

New Homes for Houston Virtual Homebuyer Fair

October 19, 2023



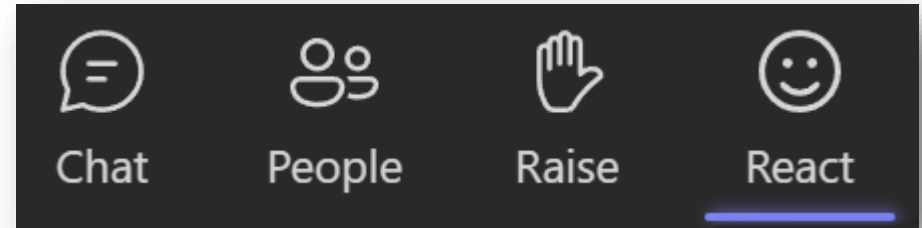
CITY OF HOUSTON
HOUSING AND COMMUNITY DEVELOPMENT DEPARTMENT



Housing Keeping



- Please mute your microphone
- The Homebuyer Fair is being recorded
- Send questions into the chat box
- Use the “raise hand” icon during open Q&A





Today's Agenda



1

Introductions & Partner
Presentation

2

Homebuyer Assistance
Program

3

New Homes for Houston
Initiative

4

Additional Resources

WHY DO YOU WANT TO BE A HOMEOWNER?



“FOR MY CHILDREN”



“FOR SOMETHING TO CALL MY OWN”



“TIRED OF RENT!”



“BUILDING GENERATIONAL WEALTH”



“THE AMERICAN DREAM”

WHAT IS THE MOST IMPORTANT THING YOU ARE LOOKING FOR IN A HOME?



PRICE



NEIGHBORHOOD



**BEDROOM
COUNT**



**PROXIMITY TO
WORK & SCHOOL**



BACKYARD

Partner Presentation: Houston Housing Authority

Informational Only



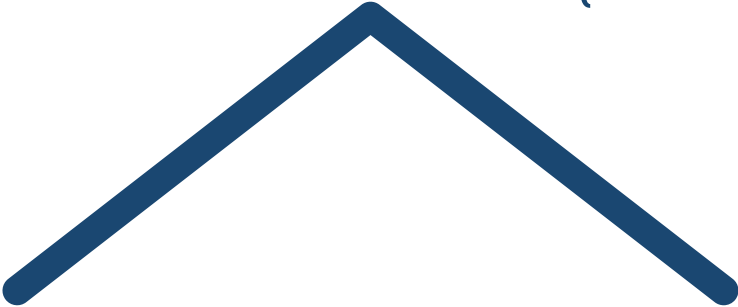
HOUSTON

HOUSING AUTHORITY

Transforming Lives & Communities

Housing Choice Voucher Program (HCVP)

(Formerly known as Section 8)




Provides Housing Assistance Payments to participating landlords to offset the cost difference between tenant payments and contract rent.



Residents with HHA's HCVP and Public Housing Program have the opportunity to participate in the Family Self-Sufficiency & Homeownership Programs.



What is the Family Self-Sufficiency Program?

- ▶ Family Self-Sufficiency (FSS) is a HUD program that encourages communities to develop local strategies to help voucher families obtain employment that will lead to economic independence and self-sufficiency.
 - ▶ FSS is a comprehensive program that provides participating family members the skills and experience to enable them to obtain employment that pays a living wage.
- 

Contract of Participation

- Agreement signed by the FSS Coordinator & FSS client
- Outlines the responsibilities of the FSS client and the FSS coordinator



What is an ITSP?

➤ An Individual Training and Service Plan is your road map to self-sufficiency

HUD mandated preset goals of the program:

- Be welfare free at the time of graduation
- Seek and maintain suitable employment

S.M.A.R.T. Goals created by the FSS HOH

Responsible Parties - Details the person responsible for completing goal

Target Dates - The date(s) goal MUST be completed by the date listed on your ITSP

S.M.A.R.T. Goal Setting

It is very important to set goals that are challenging and attainable. Clients set their own goals and we assist the client in accomplishing their goal(s).



MANDATORY GOALS (PER H.U.D.)

1. Seek and maintain suitable employment
2. Be welfare free at the time of graduation (not receiving TANF)



“S.M.A.R.T.” GOALS

Specific
Measurable
Attainable
Realistic
Timely

- Obtain GED - to increase job and career opportunities by a certain date
- Obtain Degree or Certificate relevant to your chosen Career by a certain date
- Increase Credit Scores and/or Reduce Debt by a certain time or date
- Reach a Savings Goal by a certain date
- Career Technology Training to achieve a specific career by a certain date
- Career Enhancement to achieve a better/higher paying job or role by a certain date

Role of FSS Coordinator

- ▶ Facilitate partnerships to help participants achieve goals
- ▶ Provide participants referrals to community partners
- ▶ Track progress of FSS client
- ▶ Follow-up on referrals sent to FSS client
- ▶ Prepare graduation packets
- ▶ “Accountability Partner”

