



# TDHCA Affordable Housing Programs

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# Agenda

- Texas Department of Housing and Community Affairs
- Renter Assistance Programs
- Homebuyer Assistance Programs
- Homeowner Assistance Programs
- Q&A



# Texas Department of Housing and Community Affairs



# Mission Statement

TDHCA strives to administer assigned programs efficiently, transparently, and lawfully; invest agency resources strategically; and develop high quality affordable housing which allows Texas communities to thrive.

TDHCA accomplishes its mission by:

1. Acting as a conduit for state and federal housing and community service funds that provide or support the provision of housing or housing-related services;
2. Operating as the state's Housing Finance Agency;
3. Verifying program compliance with the many state and federal laws that govern housing programs in Texas;
4. Providing educational materials and stakeholder assistance to housing, housing-related, and community service providers across the state; and
5. Regulate the manufactured housing industry.



# Programs

## Programs:

- Increase and enhance affordable housing supply
- Improve access to homeownership opportunities
- Fund community support services
- Support state and local economic development
- Prevent and address homelessness

## Program Areas:

### Multifamily Finance

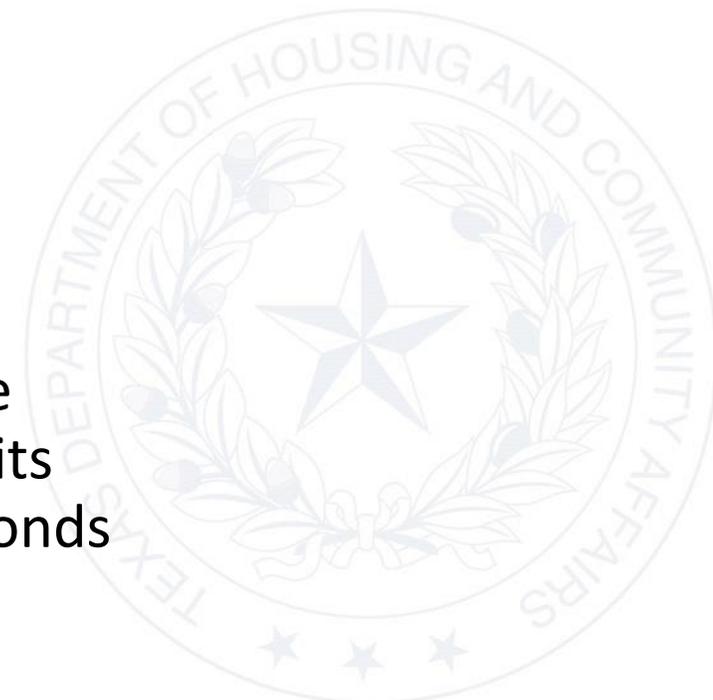
- Housing Tax Credits
- Private Activity Bonds
- Direct Loans

### Single Family & Homelessness Programs

- Homeownership
- Housing Trust Fund
- Rental Assistance
- Homelessness Services

### Community Affairs

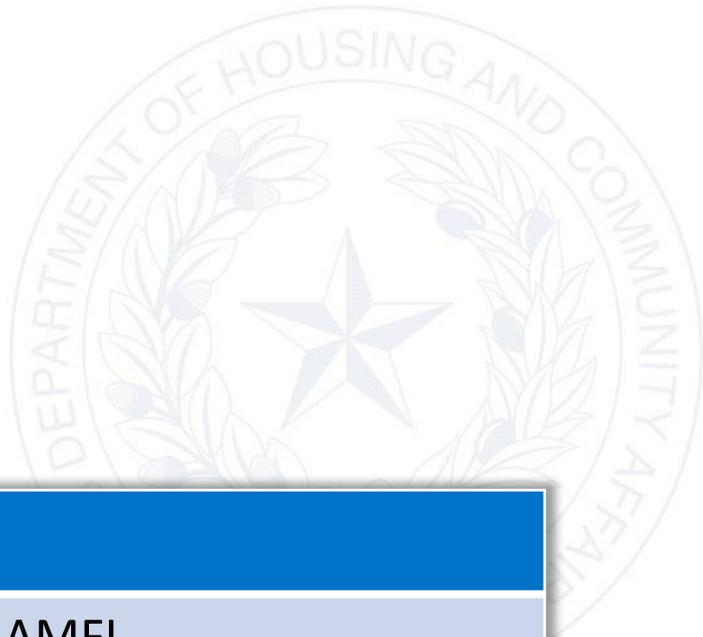
- Energy Assistance
- Community Services



