

Performance Measure Report (September 1, 2024 – August 31, 2025)

Measure	Description	Annual Target	Q4 Performance	FY25 To Date Performance	Provided Explanations
1.1.1. OP 1	Number of Households Assisted through Bond Authority or Other Mortgage Financing	10,400	1,525	4,683	Q4 remains steady despite tremendous continued volatility in the secondary mortgage market. This volatile market trickled down to severe affordability issues for even the most qualified home buyers due to high interest rates, supply chain issues associated with New Construction, and homes in need of repairs to qualify for certain government loans. Hazard, Wind, Hail and Other peril homeowner's insurance that is required by Program added additional challenges to a homebuyer's ability to qualify for a mortgage. Additionally, low available home inventory drove higher sales prices that have remained high. Q4 also reflects new stricter underwriting overlay changes for all loans effective January 2024 that are now closing out. Future quarters will reflect changes to program guidelines that will allow for an increase in households (HHs) assisted and will be reflected in upcoming reporting quarters.
1.1.1. EF 1	Average Loan Amount without Down Payment Assistance	\$217,000	\$236,716	\$243,050	Under current market conditions, the Department continues to offer an unassisted rate option to offer qualified applicants a below market interest rate. This option has not been offered since 2018 and we expect to continue to offer this rate next Fiscal Year, funding permitting. The maximum house price limits within the My Choice Program increased in June, which allows for additional HHs served at higher loan amounts. Q4 reflects this change.
1.1.1. EF 2	Average Loan Amount with Down Payment Assistance	\$217,000	\$240,696	\$236,045	New income and purchase price limits were updated across all program offerings late June 2025, in addition to changes to program maximum house price limits within the My Choice Program that allow for additional HHs served at higher loan amounts within this fiscal year reporting quarters.

Measure	Description	Annual Target	Q4 Performance	FY25 To Date Performance	Provided Explanations
1.1.1. EX 1	Number of Households Receiving Mortgage Loans without Down Payment Assistance	50	218	977	Under current market conditions, the Department continues to offer an unassisted rate option to offer qualified applicants a below market interest rate. This option has not been offered since 2018 and we expect to continue to offer this rate next Fiscal Year, funding permitting. Q4 reflects this change.
1.1.1. EX 2	Number of Households Receiving Mortgage Loans with Down Payment Assistance	8,250	1,124	3,263	As home prices sit at historical highs across the State with higher percentage increases, affordability continues to be an ongoing concern. Although previous quarters reflect a low number, TDHCA has seen more demand in our Bond Loans, which are offered at a competitive interest rate and/or below market rate. The cumulative impact of tightened underwriting guidelines have affected borrower's capacity to qualify for TDHCA assistance and resulted in lower historical output. Future quarters will reflect changes to program guidelines and marketing that will allow for an increase in HHs assisted.
1.1.1. EX 3	Number of Households Receiving a Mortgage Credit Certificate without a Mortgage Loan	1,050	0	2	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. As of July 2023, MCC Standalone program is not available and we do not anticipate that returning soon. The number reflected for Q2 and Q3 are reinstated MCCs from last program cycle that are just now closing out.

Measure	Description	Annual Target	Q4 Performance	FY25 To Date Performance	Provided Explanations
1.1.1. EX 4	Number of Households Receiving a Mortgage Credit Certificate with a Mortgage Loan and with or without Down Payment Assistance	1,050	183	441	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 DPA. Homeowners are opting for lowest rate available and that usually does not apply to MCC Combo Loans. Combo Loans also had a decrease due to unavailability early in the fiscal year. We expect to see the number remain steady through next fiscal year.
1.1.2. OP 1	Number of Households Assisted with Single Family HOME Funds	875	182	1,789	HHs served in Q1 will always contain more than 25% of the FY target due to the methodology and calculation of TBRA performance (EX4), which includes HHs served as of September 1 plus new HHs served in Q1. Consistent with trends seen since the onset of the COVID-19 pandemic, TBRA subrecipients are serving an elevated number of HHs that need rental assistance. Paired with the flexibility in how the agency uses HOME funds, TDHCA has been able to support more HHs with TBRA.
1.1.2. OP 2	Number of Households Assisted with Multifamily HOME, TCAP RF, National HTF, MF Direct Loans	599	165	316	Higher than anticipated quarterly output is associated with the increase in MFDL units and loan amounts for HOME, TCAP RF, National HTF, and MF Direct Loan program loans. Lower than anticipated fiscal year output is due to multiple developments requesting extended development periods.
1.1.2. EF 2	Average Amount Per Household/Single Family Rehab, New Construction, or Reconstruction	\$133,000	\$160,569	\$158,466	Updates to the HOME program rule allow for a higher cost of construction which will be reflected in future target projections.
1.1.2. EF 4	Average Amount Per Household of Tenant-based Rental Assistance	\$4,200	\$7,673	\$7,673	10% of eligible HHs have not drawn funds, resulting in a higher average per household.