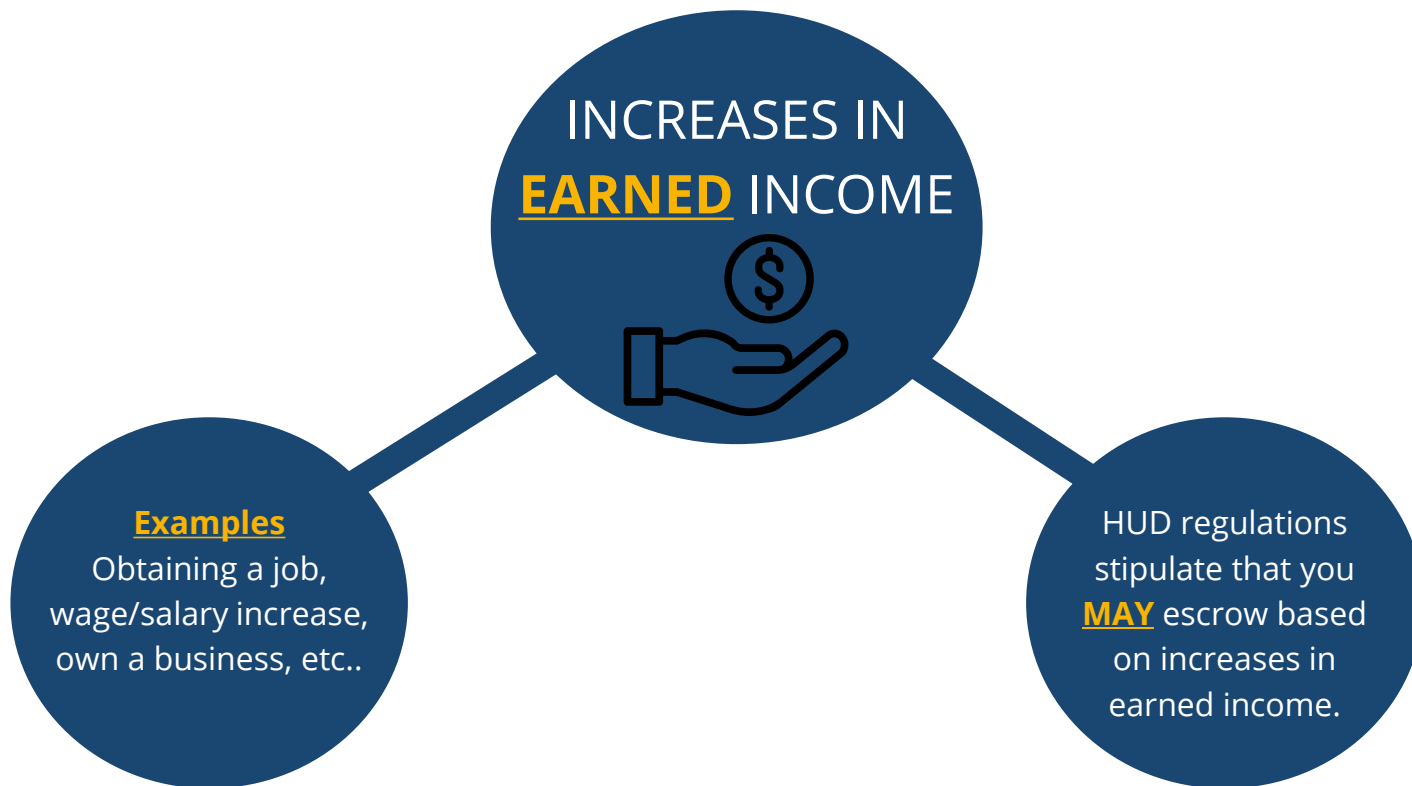


Role of FSS Client

- Consistent communication with assigned coordinator via telephone or email with quarterly progress updates
- Use ITSP and target dates as your road map
- Follow up on referrals from provided by your FSS coordinator
- Provide proof of completed GOALS (certificates, diploma, degree, etc.)
- Be an **ACTIVE** FSS client and attend enrichment seminars/workshop
- Reply to all requests from your FSS Coordinator (document, email, mail, etc.)



How Do You Earn Escrow?



When Can I Access My Escrow Funds?

- ▶ Upon graduating successfully from the FSS Program

Tax Free

Use the escrow funds for anything



2022 ESCROW CHECKS

Escrow check amounts that were disbursed to the 2022 FSS Graduates:

\$ 10,705

\$ 11,673

\$ 45,041

\$ 18,438

\$ 9,371

\$ 21,712

\$ 7,735

\$ 18,565

\$ 1,832


\$ 9,463

\$ 3,521

\$ 11,616



HHA HOMEOWNERSHIP PROGRAM

- ▶ Tenant-Based mortgage assistance for home purchased by the eligible participant
 - ▶ HHA provides payments directly to the homeowner or loan servicer to offset the cost difference between tenant payments and total mortgage
 - ▶ Must meet the eligibility requirements
- 

HHA HOMEOWNERSHIP PROGRAM ELIGIBILITY REQUIREMENTS

EMPLOYMENT

Must be employed (if non-elderly/disabled)

SAVINGS ACCOUNT BALANCE

Established savings account with a minimum of \$1,000 or 1% of the purchase price of the home

ELDERLY/DISABLED

Must receive \$9,000 annually in SS, SSI, Pension, etc.

HUD REQUIREMENT

Complete a HUD approved first-time homebuyer course and provide a certificate of completion

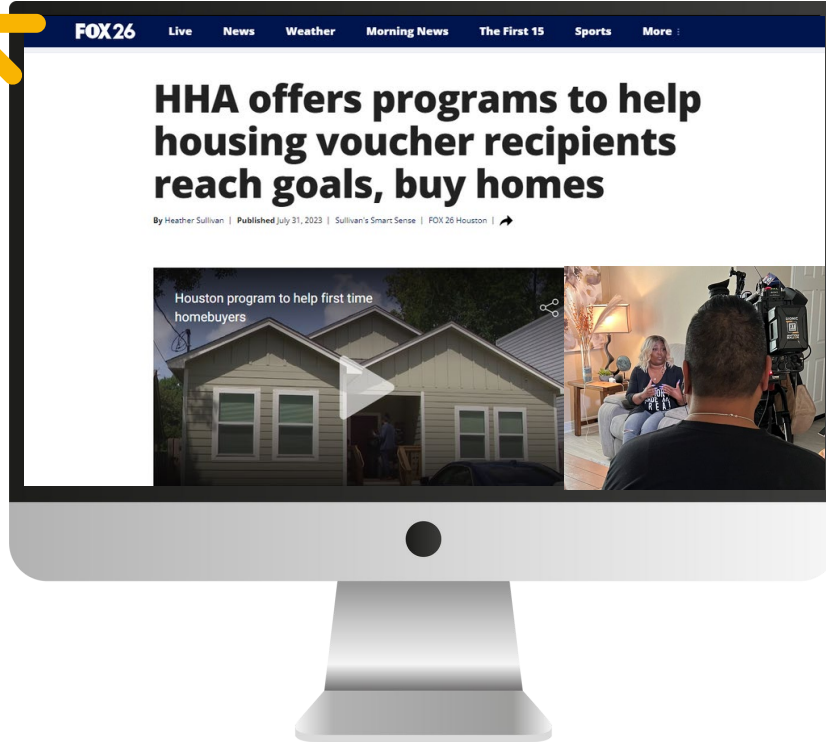
MINIMUM CREDIT SCORE

640 (FICO; from one of the three major credit bureaus)

LANDLORD STANDING

Be in GOOD STANDING with your current landlord and in full compliance with all voucher program rules and requirements

HHA HOMEOWNERSHIP SUCCESS STORY





Upcoming Events

- ▶ Monthly workshops with community partners
 - | Including: Financial educational & preparation, banking & investing, savings, budgeting, holistic health and more
- ▶ HHA Economic Conference – October 28th
 - | Guest speakers, community partners and vendors hosting tables and booths for attendees



HOUSTON
HOUSING AUTHORITY

THANK YOU



@HousingForHouston



@HoustonHousingAuthority



@Houston-Housing-Authority



@Housing4Houston

Homebuyer Assistance Program

Homebuyer Assistance Program

- Up to \$50,000 for program-qualified Houstonians*
- No-interest forgivable loan, secured by a lien.
- Forgiven if lived in the home for five years
- Single-Family, condominium, townhouse, co-op unit, or manufactured home on foundation



*Subject to program funding & review



Subsidy Layering

- **Subsidy layered in this order:**
 - Reduce interest rate by at least 2-3 points, depending on market
 - Provide half of required down payment
 - Principle mortgage reduction at closing
 - Reasonable closing costs (including pre-pays)
- **HCD will provide grant allocation to lender**

HOMEBUYER ASSISTANCE PROGRAM PROPERTY & LENDER DOCUMENT CHECKLIST



REQUIRED DOCUMENTS	SPECIFIC DETAILS
<input type="radio"/> Tri-merged Credit Report	For applicant and co-applicant (must be dated within the last 120 days)
<input type="radio"/> Loan application form 1003	Must include co-applicant, if applicable
<input type="radio"/> Transmittal Summary 1008 or 92900	Provide DU/LP approval, with HbAP funds included
<input type="radio"/> Loan Estimate	Preferably including HbAP funds
<input type="radio"/> Intent to Proceed	Signed and dated by applicant(s)
<input type="radio"/> Property Data Sheet (internal document)	Must include contact information for the builder, seller, or realtor(s)
<input type="radio"/> Sales Contract, including all other addendums	Initialed, signed, and dated by all parties. Must include title company receipt of earnest money and/or option fee funds
<input type="radio"/> Lead Based Paint Acknowledgement, if applicable	Required for all homes built prior to 1978
<input type="radio"/> Uniform Residential Appraisal Report	Must include all pages of the report, including pictures
<input type="radio"/> Certificate of Compliance or Builder's Letter, for new construction only	Obtained from the City of Houston Permitting Center
<input type="radio"/> Loan Disclosure Form (internal document)	Signed and dated by lender
<input type="radio"/> Notice to Seller/Buyer (internal document)	Signed and dated by both the buyer(s) and seller(s)
<input type="radio"/> Seller's Occupancy Form	Required for all properties, must be signed and dated by the seller(s)



