



Houston HFC Partnership Program

Single Family
Private Activity Bond
Volume Cap Assignments

November 12, 2025

HFC mission



Housing Finance Corporations' (HFCs) mission under State law is to facilitate the financing of housing for low- and moderate-income residents within their jurisdiction.



HFCs may promote single-family homeownership by issuing Mortgage Revenue Bonds, where proceeds are used to provide mortgage loans to low- and moderate-income homebuyers at below-market interest rates.

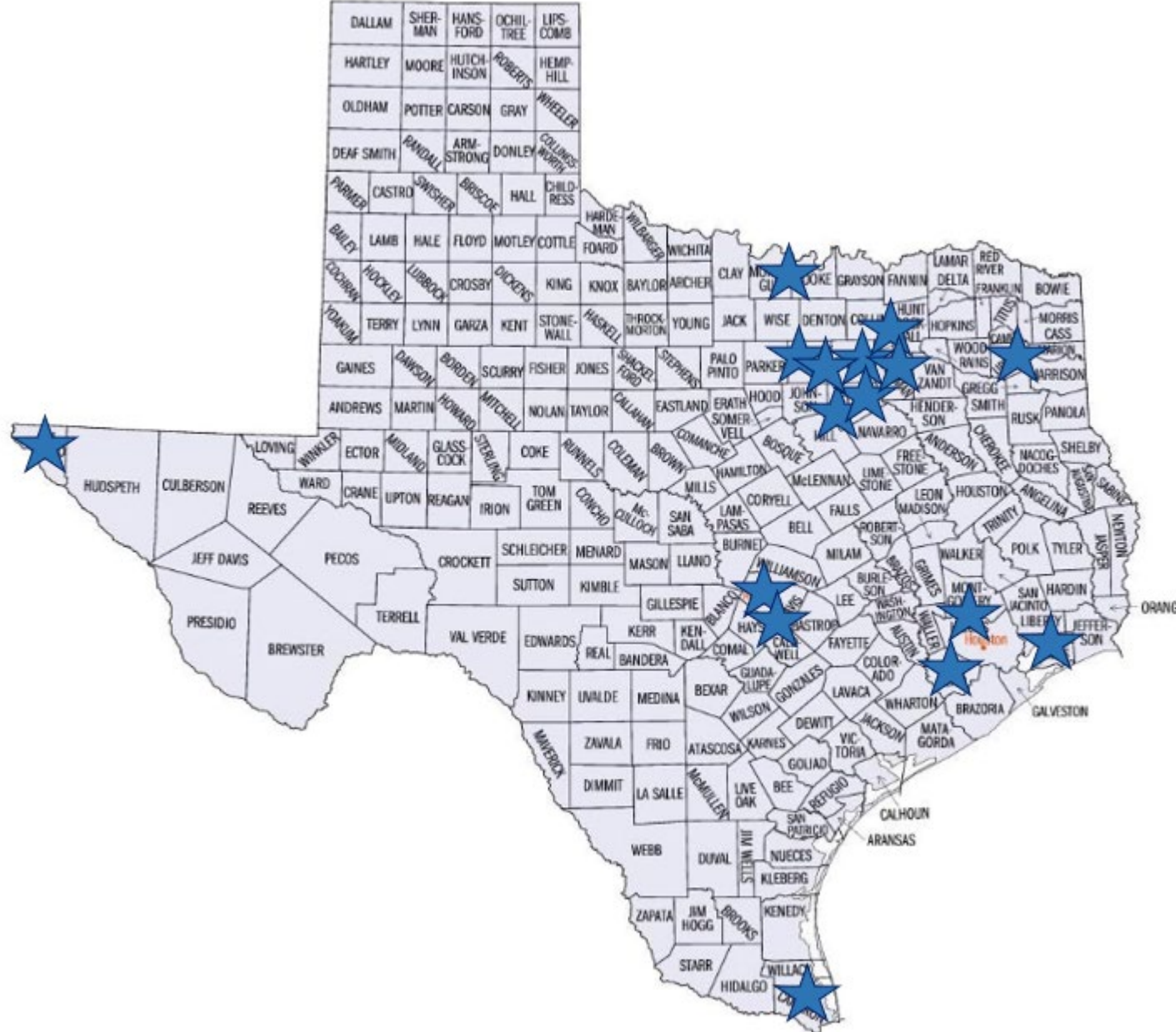


Mortgage Revenue Bond programs are an important part of the mission, however they are difficult to establish, costly to administer, and arduous to maintain.