Measure	Description	Annual Target	Q4 Performance	FY25 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	\$114,521	\$77,838	\$107,369	Average funding per HH decreased due to pending completion of four developments with 165 new Direct Loan units at a total cost of \$12,843,213 (Longview Crossing, Uvalde Villas, Manor Place Town Phase II, Balcones Terrace).
1.1.2. EX 2	Number of Households Assisted through Single Family Rehab, New Construction, or Reconstruction	75	29	124	The release of additional federal funds (2025 NOFA) allowed TDHCA to assist more HHs than previously anticipated.
1.1.2. EX 4	Number of Households Assisted through Tenant-based Rental Assistance	800	153	1,665	HHs served in Q1 will always contain more than 25% of the FY target due to the methodology and calculation of TBRA performance, which includes HHs served as of September 1 plus new HHs served in Q1. Consistent with trends seen since the onset of the COVID-19 pandemic, TBRA subrecipients are serving an elevated number of HHs that need rental assistance. Paired with the flexibility in how the agency uses HOME funds, TDHCA has been able to support more HHs with TBRA.
1.1.2. EX 5	Number of Households Assisted through HOME Multifamily Activities	195	23	120	Fewer than anticipated HOME developments submitted their final draws in Q4FY25.
1.1.2. EX 6	Number of Households Assisted through TCAP RF, National HTF, and MF Direct Loan Activities	404	142	196	Higher than anticipated quarterly output is associated with developments that have a higher number of MFDL units & NHTF loan amounts. Lower than anticipated fiscal year output is due to multiple developments requesting extended development periods.

Measure	Description	Annual Target	Q4 Performance	FY25 To Date Performance	Provided Explanations
1.1.3. OP 1	Number of Households Assisted through Texas Bootstrap - HTF	45	16	52	The release of additional funds (2025 NOFA) allowed TDHCA to assist more HHS than previously estimated. These additional funds are prior year deobligations and repayments.
1.1.3. EF 1	Average Amount Per Household for Texas Bootstrap - HTF	\$49,500	\$49,376	\$48,715	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	65	14	78	The release of additional funds (2025 NOFA) allowed TDHCA to assist more HHS than previously estimated. These additional funds are prior year deobligations and repayments.
1.1.4. EF 1	Average Amount Per Household for Amy Young Barrier Removal - HTF	\$22,500	\$23,770	\$23,048	Performance target does not include eligible administrative fees that are included in the average AYBR grant funding measure. Program staff will take into consider eligible administrative fees when considering future program performance targets.
1.1.5. OP 1	Number of Households Assisted through Statewide Housing Assistance Payments Program	895	1	1,403	The Emergency Housing Voucher program did not exist when this measure was created. Program staff expect the performance variance to be less dramatic as the Emergency Housing Voucher program is phased out.

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1.1.5. OP 2	Number of Section 8 Households Participating in Project Access Program	150	10	131	Tenants report difficulty locating affordable housing. Program staff will update targets for the next biennium.
1.1.6. OP 1	Number of Households Assisted through Section 811 PRA Program	734	40	621	TDHCA was awarded additional funds by HUD in 2023 for the Section 811 program, but these funds have not yet been received.
1.1.7. OP 1	Number of Households Assisted through the Housing Tax Credit Program	22,626	5,039	19,066	Fewer than anticipated cost certifications were received. Many developments experienced construction delays, which resulted in delays to cost certification submission.
1.1.7. EF 1	Average Annual Tax Credits Amount Per Household for New Construction	\$11,022	\$12,222	\$12,398	Several 9% HTC developments received Supplemental Credits. Additionally, the 4% HTC developments requested increases to the originally anticipated tax credit amounts.
1.1.7. EF 2	Average Total Development Costs Per Household for New Construction	\$249,857	\$248,177	\$248,315	Actual performance within acceptable range of projected performance. No explanation required.

