC INITIATIVES

NEW & ENHANCED PROGRAM OFFERINGS - MAKING TDHCA MORE COMPETITIVE

INCOME LIMIT INCREASE - My Choice Texas Home

Income limits for the My Choice Texas Home program have been increased to 170% of Area Median Income. Early response has been strong, contributing to increased MCTH loan volume.

ACTIVE - STRONG RESPONSE

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!

LAUNCHED 3/16/2026

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.

RETURNED 2/12/2026

FHA MANUAL UNDERWRITING

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

LAUNCHED 4/6/2026

BUSINESS DEVELOPMENT IN ACTION

HFC PARTNER - HOUSTON HFC WEBSITE

TDHCA Mortgage Programs, Powered by Partnership

Houston Housing Finance Corporation is proud to partner with the Texas Department of Housing and Community Affairs (TDHCA) to expand access to affordable homeownership opportunities for eligible buyers across Texas. Through this partnership, qualified homebuyers can access statewide TDHCA mortgage programs that offer competitive, fixed-rate home loans along with down payment and closing cost assistance to help reduce upfront expenses and support long-term homeownership success. Programs are available for both first-time and repeat homebuyers, are offered through TDHCA-approved lenders, and require completion of a homebuyer education course.

TDHCA HFC PARTNER TEMPLATE

Helping Texans Achieve Sustainable Homeownership

Houston Housing Finance Corporation is proud to partner with the Texas Department of Housing and Community Affairs (TDHCA) to expand access to affordable homeownership opportunities for eligible buyers across the state of Texas. Through this partnership, qualified homebuyers may access statewide mortgage programs to help reduce upfront costs and support long-term homeownership success.

TDHCA Homebuyer Program Overview

The Homebuyer Program provides competitive, fixed-rate mortgage options combined with down payment and closing cost assistance. All programs are offered through TDHCA-approved lenders and include completion of a homebuyer education course.

My First Texas Home	My Choice Texas Home
<p>For first-time homebuyers and qualified veterans</p> <p>Fixed-rate mortgage</p> <ul style="list-style-type: none"> Competitive interest rates Up to 5% of the first-lien loan amount for down payment and closing costs Income and purchase price limits apply 	<p>For first-time buyers, repeat buyers, and veterans</p> <ul style="list-style-type: none"> 30-year, fixed-rate mortgage Competitive interest rates Up to 5% of the first-lien loan amount for down payment and closing costs Higher income limits than My First Texas Home

Mortgage Credit Certificate (MCC)

Eligible buyers may qualify for a Mortgage Credit Certificate, which allows a portion of mortgage interest to be claimed as a federal tax credit, helping improve overall affordability.

Homebuyer Education Requirement	Income & Purchase Price Limits
<p>Completion of a HUD-approved Homebuyer Education Course is required and helps buyers understand the homebuying process, financial responsibilities, and long-term ownership success.</p>	<p>TDHCA programs are subject to income and purchase price limits by county and household size. Current limits can be found at: Income Limits</p>

How to Get Started

- Take our [Eligibility Quick Check](#)
- Get matched with a TDHCA-approved loan officer
- Ask about TDHCA and local HFC assistance

welcomehome.tdhca.texas.gov