The Partnership

- The most efficient and effective way to promote Single-Family Home Ownership in Houston is to partner with TDHCA by **assigning Private Activity Bond Volume Cap**.
- TDHCA issues roughly \$1 Billion in bonds each year to fund below-market Mortgage Loans and Mortgage Credit Certificates for eligible first-time homebuyers and veterans.
- TDHCA works directly with the HFC to determine projected loan demand and Volume Cap amount to ensure **Volume Cap assigned to Houston... is used in Houston**

Past & Present Partners



City of Arlington HFC
Cameron County HFC
Capital Area HFC
City of Dallas HFC
East Texas
City of El Paso HFC
Fort Bend County HFC
City of Grand Prairie HFC
Harris County HFC
City of McKinney HFC
North Central Texas HFC
North East Texas HFC
City of Rowlett
South East Texas HFC
Tarrant County HFC
Travis County HFC

Houston HFC Benefits



Ensures Houston HFC single-family volume cap will be used in Houston.



Leverages TDHCA economies of scale to provide efficient, effective, and meaningful use of your volume cap



Below market-rate mortgage loans and Mortgage Credit Certificates for qualified Houston first-time homebuyers and Veterans.



TDHCA funded Down Payment Assistance



Houston HFC receives quarterly reporting on lending activity.



Houston HFC receives an ongoing fee (4.75 basis points) on all loans funded using Houston HFC Volume Cap.

Loans Originated Jan 1, 2024 to Nov 1, 2025

Bond Loans	374 Loans	\$92,182,458
Combo/MCC Loans	39 Loans	\$8,604,686
TBA/Non-Bond Loans	161 Loans	\$39,872,849
DPA Total Assistance Amount		\$3,774,520
Average DPA Amount		\$7,910



Houston Borrower Statistics

Total loan Count	574	
Total Loan Amount	\$140,659,993	
Average Loan Amount	\$282,590	
Average Home Price	\$288,735	
Average Household Size	2	
Average Household Income	\$61,975	
Average Borrower Age	35	
Average Down Payment Assistance	\$9,489	
Average Interest Rate	6%	
Average FICO Score	702	
New Home Existing Home	18%	82%
Single Family Manufactured Home	100%	0%
Head of Household Male Female	53%	46%
FHA VA	98%	2%