Measure	Description	Annual Target	Q4 Performance	FY25 To Date Performance	Provided Explanations
1.1.7. EF 3	Average Annual Tax Credits Amount Per Household for Acquisition Rehabilitation	\$8,489	\$9,812	\$9,296	A couple 9% HTC developments received supplemental credits. Additionally, the 4% HTC developments requested increases to the originally anticipated tax credit amounts.
1.1.7. EF 4	Average Total Development Costs Per Household for Acquisition Rehabilitation	\$211,876	\$207,928	\$221,825	Actual performance within acceptable range of projected performance. No explanation required.
1.1.7. EX 1	Number of Households Assisted through New Construction Activities	18,642	2,912	12,454	Fewer than anticipated cost certifications have been received. Many developments have experienced construction delays, which result in delays to cost certification submission.
1.1.7. EX 2	Number of Households Assisted through Acquisition Rehabilitation Activities	3,984	2,127	6,612	Cost certifications for several 4% HTC developments were submitted earlier than anticipated.
1.1.8. OP 1	Number of Households Assisted with Multifamily MRB Program	2,589	144	1,108	Delays in the submission of cost certifications and ongoing challenges in financing and constructing multifamily developments have contributed to lower-than-anticipated production of affordable multifamily units. Further, staff optimism concerning a correction of the challenges with multifamily development experienced during the COVID-19 pandemic and an anticipated “wave” of cost certification submissions may have contributed to the variance between actual and anticipated unit production.

Measure	Description	Annual Target	Q4 Performance	FY25 To Date Performance	Provided Explanations
1.1.8. EF 1	Average Amount of Bond Proceeds Per Household for New Construction	\$176,580	\$0	\$149,353	No cost certifications for new construction bond developments were submitted this quarter. Timing differences in the completion of developments has resulted in differences from the average projected amounts. Also, costs for bond developments have not increased as much as projected.
1.1.8. EF 2	Average Total Development Costs Per Household for New Construction	\$304,553	\$0	\$265,387	No cost certifications for new construction bond developments were submitted this quarter. Timing differences in the completion of developments has resulted in differences from the average projected amounts. Also, costs for bond developments have not increased as much as projected.
1.1.8. EF 3	Average Amount of Bond Proceeds Per Household for Acquisition Rehabilitation	\$123,865	\$86,806	\$112,911	Timing differences in the completion of developments has resulted in differences from the average projected amounts.
1.1.8. EF 4	Average Total Development Costs Per Household for Acquisition Rehabilitation	\$267,100	\$183,417	\$214,751	The anticipated higher costs for MRB developments have not been seen at cost certification yet.

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1.1.8. EX 1	Number of Households Assisted through New Construction Activities	1,551	0	476	No cost certifications for new construction bond developments were submitted this quarter. Timing differences in the completion of developments has resulted in differences from the projected amounts.
1.1.8. EX 2	Number of Households Assisted through Acquisition Rehabilitation Activities	1,038	144	632	Timing differences in the completion of developments has resulted in differences from the projected amounts.
2.1.1. OP 1	Number of Information and Technical Assistance Requests Completed	7,100	2,724	9,521	The Housing Resource Center (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	86,840	324,185	The decrease in persons assisted through the Community Services Block Grant (CSBG) in Q4 is due to cyclical program variations. Lower than anticipated fiscal year output is attributable to subrecipient budget cuts to other programs tied to CSBG funding resulting in a reduction in the number of people served by CSBG.
3.1.1. OP 2	Number of Persons Assisted That Achieve Incomes Above Poverty Level	650	146	687	Higher than anticipated program performance is desirable and reflects the program's growing effectiveness and the cumulative impact of sustained assistance.

Measure	Description	Annual Target	Q4 Performance	FY25 To Date Performance	Provided Explanations
3.1.1. OP 3	Number of Persons Assisted by the Community Services Block Grant Program	460,000	74,322	282,322	The decrease in persons assisted with CSBG in Q4 is due to cyclical program variations. Lower than anticipated fiscal year output is attributable to subrecipient budget cuts to other programs tied to CSBG funding that resulted in a reduction in the number of people served by CSBG.
3.1.1. OP 4	Number of Persons Enrolled in the Emergency Solutions Grant Program	45,000	10,002	32,260	Late execution of Emergency Solutions Grant (ESG) contracts and delinquent Q4 subrecipient reporting are factors affecting reporting, as administer reports are not due until the last day of the month following the latest reporting period date. Target to be reevaluated next biennium.
3.1.1. OP 5	Number of Persons Assisted by the Homeless and Housing Services Program	5,000	2,516	9,603	Cost per client assisted may vary depending on the types of services provided. Lower cost services allowed for more people to be served than initially anticipated. Targets to be reevaluated next biennium.
3.1.1. EF 1	Average Subrecipient Cost Per Person for the CSBG Program	\$150	\$121	\$126	A decrease in the number of people served resulted in increased costs per person in Q4. Lower than anticipated subrecipient costs per person for the fiscal year is attributable to employee turnover and attrition within subrecipient organizations which contributed to lower program administrative costs.
3.1.2. EF 1	Average Subrecipient Cost Per Person for the Emergency Solutions Grant Program	\$700	\$278	\$326	Higher cost services take longer to implement, as they require the HH to receive rental assistance. Lower than anticipated average cost per HH may be due to the provision of lower cost services, such as Street Outreach and Emergency Shelter, that are immediately implementable. Targets will be reevaluated next biennium.