First Steps



Take a HUD-approved
8-hour [Homebuyer
Education Course](#)



Secure pre-approval
letter for a fixed-rate
mortgage from a lender



Earn up to 80% Area
Median Income

Eligibility: Taxable Income

2023 Houston/The Woodlands/Sugar Land Region HUD Maximum Annual Household Income Limits*

Household Size	80% Area Median Income (AMI)	120% Area Median Income (AMI)
1 person	\$52,000	\$78,300
2 person	\$59,650	\$89,450
3 person	\$67,100	\$100,650
4 person	\$74,550	\$111,850
5 person	\$80,550	\$120,800
6 person	\$86,500	\$129,750
7 person	\$92,450	\$138,700
8 person	\$98,450	\$147,650

***Household income limits increased on June 15, 2023.**



Next Steps



Call 832-394-6200



Find home that is taxed by the City of Houston & pass environmental review, inspection, underwriting review



Sign terms & conditions



Things To Know

- **First come, first serve**
- **Plan for a 6-week application period**
- **HCD CANNOT review incomplete applications**
- **Online submission is fastest**
- **NO PHOTOS** of application documents
- **First-time homebuyer (not owned a home in the last 3 years)**



Things To Know

- Do NOT place under contract until receiving Conditional Reservation Letter
- Plan for a 6-week application period
- HAP guidelines override website and presentation
- Check for latest forms
- HCD cannot wire funds during end of the City's fiscal year (late June through mid-July)



Resources

- [Program Guidelines](#)
 - Last Updated April 5, 2023
- [Program Website](#)
 - [Applicant Document Checklist](#)
 - Internal Forms
 - Application Portal
 - FAQs
- [HUD Homebuyer Agencies](#)
- [City of Houston GIS Map](#)

Application and Follow-Up Documents

INTAKE
PROPERTY INSPECTION/UNDERWRITING
FUNDING AND CLOSING

INTAKE

The applicant submits all documents on the [Applicant Document Checklist](#).

Below are links to all of our internal forms:

- [Program Application](#)
- [Affidavit of Child Support: Non-Delinquent](#)
- [Statement and Explanation of Facts \(Form 1010\)](#)
- [First-Time Homebuyer Status and Certification of Property Ownership](#)
- [Conflict of Interest Form](#)
- [Certificate of Zero Income](#)
- [Asset and Income Certification](#)
- [Communication Designee](#)
- [Household Member Composition Form](#)

Before submitting an application, the applicant must call 832.394.6200 to receive their applicant HAP ID number

Incomplete applications cannot be processed. Please be sure that you have collected all the documents on the Applicant Document Checklist before submitting your application.

Once submitted, the City reviews all documentation and will issue a Conditional Reservation Letter to accepted applicants.



Contact Us



Website:

<https://houstontx.gov/housing/hap.html>



Phone (for Questions and Status updates):

832-393-0550



HAP@houstontx.gov



New Homes for Houston

Affordable Homeownership



New Homes For Houston Initiative

- Invest in our neighborhoods
- Over 2,000 affordable, disaster-resilient, energy-efficient homes
- Affordable Homes reserved for Program Qualified Homebuyers
- Investment based on Affordable Homebuyer
- 4-year secondary lien
- Additional Developer Program Requirements **MAY APPLY**