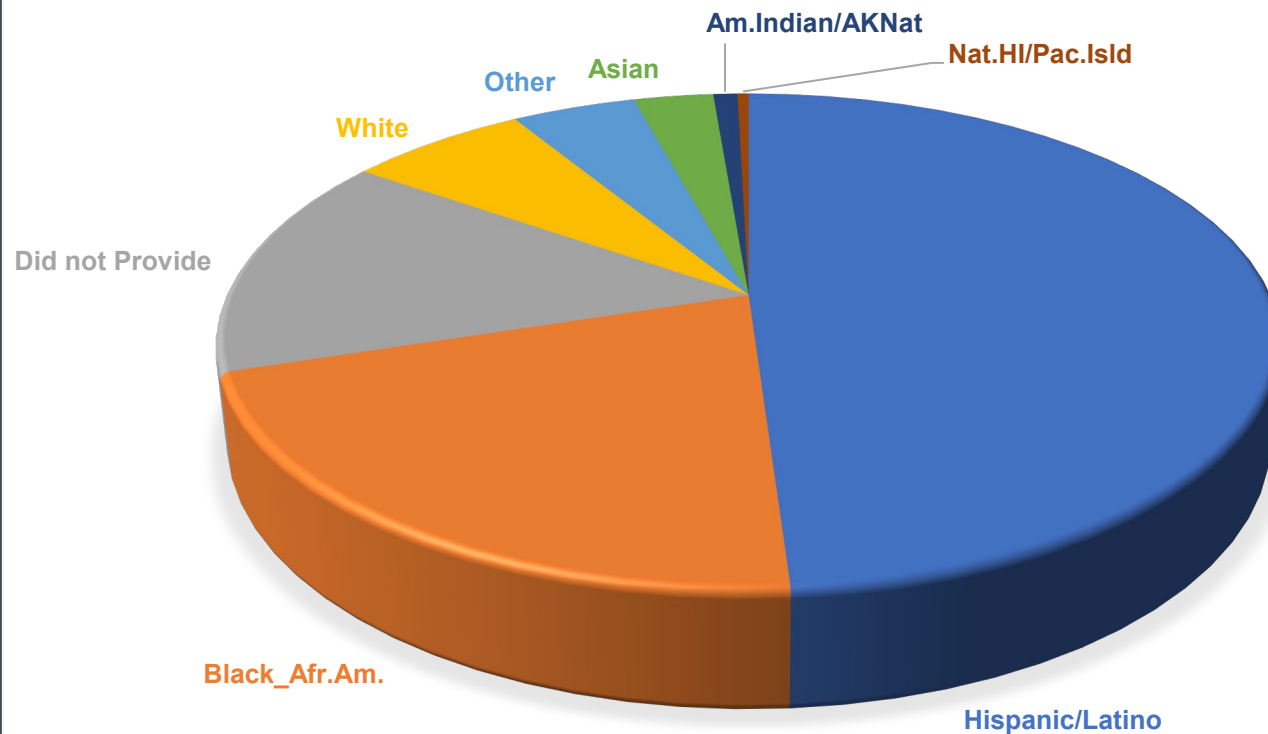
Current TDHCA Rates

Bond Funded Loans

Unassisted Non-Targeted	5.750%
Unassisted Targeted	5.500%
3% DPA Non-Targeted	6.000%
3% DPA Targeted	5.750%
4% DPA Non-Targeted	6.125%
4% DPA Targeted	5.875%

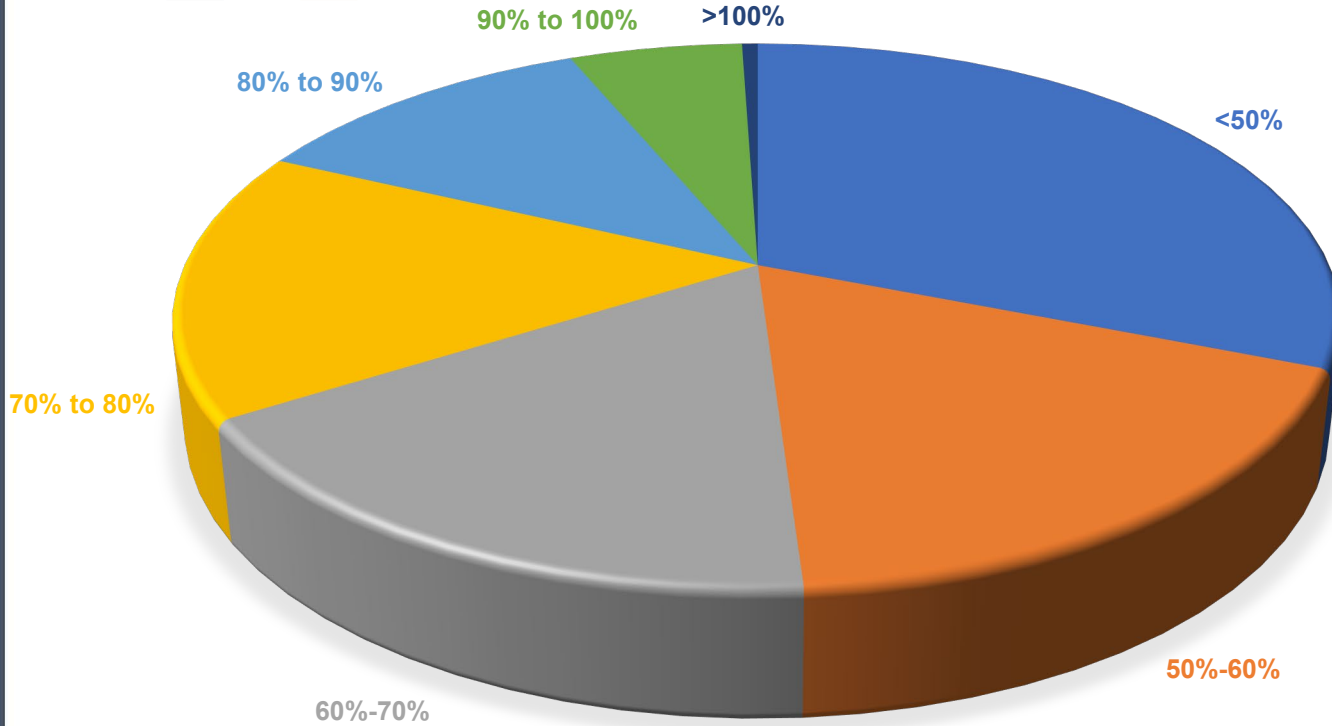
TBA Loans

FHA 2% Repayable DPA	6.000%
FHA 3% Repayable DPA	6.125%
FHA 4% Repayable DPA	6.250%
FHA 5% Repayable DPA	6.375%
Conventional 2% Repayable DPA	6.375%
Conventional 3% Repayable DPA	6.500%
Conventional 4% Repayable DPA	6.625%
Conventional 5% Repayable DPA	6.750%