Measure	Description	Annual Target	Q4 Performance	FY25 To Date Performance	Provided Explanations
3.1.2. EF 2	Average Subrecipient Cost Per Person for the HHSP Program	\$600	\$474	\$626	Higher cost services take longer to implement, as they require the HH to receive rental assistance. Lower than anticipated average cost per HH may be due to the provision of lower cost services, such as Street Outreach and Emergency Shelter, that are immediately implementable. Targets will be reevaluated next biennium.
3.2.1. OP 1	Number of Households Receiving Utility Assistance	259,000	36,339	128,612	Lower than anticipated energy assistance program output is attributable to subrecipients' receipt of utility assistance funding from alternative funding sources that reduced demand for TDHCA energy assistance funding. Additionally, one subrecipient was not awarded funding as anticipated due to program compliance concerns, which further contributed to lower than anticipated energy assistance program output.
3.2.1. OP 2	Number of Dwelling Units Weatherized by the Department	1,800	892	2,906	Higher than anticipated number of dwellings weatherized in Q4 is due to subrecipients continued ramping up of their BIL WAP programs. Q4 also included the end of program year when subrecipients attempt to expend as much of the remaining program funds as possible.
3.2.1. EF 1	Average Subrecipient Cost Per Household Served for Utility Assistance	\$700	\$1,455	\$1,327	Subrecipients reported serving fewer HHs than expected, which resulted in an increase in the average subrecipient cost per household.
3.2.1. EF 2	Average Cost Per Home Weatherized	\$7,507	\$7,603	\$8,611	Previous quarter program outputs were updated in Q4, which increased the annual count of the number of units weatherized and resulted in lowered the average weatherization cost per home. Additionally, TDHCA received an increase in the maximum CPU limit from weatherization funding sources which allowed for greater per unit costs than initially anticipated.

Measure	Description	Annual Target	Q4 Performance	FY25 To Date Performance	Provided Explanations
3.3.1. OP 1	Number of Colonia Residents Receiving Direct Assist from Self-help Centers	600	388	1,330	More Colonia residents have utilized self-help centers since the pandemic. Targets will be updated next biennium.
4.1.1. OP 1	Number of Annual Owners Compliance Reports Received and Reviewed	2,746	2,631	2,631	Actual performance within acceptable range of projected performance. No explanation required.
4.1.1. OP 2	Number of File Reviews	903	185	725	The Compliance Division has several new staff members in training to be a lead monitor, which usually takes about 2 years. The Division completed fewer monitoring reviews than expected because of the new staff members are still being trained.
4.1.1. OP 3	Number of Physical Inspections	1,165	294	1,051	The decrease in the number of inspections was due to the 3-month period (Oct, Nov, Dec) the Department took to review contractor applicants and get an inspection contractor in place.
4.1.2. OP 1	Number of Monitoring Reviews of All Non-formula Contracts	150	34	145	Actual performance within acceptable range of projected performance. No explanation required.
4.1.2. OP 2	Number of Single Audit Reviews	105	65	211	The United States Office of Management and Budget created influx of single audits reviewed. The number of required audit reviews is high for the current fiscal year.
4.1.2. OP 3	Number of Formula-Funded Subrecipients Receiving Monitoring Reviews	32	9	31	Actual performance within acceptable range of projected performance. No explanation required.

Measure	Description	Annual Target	Q4 Performance	FY25 To Date Performance	Provided Explanations
4.1.2. EX 1	Number of Non-formula Contracts Subject to Monitoring	330	330	330	Actual performance within acceptable range of projected performance. No explanation required.
4.1.2. EX 2	Number of Previous Participation Reviews	550	200	575	Actual performance within acceptable range of projected performance. No explanation required.
4.1.2. EX 3	Number of Formula-Funded Subrecipients	53	0	45	Methodology for reporting changed from quarterly production to total number of subrecipients. The number of subrecipients with multiple formula-funded contracts reduced the total number of formula-funded subrecipients.