New Homes for OST South Union



Homes ranging from

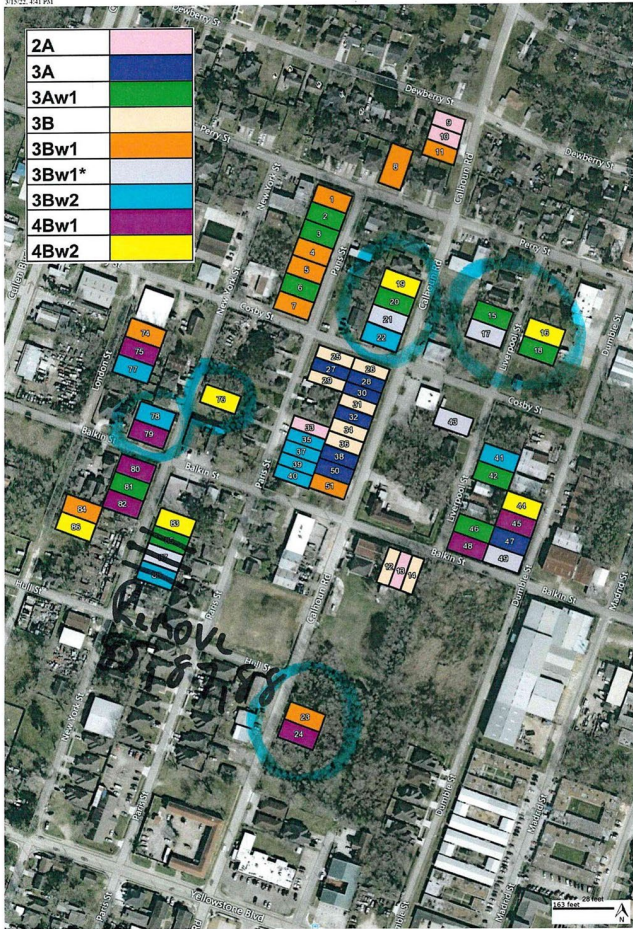
839 sq. ft.
2 bedroom
1 bath home



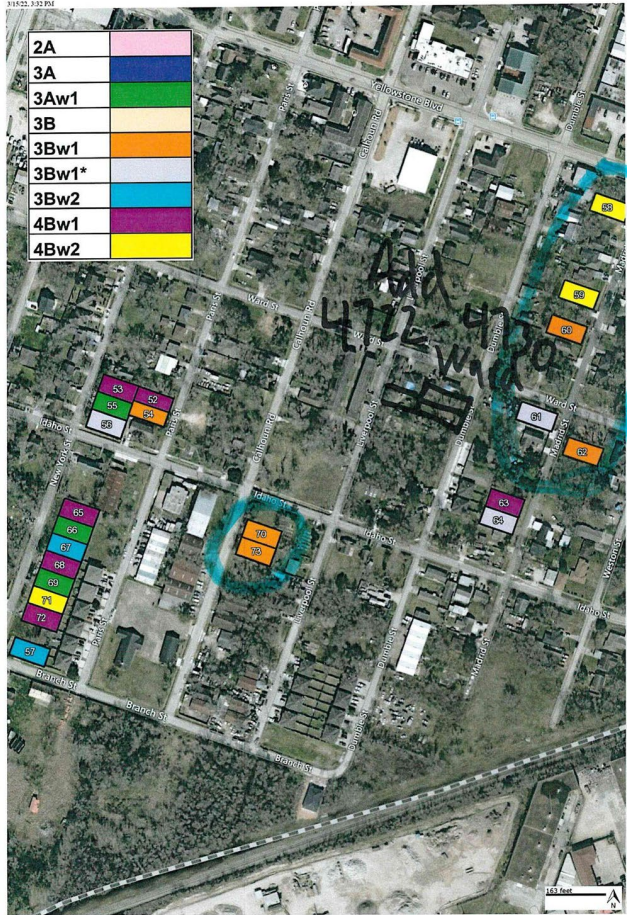
1431 sq. ft.
3 bedroom
2.5 bath home



2A	
3A	
3Aw1	
3B	
3Bw1	
3Bw1*	
3Bw2	
4Bw1	
4Bw2	



2A	
3A	
3Aw1	
3B	
3Bw1	
3Bw1*	
3Bw2	
4Bw1	
4Bw2	



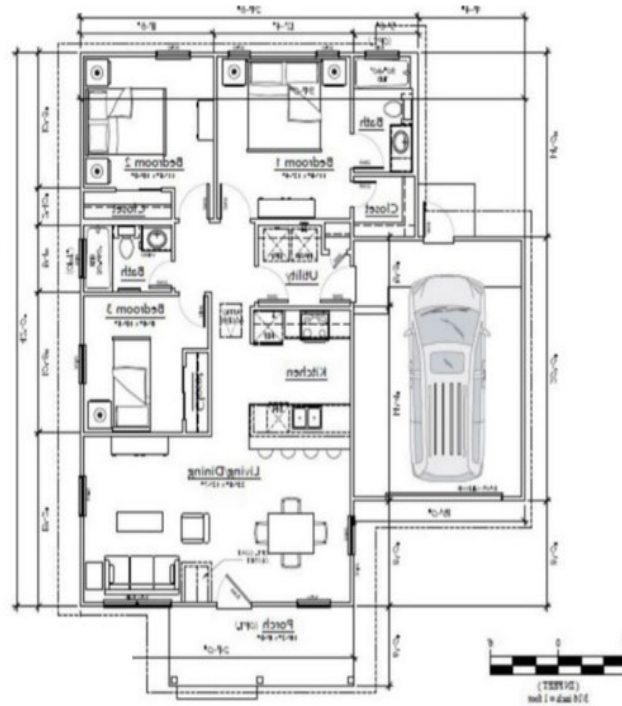






Program Requirements

- Under 80% AMI
- Have not owned home in last 3 years.
- Up to date on taxes.
- Have income to afford monthly expenses.
- Must show a dedication to savings
- Qualify for a loan from conventional financing. (income, debt ratio, credit score)
- 620/640 credit score.
- Create will and testament.
- Must sign agreement for a second lien/deed of trust. Prevents home flipping for 20 years.
- Agape Home Buyer Training Program
- Volunteering



3 BED 2 BATH 1 STORY

1,095 S.F.



Agape Development

OST / SOUTH UNION

6504 Calhoun Road
Houston, Texas 77012

info@agapedevelopment.org
713-658-1001



Summary

- **Market Rate Price Range: \$ 219,000 - \$399,000***
- **Presale Status: NOW**
- **Projected move-in: Through Fall 2023**
- **Developer Contact Info**
 - **713-658-1001**
 - **info@agapedevelopment.org**
 - **<https://www.agapedevelopment.org/>**

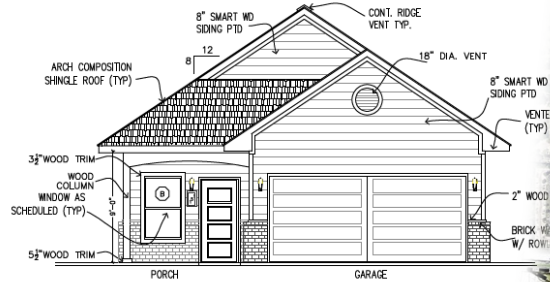
*Contact developer for final prices



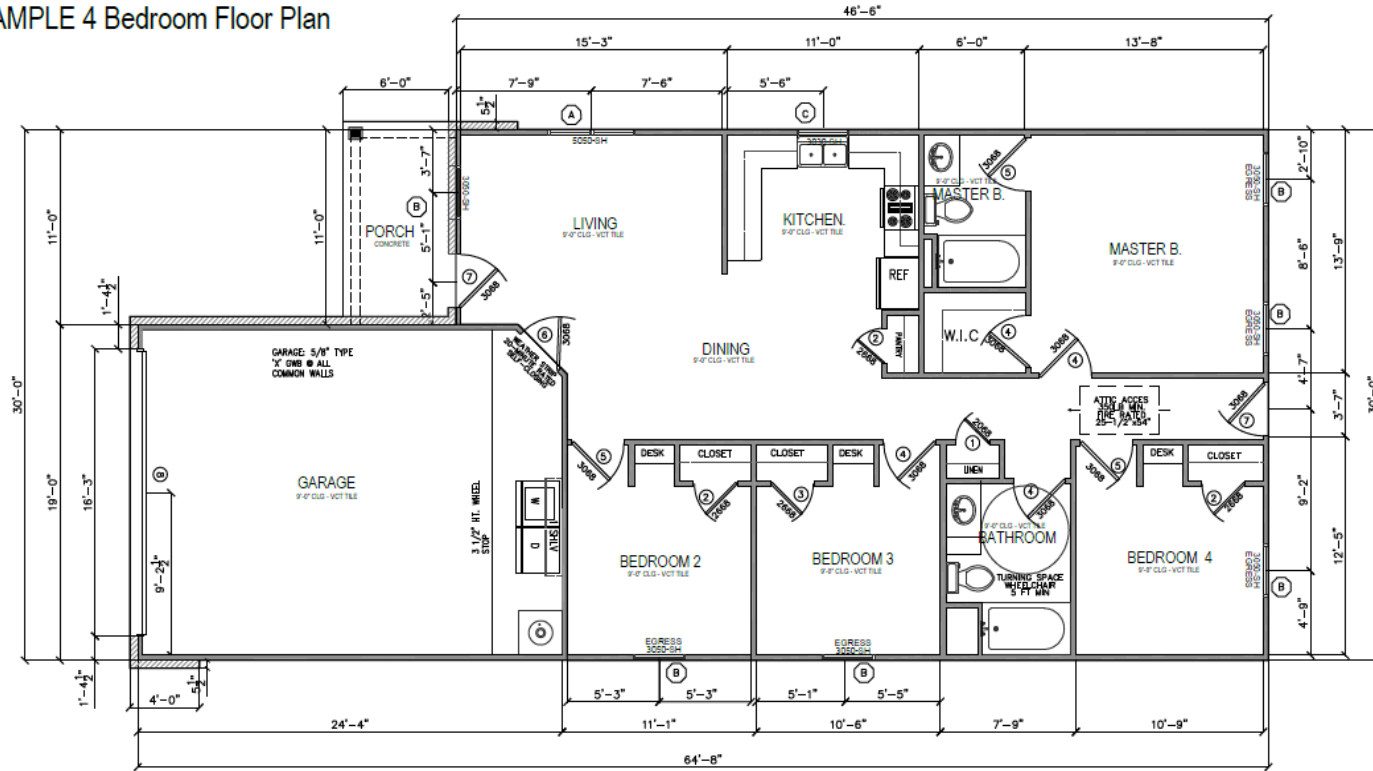
New Homes for Northeast Houston

A127-acre, affordable, master-planned community serving low-to-moderate-income families.