# Program Administration

How:

- We do NOT provide direct assistance
- Subrecipients:
  - Nonprofits
  - For-profits
  - Local governments
  - Public housing authorities
  - Participating lenders
  - Nonprofit and for-profit developers, organizations
- Funding available through NOFAs



Incomes Served	
Extremely Low	30% AMFI
Very Low	50% - 60% AMFI
Low	80% AMFI
Moderate	115%, 120%, 140% AMFI
AMFI = Area Median Family Income	

# Program Funding

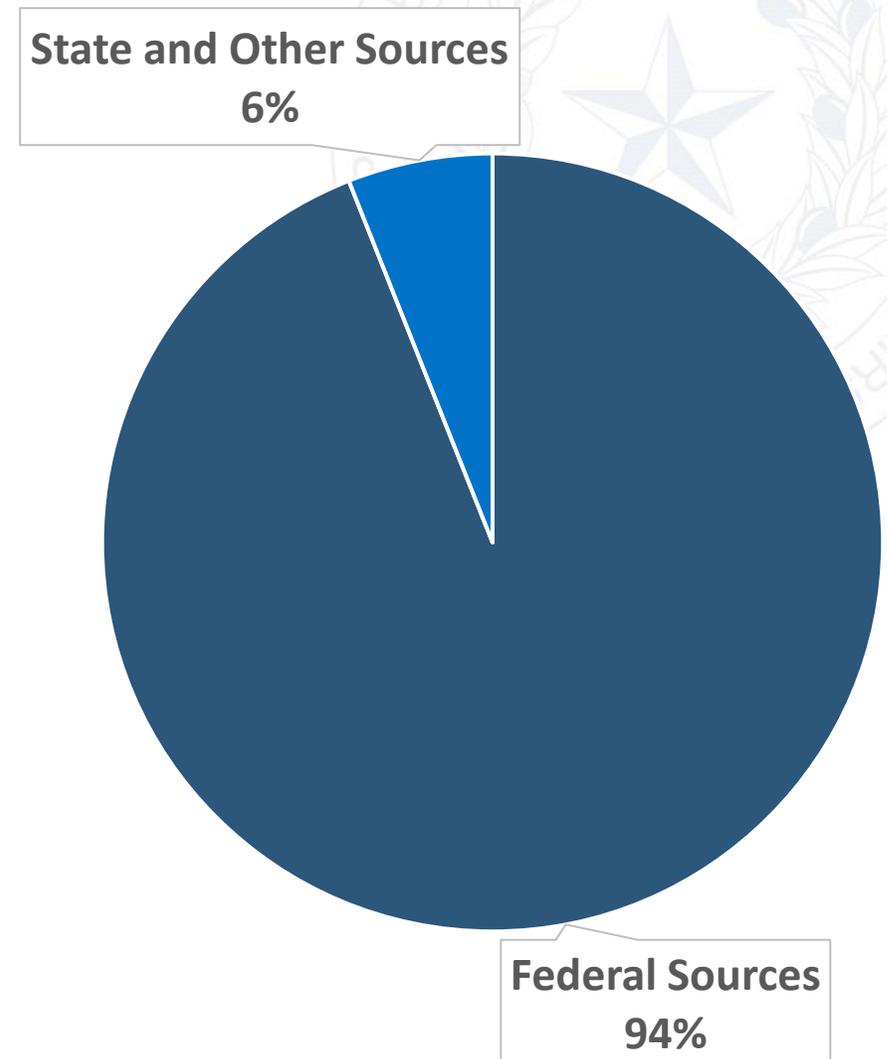
## Federal Grants

- US Department of Energy (DOE)
- US Department of Health and Human Services (HHS)
- US Department of Housing and Urban Development (HUD)

## Federally-Authorized (Treasury) Resources

- Market-Based Resources (housing tax credits, bonds, etc.)