Ethnicity	Loan Amount
Hispanic / Latino	\$ 68,853,649
Black / African American	\$ 29,705,581
Did not Provide	\$ 20,596,062
White	\$ 9,236,326
Other	\$ 6,373,190
Asian	\$ 4,080,581
Am.Indian/AKNat	\$ 1,242,186
Nat.HI/Pac.Isld	\$ 572,418





AMI Range	Average Salary	Loans	Average Home Price
<50%	\$41,009.44	178	\$230,083
50%-60%	\$59,932.97	103	\$238,450
60%-70%	\$68,695.52	98	\$237,705
70% to 80%	\$81,264.61	92	\$271,864
80% to 90%	\$89,978.91	67	\$285,603
90% to 100%	\$100,147.12	33	\$308,797
>100%	\$104,736.72	3	\$344,633

Texas Mean Salaries by Occupation

Administrative Assistants	\$43,960
Community Health Workers	\$48,500
Correctional Officers	\$52,460
Dental Assistant	\$42,520
Firefighter	\$60,880
Librarian	\$64,910
Mail Carrier	\$59,740
Medical Assistant	\$40,470
Nursing Assistant	\$37,010
Paramedic	\$55,590
Police Officer	\$75,970
Probation Officer	\$54,510
Registered Nurse	\$91,690
School Counselor	\$54,540
School Nurse	\$59,932
School Social Worker	\$51,490
Teacher	\$62,000
Teacher's Aide	\$34,657

Source: US Bureau of Labor Statistics

On-Going Marketing

TDHCA will work in partnership with you to promote Single Family Home Ownership within your jurisdiction.

Marketing Partnership:

- TDHCA Homeownership Team and HFC schedule Introductory Marketing Meeting after execution of assignment agreement.
 - Together review HFC jurisdiction specific boundaries and objectives.
- Co-Branding TDHCA & HFC Materials and Resources for Websites and Partnership Landing Pages
- TDHCA to provide direct marketing to Realtors & Lenders within applicable jurisdiction.
- TDHCA to provide electronic marketing to homebuyers promoting HFC partnership and homeownership in the HFC's jurisdiction.
- Cross promote virtual and in-person events and programs on TDHCA and HFC websites and social media.
- See next slides for examples.

- Lender Lunch and Learns
- Real Estate Specialist Trainings
- Lender Video Training Library
- TAR -Affordable Housing Specialist Trainings – online and in-person training events
- Homebuyer Eligibility Quick Check Tool

On-Going Marketing



TDHCA Lender Lunch and Learn

You're Invited: TDHCA Lunch & Learn
Thursday, November 20, 2025
11:00 AM CST

[REGISTER NOW](#)



TDHCA Real Estate Specialist Online Training

Brand Yourself as a TDHCA Down Payment Assistance Expert

Friday, November 21, 2025
11:00 AM CST

[REGISTER NOW](#)

Build Your Business While Helping Texans Become Homeowners

Many aspiring buyers are closer to homeownership than they realize—and you can be the one to guide them there. By becoming a TDHCA Real Estate Specialist, you'll strengthen your expertise, stand out in your market, and make a real difference for Texas families.



Lender Video Library



Welcome to the Lender Video Library! Here you will find the required program and lender portal trainings as well as guideline updates and changes. Check back often as more trainings are being added as they come available.



Program Training

Password: TXPrograms
*This training is required in order to utilize the TDHCA programs and access the Lender Portal.



Lender Portal Training

Password: TXPortal
*This training is required in order to utilize the TDHCA programs and access the Lender Portal.



TMS Training

Must register to view recording
This training will review the New regarding TDHCA programs.



TAHS: United Texas Homebuyer Financing Resources

12/08/2025 9:00AM - 4:00PM

HOUSTON ASSOCIATION OF REALTORS® INC

6.00 [Register](#)



Eligibility Results

Congratulations! Based on your answers you may be eligible for our programs.

Get in contact with a loan officer today! We have matched you with a Loan Officer Ambassador listed below, to help you take the next step.