- 468 Single-family homes
- 500 Multi-family & senior units
- Legacy Community Health Clinic
- Houston Public Library Branch
- 12 Acre Park
- TXRX Makerspace
- Trees for Houston Tree Farm
- 2.2 Acre Urban Farm with Urban Harvest
- Neighborhood Resilience Hub
- Hike and Bike Trails
- Commercial Kitchen and Food Hall
- Child Care



SAMPLE 4 Bedroom Floor Plan



Robins Landing

March 2023



CITY OF HOUSTON

May 2023



CITY OF HOUSTON

June 2023



CITY OF HOUSTON

August 2023



CITY OF HOUSTON

September 2023



CITY OF HOUSTON

Homeownership Program



Eligibility

- 🏠 U.S. Citizen or Permanent Legal Resident
- 🏠 Income should be within 50-80% of Houston Area Median Income (A.M.I.)
- 🏠 Need an acceptable Credit Score
- 🏠 Demonstrate Need for Housing
- 🏠 Willingness to Partner

Download an application and virtually tour our homes at www.houstonhabitat.org

Eligibility continued

Income Guidelines

Family Size	50%	80%
1	\$31,050	\$49,600
2	\$35,450	\$56,700
3	\$39,900	\$63,800
4	\$44,300	\$70,850
5	\$47,850	\$76,550
6	\$51,400	\$82,200
7	\$54,950	\$87,900
8	\$58,500	\$93,550

Ability to Pay

(Can afford the home)

- 🏠 Steady income
- 🏠 50-80% of the Houston Area Median Income (AMI) per household size
- 🏠 No more than 30% of monthly income toward house payment (Front Ratio- Housing Cost Ratio)
- 🏠 Credit check to ensure ability to pay the monthly mortgage.
- 🏠 No more than 43% of monthly income toward debt payments + house payment (Back Ratio- DTI)

Need for Housing

Current housing is:

- 🏠 Not habitable
- 🏠 Not safe
- 🏠 Overcrowded
- 🏠 Costs more than 30% of pay

Willingness to Partner

(Can afford the home)

- 🏠 Complete sweat equity
- 🏠 Pay closing costs
- 🏠 Purchase home where we build

CITY OF HOUSTON



Houston Habitat for Humanity is an equal opportunity employer and lender and follows all fair housing laws. Houston Habitat for Humanity does not discriminate based on age, race, marital or familial status, gender, creed, faith or religious affiliation.

How do I apply?



Visit www.houstonhabitat.org



Download the Application



Fill in, include required documents, and deliver to office **drop-box** or by **postal mail to:**

Houston Habitat for Humanity
3750 N. McCarty St.
Houston, TX 77029

**Attn: Homeowner Services
Department**

CITY OF HOUSTON

Summary

- **Price Range: \$155,000 - \$195,000***
- **Presale Status: N/A, contact Developer for more information**
- **Projected move-in: Summer 2023**
- **Developer Contact Info**
 - www.houstonhabitat.org
 - **713-671-9993 x287**
- www.houstonhabitat.org



Robins Landing

*Contact developer for final prices



CITY OF HOUSTON ★ HOUSING AND COMMUNITY DEVELOPMENT DEPARTMENT



**New Homes for
OST South Union
at MLK**

March 2023



May 2023





Southern Palm



Southern Palm Playground

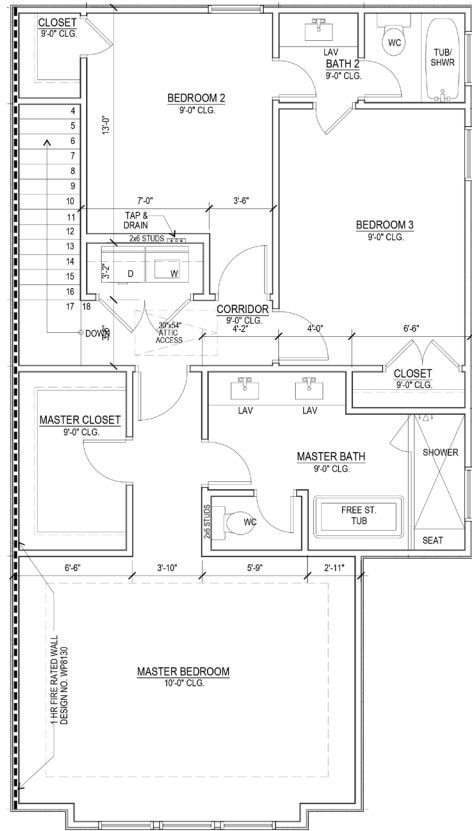


CITY OF HOUSTON ★ HOUSING AND COMMUNITY DEVELOPMENT DEPARTMENT



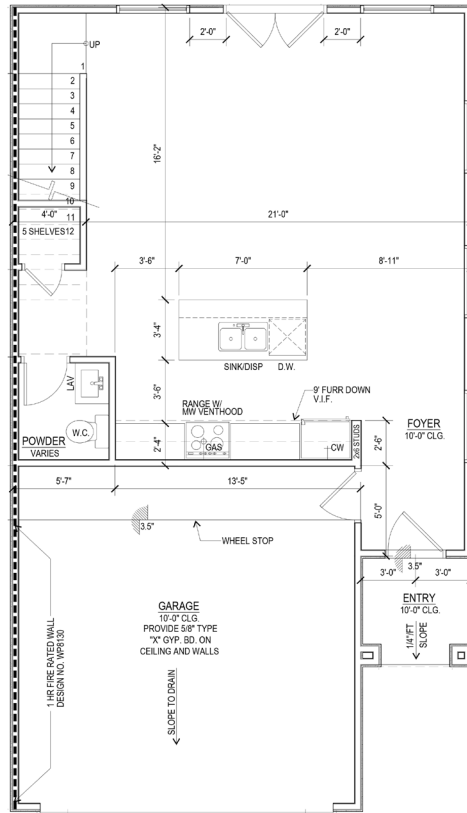


Southern Palm Interior



FIRST FLOOR CONDITIONED	657 s.f.
SECOND FLOOR CONDITIONED	964 s.f.
GARAGE	387 s.f.
COVERED ENTRY	36 s.f.
TOTAL COVERED AREA	2,024 s.f.

UNIT 1
2 SECOND FLOOR PLAN
 1/4"=1'-0"



FIRST FLOOR CONDITIONED	657 s.f.
SECOND FLOOR CONDITIONED	964 s.f.
TOTAL LIVING SPACE	1,621 s.f.

UNIT 1
1 FIRST FLOOR PLAN
 1/4"=1'-0"

Summary

- Price Range: \$250,018 - \$297,425*
- Presale Status: Spring 2023
- Projected move-in: Mid-Summer 2023
- Developer Contact Info
 - Ashley Mayberry
 - 281-771-2121
 - Ashley@Mayberryhomes.net
- <https://mayberryhomes.net/>

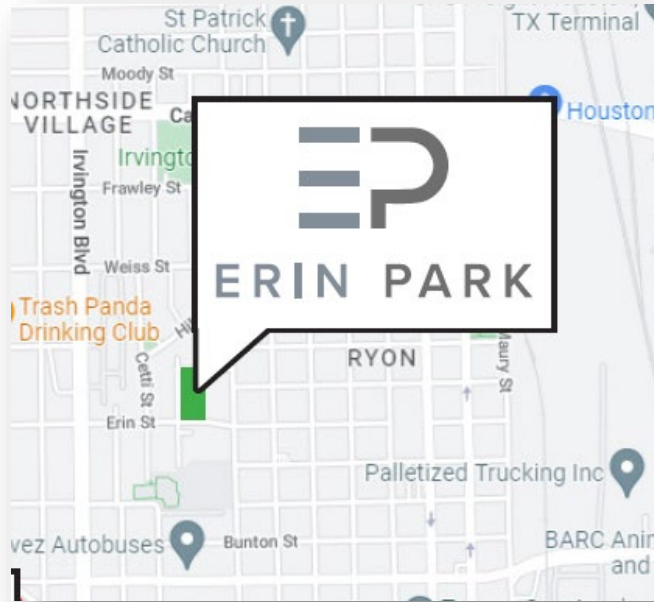


*Contact developer for final prices



New Homes For Northside

Erin Park & Fulton Crossing



Erin Park



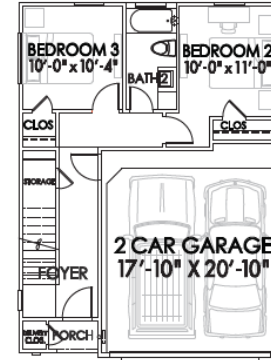
FREE-STANDING HOMES WITH PRIVATE YARDS



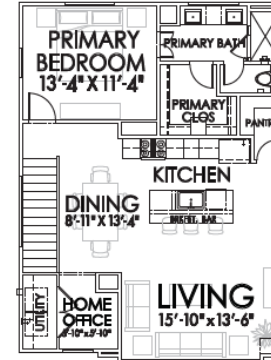
CITY OF HOUSTON
HOUSING AND
COMMUNITY
DEVELOPMENT