## State General Revenue





# Renter Assistance

# Low-income Housing Tax Credits (LIHTC) (1 of 3)



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Applicants: Public and private for-profit and nonprofit developers

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Activities:

- Construction
- Acquisition and rehabilitation
- Rehabilitation
- Reconstruction

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Beneficiaries: Tenants earning up to 80% AMFI

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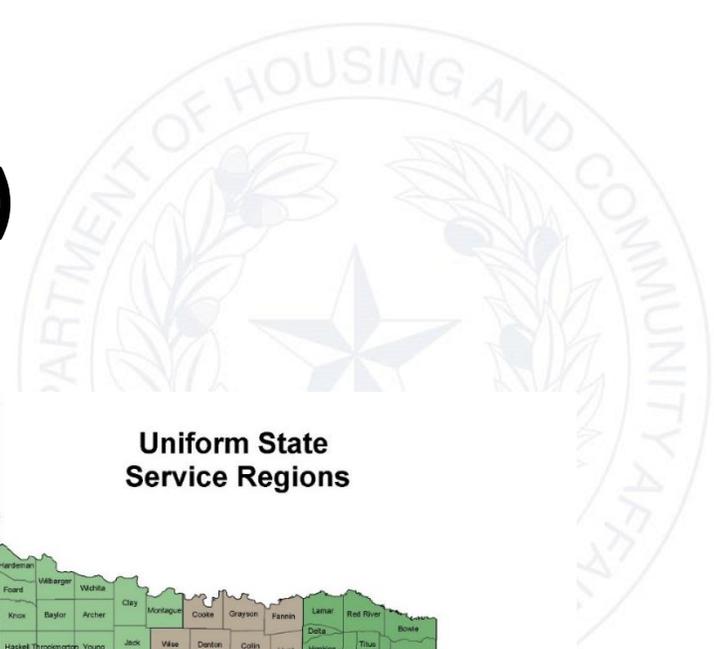
Availability: Statewide

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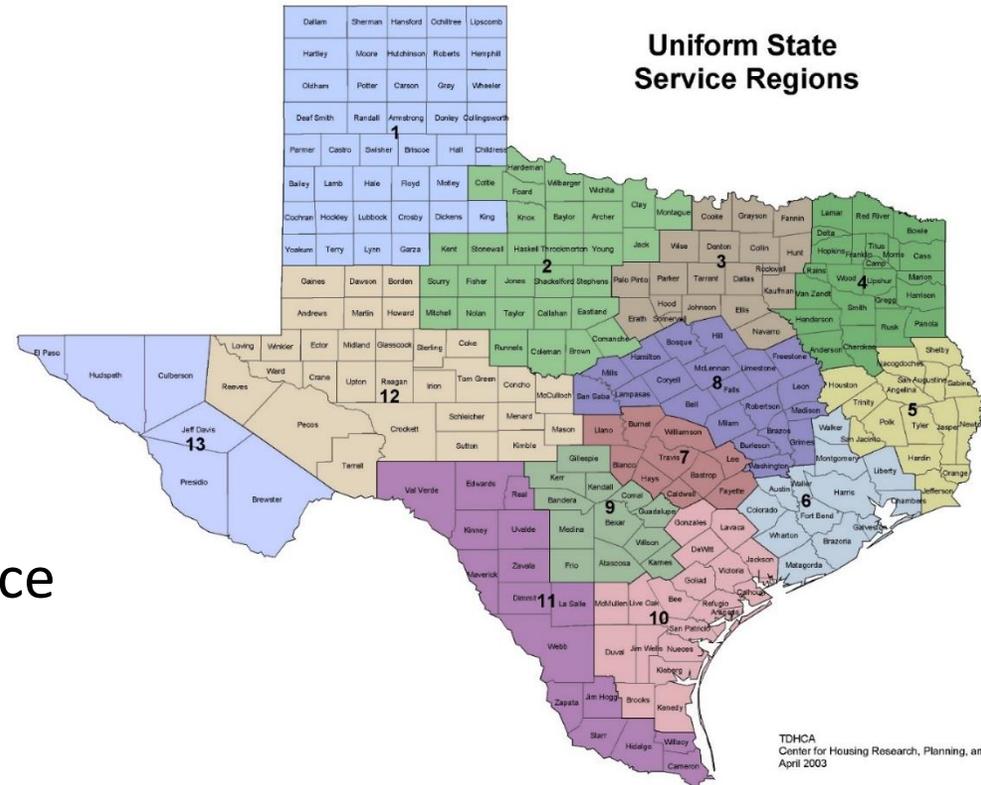
Funding Source: US Department of the Treasury