County	Homeowner		Household		Veteran		Home Value
Fort Bend County	No		1-2		No		\$250,000
Mortgage Programs							
Eligible Program	Max DPA Amount	Income Limit	Max Home Purchase Price	First-Time Home Required	FHA/VA/USDA	Fannie Mae HFA Preferred	Freddie Mac HFA Advantage
My First Texas Home	Up to 5% of the loan amount	\$94,600	\$510,939	Yes	See Rates	N/A	N/A
My First Un-Assisted Low Rate First Lien	Low Rate 1st Lien Mortgage	\$94,600	\$510,939	Yes	See Rates	N/A	N/A
My Choice Texas Home	Up to 5% of the loan amount	\$118,250	-	No	See Rates	See Rates	See Rates

We've matched you with an Ambassador Loan Officer

They'll reach out to you with more information about which Texas Homebuyer Programs are right for you and answer any questions you may have about how to take the next step.



Homeownership Programs

[Home](#) / Homeownership Programs

Step 1 of 2

Prequalification

Please tell us your name *

First Name *

Last Name *

Have you taken and completed a Homebuyer's Education Course? *

The Texas Homebuyer Program offers a Homebuyer's Education Course. [Learn More](#)
☐ Yes ☐ No

Is your household income \$176,400 or less? *

☐ Yes ☐ No

Is your credit score 620 or higher? *


☐ Yes ☐ No

Will the home be your primary residence? *


☐ Yes ☐ No

- Sample Marketing Materials for Lender and Realtor Partners
- Sample Online Ads

On-Going Marketing



TDHCA
HOMEBUYER PROGRAM
Texas Department of Housing & Community Affairs



Ready, Set, Home!

The Texas Homebuyer Program has partnered with the **Houston Housing Finance Corporation** in certain eligible counties in Texas to offer **FREE GIFT** Funds to be used in conjunction with the TDHCA Down Payment Assistance Programs.

You've done the hard work to qualify for a home mortgage. Now find out if you qualify for extra FREE gift funds, only available through the TDHCA Texas Homebuyer Program.

What can you do with Gift Funds?

Closing Costs
Apply funds towards closing costs and reduce your cash to close.

Down Payment
Apply funds towards a higher down payment that could lower your monthly mortgage costs.

See if you qualify today!

The funds are FREE and do not require repayment and can be used by combining with TDHCA Down Payment Assistance.

Do yourself a favor and ask your loan officer today about more details!

*Income and Purchase Price limits apply by county.

Home is closer than you think

TheTexasHomeBuyerProgram.com

1-800-792-1119
txhomebuyer@tdhca.texas.gov



**TDHCA AND HOUSTON HFC PARTNERSHIP
ADDITIONAL DOWN PAYMENT ASSISTANCE**

TDHCA has partnered with the Houston Housing Finance Corporation to make financing a first home more affordable to low to middle-income families. Homebuyers are eligible for additional down-payment assistance (DPA) for homes purchased in the Houston HFC designated service area/jurisdiction

Eligible for the Houston Area Housing Finance Corporation locations as designated in the chart below.

Funds are on a first come first served basis and subject to funding availability. Income and Purchase price limits apply.

The Additional DPA Gift Funds must be combined with the offerings available under the TDHCA My First Texas Home Bond Loans, or the No DPA 1st lien option. (Not eligible with Combo loans or MyChoice)

Funds are provided in the form of a gift - **no repayment required**. TDHCA's DPA will continue in the form of a deferred-repayable 2nd loan.

Funds are limited! Contact us today @ TxHomeBuyer@tdhca.texas.gov to learn how to qualify!

Eligible Counties	Additional DPA Grant	Income Limit 1-2 Persons	Income Limit 3 or more persons	Purchase Price Limits	Income Limit 1-2 Persons	Income Limit 3 or more persons	Purchase Price Limits
Houston Area	\$1,000	\$101,100	\$116,265	\$544,232	\$121,320	\$141,540	\$665,173

Excluding specific locations.



We can make home more affordable.





Make homebuying possible





Down payment assistance available for first-time homebuyers.

The State of Texas is offering down payment assistance with bonus funds available.

LEARN MORE



Reporting

Participating HFC Assignment partners receive quarterly reporting outlining:

- Original Assignment Amount
- Percentage Utilized to Date
- Loan Detail Report
 - (loan count, loan amount, city, zip code, etc.)
- Loan Type
- Loan Status
- Demographic Details (Age, Ethnicity & AML information)
- Comprehensive Lender Report
- Fees Due to HFC
- Other information & Customized Board Reporting are available upon request





For more information, please
Contact:

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Deputy Executive Director
of Housing Finance

Texas Department of Housing
& Community Affairs

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Thank you for your partnership!