CITY OF HOUSTON ★ HOUSING AND COMMUNITY DEVELOPMENT DEPARTMENT

9289 PLAN | 1,396 SQ FT

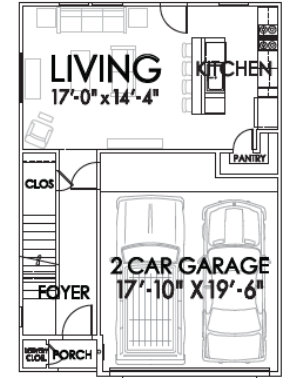


FIRST FLOOR

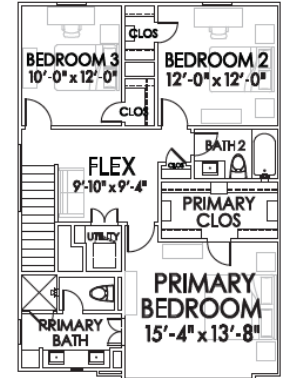


SECOND FLOOR

9215 PLAN | 1,496 SQ FT

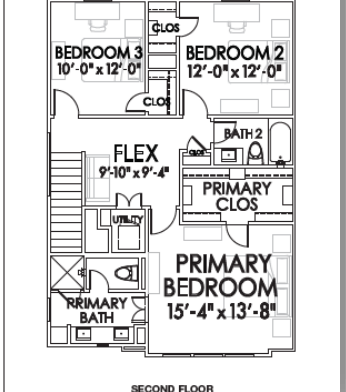
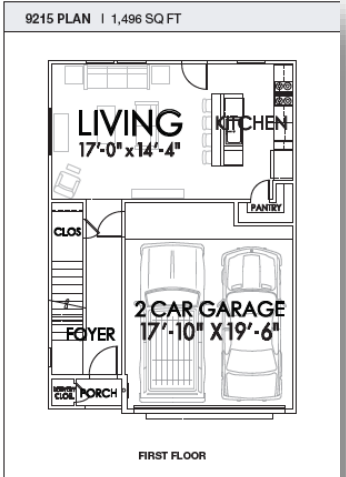
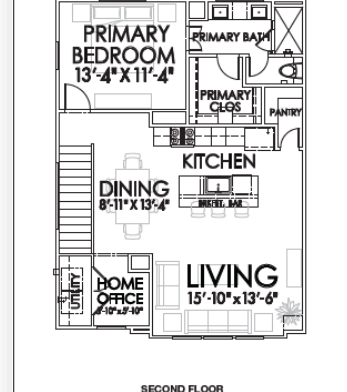
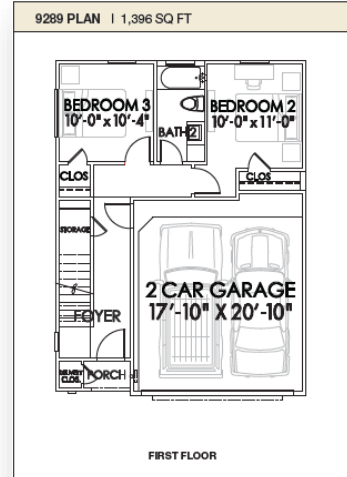
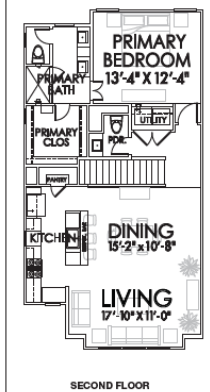
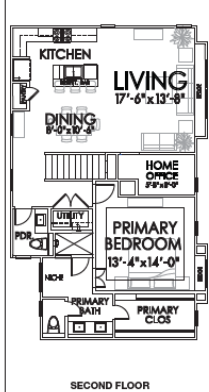
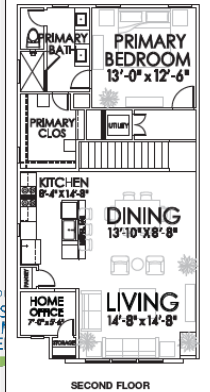
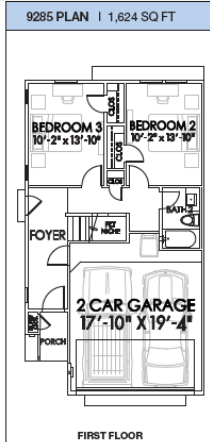
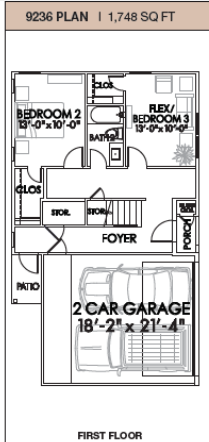
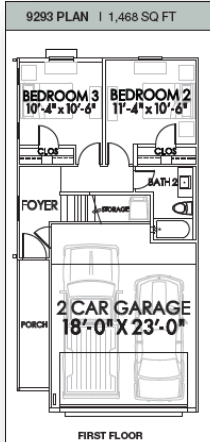


FIRST FLOOR



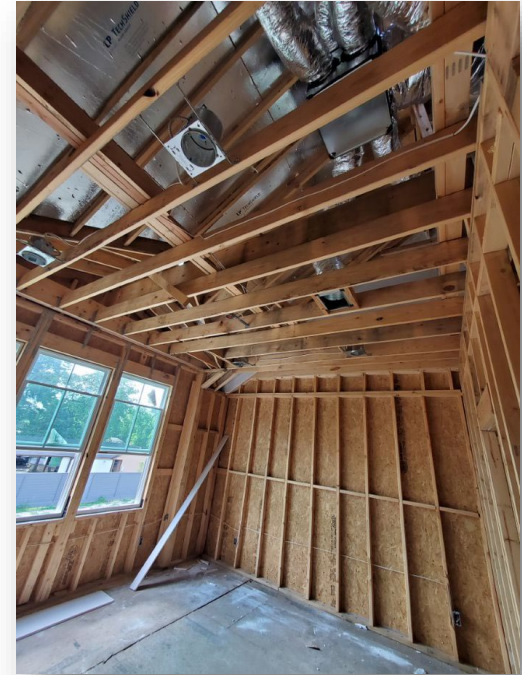
SECOND FLOOR

Fulton Crossing



CITY OF HOUSTON COMMUNITY DEVELOPMENT

Fulton Crossing – May 2023



CITY OF HOUSTON ★ HOUSING AND COMMUNITY DEVELOPMENT DEPARTMENT



Fulton Crossing



FREE-STANDING HOMES WITH PRIVATE YARDS



FIRST FLOOR LIVING PER PLAN



DESIGNER FINISHES THROUGHOUT



September 2023



CITY OF HOUSTON ★ HOUSING AND COMMUNITY DEVELOPMENT DEPARTMENT



Summary

- **Price Range: Varies per site**
- **Presale Status: Fall 2023**
- **Projected move-in: Winter 2023**
- **Developer Contact Info**
 - <https://citysidehomes.com/>
 - **713-868-7226**