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# Low-income Housing Tax Credits (LIHTC) (2 of 3)



- 9% Housing Tax Credits
  - Annual per capita allocation
  - Competitive (regional competition)
  - Scoring criteria in statute
- 4% Housing Tax Credits
  - Private Activity Bond (PAB) financing
  - No annual limit
  - Threshold, underwriting, and compliance requirements



## Low-income Housing Tax Credits (LIHTC) (3 of 3)

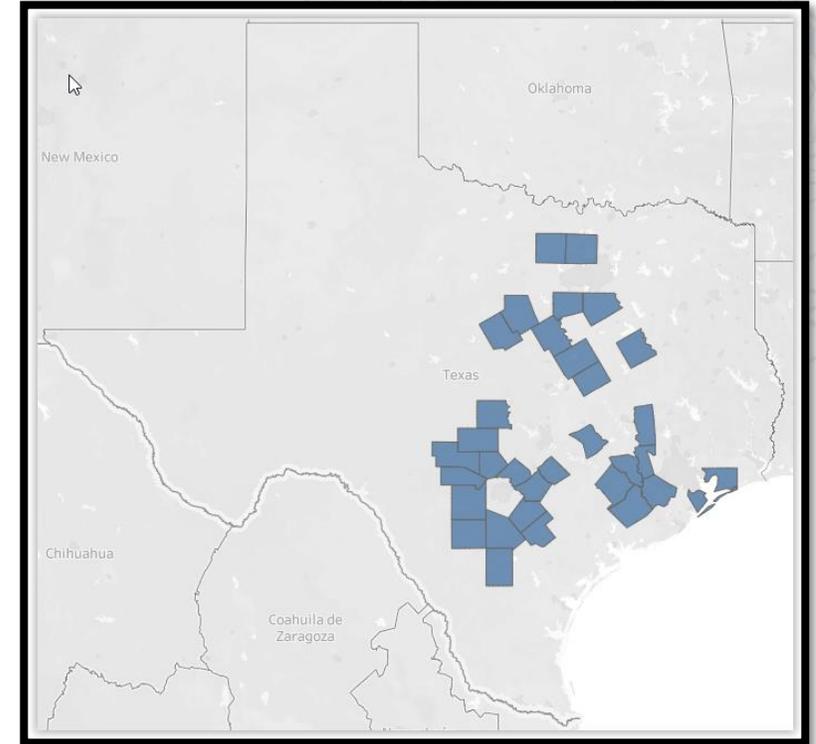
Program:	Funds:	Households:
9% Housing Tax Credits (Competitive) <sup>i</sup>	\$986,934,510	Units: 4,445 <sup>ii</sup> (Properties: 63)
4% Housing Tax Credits (Non-Competitive)	\$1,566,815,530	Units: 13,810 (Properties: 67)
<b>Total Housing Tax Credits</b>	<b>\$2,553,750,040</b>	<b>Units: 18,255 (Properties: 130)</b>

<sup>i</sup>. The total value of 9% and 4% HTC issued represents the total par value of the credits over the ten-year life of the credits.

<sup>ii</sup>. The 9% and 4% HTC unit count only includes affordable units. Some 9% and 4% deals also include market rate units.

## Section 8 (1 of 3)

- Housing Choice Voucher (HCV)
  - 34 county service area
  - 50% AMFI
  - 1,539 vouchers; 600-700 funded
  - May be used for Project Access statewide
- Mainstream Voucher (MSV)
  - Non-elderly PWD, 50% AMFI
  - 65 vouchers
  - May be used for Project Access statewide
- Near-Elderly Disabled (NED)
  - Non-elderly PWD, 50% AMFI
  - Must be transitioning from an institution of at high risk of institutionalization/homelessness
  - 35 vouchers
  - May be used for Project Access statewide



## Section 8 (2 of 3)

- Veterans Affairs Supportive Housing (VASH)
  - Must be veteran experiencing homelessness
  - 80% AMFI
  - Must be referred by a VA Medical Center and participate in case management
  - Must reside in VASH service area
  - 70 Vouchers available
- Emergency Housing Voucher (EHV)
  - Must be homeless, at-risk of homelessness, fleeing or attempting to flee domestic or dating violence, sexual assault, stalking or human trafficking, or have a high risk of housing instability
  - Must be referred by a Continuum of Care
  - Vouchers may not be recycled, and funding is set to end in 2026
  - 722 was the maximum number of vouchers issued



## Section 8 (3 of 3)

- Foster Youth to Independence (FYI)
  - Must be 18-25 years of age, have exited or are expected to exit the foster care within 90 days, and meet the definition of homeless or at-risk of homelessness
  - All clients referred by the Department of Family and Protective Services (DFPS)
  - Must participate in services to achieve self-sufficiency
  - Limited to 36 months, with possible extension to 60 months
  - Up to 25 vouchers
- Project Access
  - Not a specific voucher type, may use HCV, NED, and MSV
  - Statewide use of vouchers to assist persons with disabilities exiting institutions
  - Pilot within Project Access for persons exiting state psychiatric hospitals

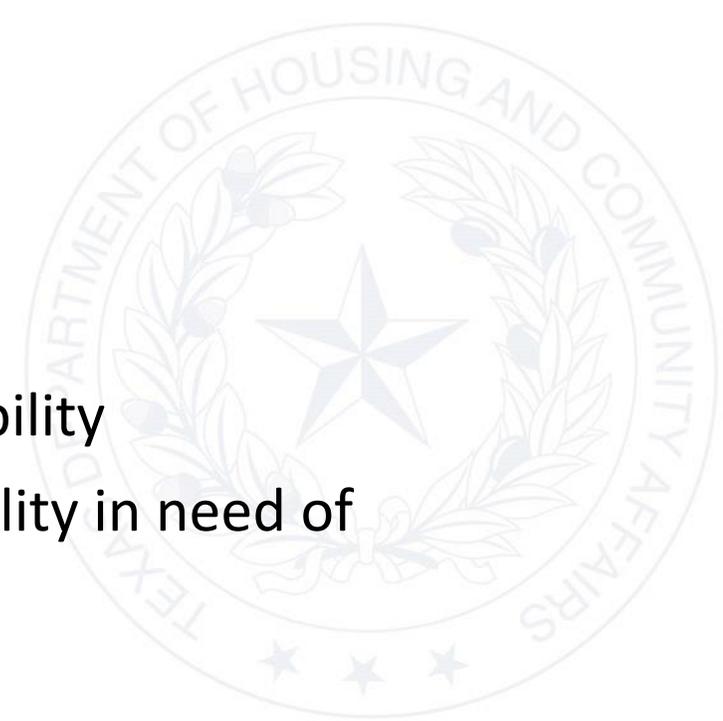
# HOME Tenant-Based Rental Assistance (TBRA)