***Contact developer for final prices**



Homebuyer Prequalification

First Steps



Take a HUD-approved
8-hour [Homebuyer
Education Course](#)



Secure pre-approval
letter for a fixed-rate
mortgage from a lender



Earn up to 120% Area
Median Income*



Eligibility: Taxable Income

2023 Houston/The Woodlands/Sugar Land Region HUD Maximum Annual Household Income Limits*

Household Size	80% Area Median Income (AMI)	120% Area Median Income (AMI)
1 person	\$52,000	\$78,300
2 person	\$59,650	\$89,450
3 person	\$67,100	\$100,650
4 person	\$74,550	\$111,850
5 person	\$80,550	\$120,800
6 person	\$86,500	\$129,750
7 person	\$92,450	\$138,700
8 person	\$98,450	\$147,650

***Household income limits increased on June 15, 2023.**



Affordability Gap

- **Fixed Rate Mortgage*: \$250,000**
- **Market Rate Sales Price: \$300,000**
- **Affordability Gap: \$300,000 - \$250,000 = \$50,000**
- **Developer works with INDIVIDUAL homebuyer's Affordability Gap**



*Homebuyers will secure a fixed rate mortgage through an independent lender.



Secondary Lien

- 4-year secondary lien tied to homebuyer Affordability Gap
- 25% forgiven every year
- Example: $\$50,000 * 25\% = \$12,500$ forgiven
- Secondary lien is **COMPLETELY** forgiven after 4 years
- No payments made on secondary lien **UNLESS** you sell/move out of home before 4 years



Debt to Income (DTI) Ratio

- Debt to income ratio = monthly payments divided by gross monthly income
- Monthly mortgage payment
 - Principle, Interest, Taxes, Insurance
- Monthly Debt
 - Car payment, credit cards, student loans, medical debt, etc.
- Gross Income = Income before taxes
- DTI CANNOT exceed 45%



DTI Example

- **Monthly Mortgage Payment = \$2,000**
- **Monthly Debt = \$1,500**
- **Total Monthly Debt: $\$2,000 + \$1,500 = \$3,500$**
- **Gross Monthly Income = \$7,808**
- **DTI: $\$3,500 / \$7,808 = 44\%$**
- **45% DTI and below IS eligible!**



Resources

- New Homes for Houston
 - <https://houstontx.gov/housing/homes/new.html>
- New Homebuyer Interest Survey
 - <https://bit.ly/HCDNewHomesForSale>
- Contact Us!
 - newhomebuyer@houstontx.gov



CITY OF HOUSTON | HOUSING AND COMMUNITY DEVELOPMENT DEPARTMENT

NEW HOMEBUYER INTEREST SURVEY

NEW HOMES FOR HOUSTON

The City of Houston Housing and Community Development (HCD) Large Tract Division will be building new attainable single-family homes priced up to \$425,000*. We partnered with local Developers to build energy-efficient, disaster-resilient homes throughout the City. Pre-sales will begin in Fall 2022. Complete the New Homebuyer Interest Survey and the City will let you know when new Homes are available for sale.

**Price based on household size and Area Median Income.*

HOW TO PARTICIPATE

- Scan the QR code below to visit the New Homebuyer Interest Survey and learn more about each development!
- Complete the Survey, and the City and our developer partners will contact you when homes are ready for purchase!



▶ **SCAN TO TAKE SURVEY!**



Homeownership Real Estate Summit

- This Saturday! October 21st, 2023
 - 9 AM – 12 PM
- Bethel's Empowerment Center
 - 12660 Sandpiper Drive
 - Houston, TX 77035



CITY OF HOUSTON ★ HOUSING AND COMMUNITY DEVELOPMENT DEPARTMENT

A vertical event poster with a purple and pink color scheme. At the top left is the Brooks & Davis logo. To its right is the year "2023" in large white font, with a "2023 Homeownership Summit" logo to the right. Below this is the text "MAPPING YOUR WAY TO HOMEOWNERSHIP" and "REAL ESTATE SUMMIT" in large, bold, pink and white letters. Underneath is "GET UP TO \$150,000 OFF THE PURCHASE OF YOUR HOME". The date "OCT 21st" is prominently displayed in white, followed by "9 AM TO 12 PM" and "FREE EVENT" in purple. A registration link "REGISTER @ http://bit.ly/vendor_regis" is provided. A QR code is centered, with the Brooks & Davis logo overlaid on it. Below the QR code is the venue name "Bethel's Place Empowerment Center" and its address "12660 Sandpiper Drive Houston TX 77035". A photograph of a family moving into a new home is shown on the right side. At the bottom, there are three purple boxes labeled "FOOD", "PRIZES", and "FUN FOR KIDS". The main text at the bottom reads "EMBRACE THIS OPPORTUNITY!" followed by a paragraph of promotional text. At the very bottom, it lists items to bring: "LAST 2 YEAR TAX RETURNS", "LAST 2 MONTHS BANK STATEMENTS", and "LAST 2 MONTHS W-2'S OR PAY STUBS". A contact email "713-865-8329 info@brooksanddavis.com" is at the bottom right.

To get approved for a home loan on site, please bring:
LAST 2 YEAR TAX RETURNS
LAST 2 MONTHS BANK STATEMENTS
LAST 2 MONTHS W-2'S OR PAY STUBS

For Questions: 713-865-8329 info@brooksanddavis.com

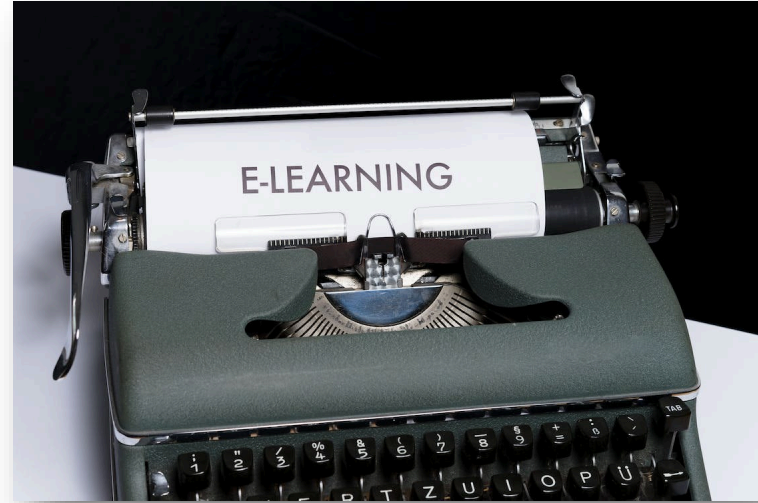
New Homes for Houston Virtual Homebuyer Fair

- Tuesday, November 7
 - 11 AM – 12 PM
- Co-Host: Trustmark Bank
 - Student loan repayment options & how they can impact homebuyer preparation
- Register: <https://bit.ly/HBAP-Trustmark-Bank-Reg>



Prior Webinars

- 2/25/23: Tejano Center
- 6/7/23: Avenue
- 6/27/23: U.S Housing Urban Development Houston Field Office
- 7/12/2023: Bank of Texas
- 8/16/2023: Fifth Ward CRC
- 9/27/2023: LISC Houston



Program Summary

	Homebuyer Assistance Program	New Homes for Houston
Assistance Amount	Up to \$50,000 .	Varies dependent on development & affordability gap.
Finding A Home	Shop for a new or previously owned home throughout the City. Home must meet program eligibility requirements.	Choose a new construction home among City financed developments.
AMI% Requirement	Up to 80%.	Up to 120% for most developments, some up to 80%.
DTI Ratio	33% front end; 45% back end.	45% back end.
Secondary Lien	5 years	Standard 4 years, some developments may be longer
Website	https://houstontx.gov/housing/hap.html	https://houstontx.gov/housing/homes/new.html



Additional Resources

Resources

- Session 1: Credit 101
- Session 2: Building the Perfect Team
- Session 3: Road Rules: What to Expect
- Session 4 Housing Tune-Ups
- Visit

<https://houstontx.gov/housing/outreach/360.html> to learn more.