- Monthly rental subsidy (Section 8 HCV method)
- Must participate in self-sufficiency
- 80% AMFI
- Term limited



# Amy Young Barrier Removal (AYBR) for Renters

- May assist eligible renters with home modifications for accessibility
- At least one household member must be a person with a disability in need of accessibility features
- Property owner must agree to modifications
- For rental units, AYBR may not be utilized for any general health and safety repairs
- Up to 80% AMI





# Homebuyer Assistance

# TDHCA Homebuyer Program

- Types of assistance:
  - Mortgage loans
  - Down payment assistance
  - Closing cost assistance
  - Mortgage Credit Certificates
- Up to 140% AMFI, depending on the area, household size, and loan type
- Programs are supported by the financial strength of the TDHCA bond indenture (rated Aa1 by Moody's and AA+ by S&P).



## Statewide Borrower Statistics

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

# Self-Help Homebuyer Programs

## Texas Bootstrap

- Buyers must contribute 65% of the labor
- Types of assistance:
  - Repayable purchase money loans
  - Residential construction loans
  - Purchase of existing mortgage loans to homebuyers at 0% interest
- \$45,000 statutory limit on loan amount
- Up to 80% AMFI

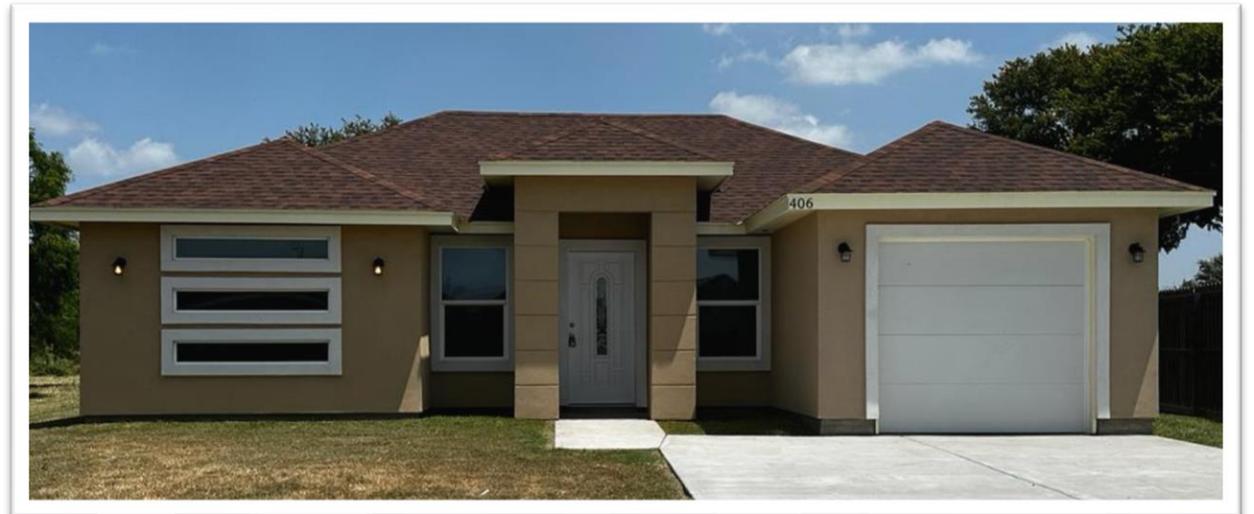
## Colonia Self-Help Centers (CSHCs)

- Must be resident of one of the five colonias in the service area for the CSHC
- Household must provide at least 15% of the labor
- Types of assistance:
  - Financing to build a home
  - Construction skills education
  - Model home plans
  - Title related services
  - Funding for new construction or placement of manufactured housing unit
- Up to 80% AMFI



# HOME Single Family Development (SFD)

- Provides subsidy to developers for the development of SF housing for homeownership
- May provide downpayment assistance of up to 10% of the total development cost and buyer financing at a reduced interested rate
- Funds may be left in the development as a development subsidy if the total development cost exceeds the appraised value
- Up to 80% AMFI, with priority for households up to 60% AMFI



# HOME Homebuyer Assistance with New Construction (HANC)

- Provides subsidy in the form of a repayable mortgage loan to homebuyers to acquire property, construct new housing, or place a new unit of manufactured housing (MH)
- May pay for demolition of substandard structures prior to construction of housing or MH placement
- May be utilized to build on property currently owned by household that does not have an existing standard housing unit
- May not be used in a PJ



# Homeowner Assistance

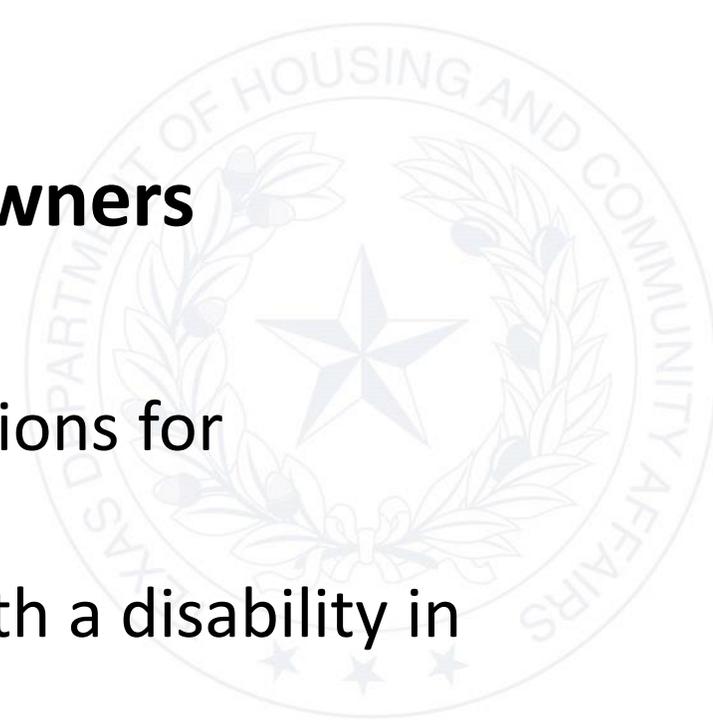
# HOME Homeowner Reconstruction Assistance (HRA)

- Provide grants or deferred-forgivable loans to allow for the:
  - Reconstruction of site built-housing on the same site
  - Placement of a new unit of manufactured housing
  - New construction of site-built housing on a suitable alternative site.
- The existing housing unit must be substandard to the extent that it needs to be replaced.
- Up to 80% AMFI with a marketable title of an owner-occupied home



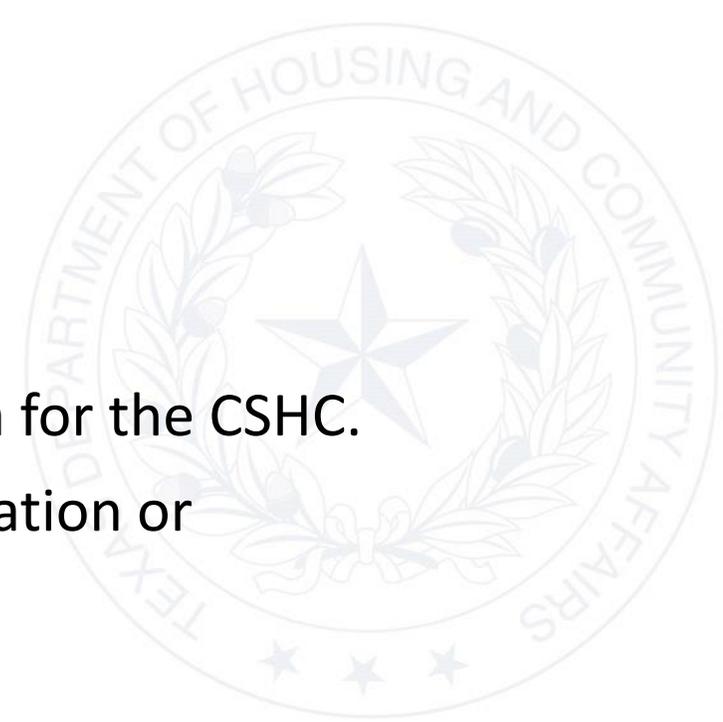
# Amy Young Barrier Removal (AYBR) for Homeowners