CITY OF HOUSTON | HOUSING AND COMMUNITY DEVELOPMENT DEPARTMENT

360 ROAD TO HOMEOWNERSHIP

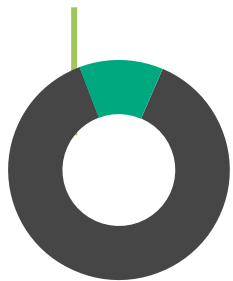
Session Two: Building the Perfect Team

Our newest series: **360 Road to Homeownership**, focuses on preparing to become first-time homeowners.

The four sessions include understanding the importance of building healthy credit and real expectations after homeownership, including maintenance and aftercare. The series runs from March through June 2023.

During the second session, you will learn the importance of building a solid team of business professionals, including real estate agents, brokers, mortgage officers, and inspectors.





Cities for
Financial
Empowerment
Fund



Houston Financial Empowerment Centers

Core Elements of the FEC Model

The Financial Empowerment Center initiative offers professional, one-on-one financial counseling as a free public service for all residents.



No Cost



One-on-One



Professional



Integrated



Data Driven



Sustainable



Government Led

FEC Locations & Contact Info

Acres Home Multi-Service Center

6719 W. Montgomery Road, Suite 223,
Houston, TX 77091

Sunnyside Multi-Service Center

4410 Reed Road

Houston, TX 77051

Magnolia Multi-Service Center

7037 Capitol Street, Suite A,
Houston, TX 77011

Kashmere Gardens Multi-Service Center

4802 Lockwood Dr.

Houston, TX 77026



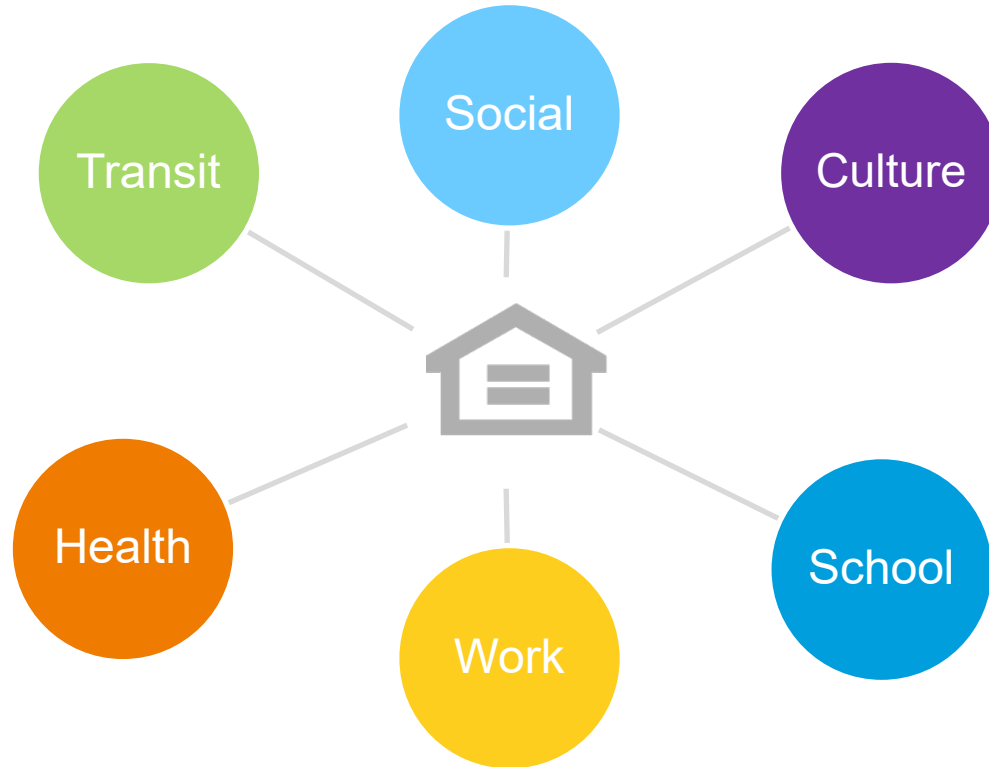
Contact Information

- <https://fecpublic.my.site.com/fecbot/s/referral?city=0010f00002VgXRd>
- Non-Profit Program Manager: Roberto Howard
- Phone: 281.883.7940
- Email: rhoward@serjobs.org



FAIR HOUSING BASICS

Importance of Fair Housing



The Fair Housing Act Covers:

- The rental or sale of housing
 - Housing availability
 - Housing terms/conditions/privileges
- Housing services or facilities
- Advertising
- Lending and insurance
- Reasonable accommodations and modifications
- Harassment
- Retaliation



Protected Classes

The Fair Housing Act prohibits housing discrimination against any of the following protected classes:

- **Race**
- **Color**
- **National Origin**
- **Religion**
- **Sex**
- **Familial Status**
- **Disability**



Filing a Fair Housing Complaint



**U.S. Department of Housing & Urban
Development**

1.800.669.9777 or www.HUD.gov

**Texas Workforce Commission
Civil Rights Division**

1.888.452.4778

Greater Houston Fair Housing Center

713.641.3247

What does housing discrimination look like?



Misrepresentation

Refusal

Inconsistency

Steering

Preferential Advertising

Illegal Inquiries

Denying reasonable accommodations or modifications

Threatening, coercing, intimidating or harassing





- “If I were a single woman like you, I would want to rent in an area where it’s safer.”
- “I don't think you would be happy in this neighborhood.”
- “With young children, would you feel safe living on a busy street like this?”
- “We typically invite families with kids to apply for first-floor units.”



Common Discriminatory

Statements

Steering

- Occurs when a real estate agent or landlord attempts to direct a home seeker to a particular area based on their protected class
- To avoid steering realtors should
 - Show all available properties to all homebuyers
 - Allow homebuyers to make decisions about which properties should be viewed or if the property is a good fit for them
 - Direct homebuyers to reliable resources such as the local school district, law enforcement, or Census Bureau to obtain information about neighborhood demographics

Fair Housing Resources



Fair Housing Information & Downloads
<https://bit.ly/HCDD-FairHousing>



Fair Housing & Landlord-Tenant Hotline
832.394.6200 ext. 1



Fair Housing Education & Outreach
FairHousing@houstontx.gov





2100 Travis Street, 9th floor, Houston, TX 77002
832-394-6200 | www.houstontx.gov/housing



CITY OF HOUSTON ★ HOUSING AND COMMUNITY DEVELOPMENT DEPARTMENT

@HoustonHCDD