- May assist eligible homeowners with home modifications for accessibility
- At least one household member must be a person with a disability in need of accessibility features
- Up to 25% of grant may be utilized to mitigate health and safety hazards
- Up to 80% AMFI



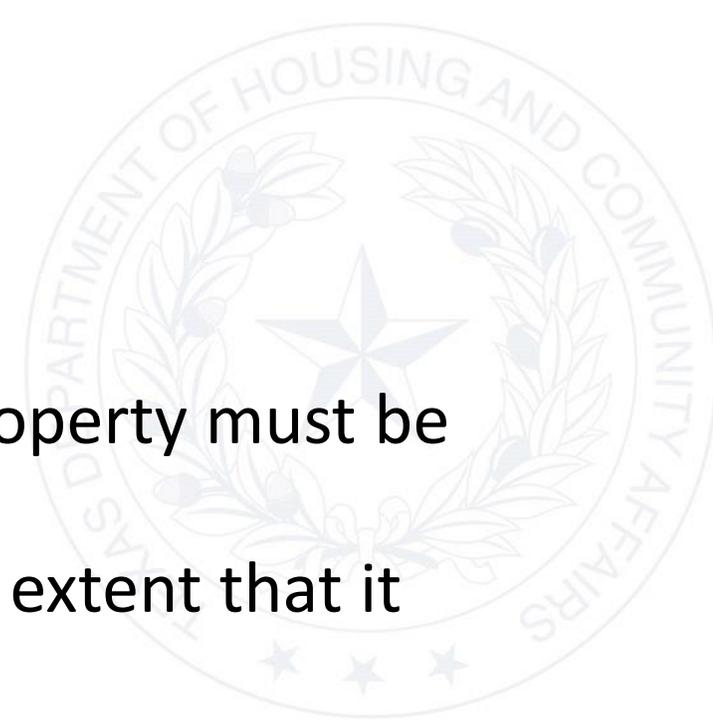
# Colonia Self-Help Centers (CSHC)

- Must be residents of one of the five colonias in the service area for the CSHC.
- Households must provide at least 15% of the labor for rehabilitation or reconstruction of their home
- Provides:
  - Grants for rehabilitation, reconstruction, or placement of a new unit of manufactured housing to replace existing substandard housing
  - Assistance with obtaining suitable alternative housing outside of a colonia
  - Assistance in obtaining loans or grants to convert a contract for deed, title services for unrecorded contracts for deed, education services for homeownership, and other services to improve quality of life for colonia residents
- Up to 80% AMI



# HOME Contract for Deed

- Households must hold a contract for deed and the property must be their primary residence
- The existing housing unit must be substandard to the extent that it needs to be replaced
- Provides assistance in paying off an existing contract-for-deed in conjunction with replacement of existing housing with a new unit of site-built housing or placement of a new unit of manufactured housing
- May not be used in a Participating Jurisdiction (PJ)
- Up to 80% AMFI, with priority for colonia residents up to 60% AMFI



## Resources

- HTC Property Inventory: <https://www.tdhca.texas.gov/apply-funds>
- HTC Vacancy Clearinghouse: <https://hrc-ic.tdhca.state.tx.us/hrc/VacancyClearinghouseSearch.m>
- Texas Homeownership Program : [welcomehome.tdhca.texas.gov](http://welcomehome.tdhca.texas.gov)

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# Question & Answer



**Thank you!**