

New Homes for Houston Virtual Homebuyer Fair

November 7, 2023



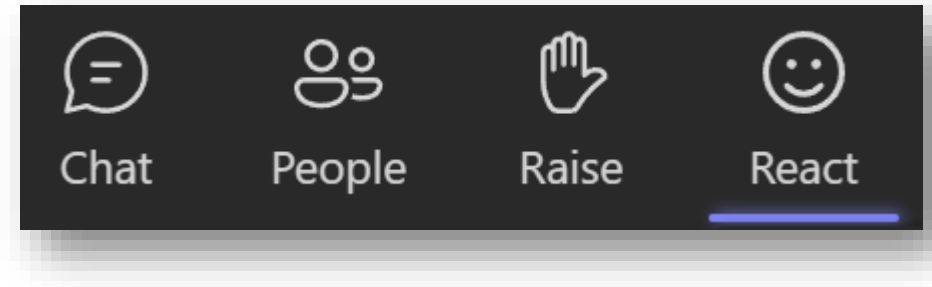
CITY OF HOUSTON
HOUSING AND COMMUNITY DEVELOPMENT DEPARTMENT



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

WHAT IS YOUR BIGGEST OBSTACLE TOWARDS HOMEOWNERSHIP TODAY?



**SALES
PRICE**



**DOWN
PAYMENT**



**CREDIT
SCORES**



**STUDENT
LOANS**

Partner Presentation: Trustmark

Informational Only



Trustmark

The Impact of Student Loan Repayment

11/7/2023

Your Mortgage Team



Maurice Tillman
VP, Asst. Community
Lending Manager
NMLS ID: 1484050
803-312-3575
mtillman@trustmark.com



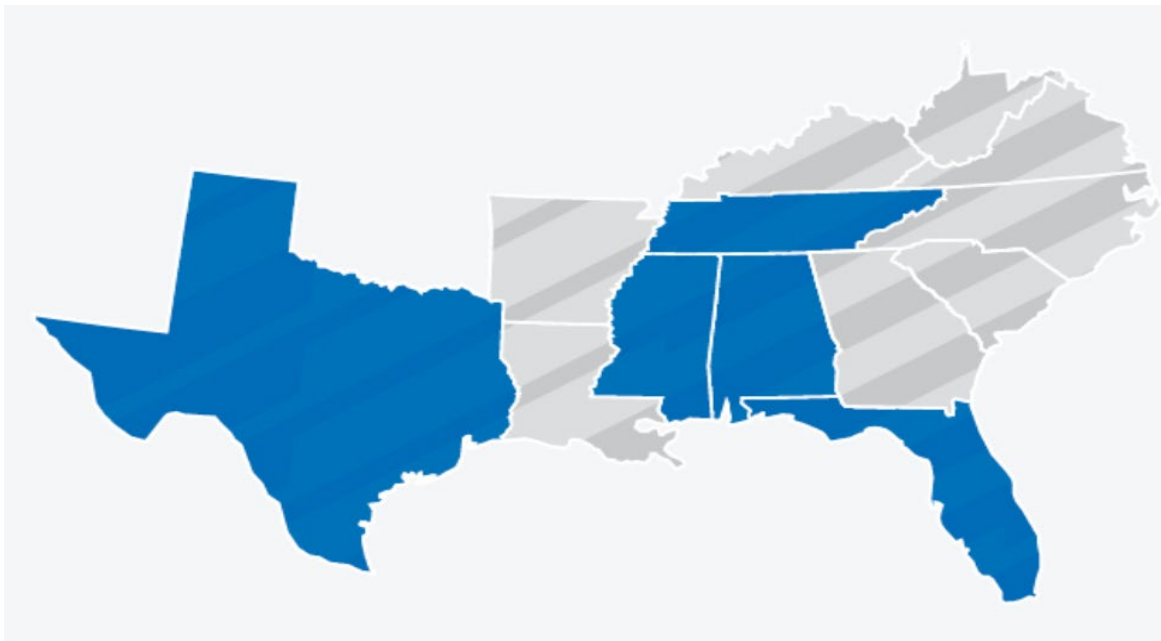
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Marla Davis
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Company Overview

Serving the financial needs of customers and communities started in 1889 in Jackson, Mississippi. Today, Trustmark proudly serves customers in Alabama, Florida, Georgia, Mississippi, Tennessee and Texas through more than 2,800 associates in over 180 locations, along with a vast network of ATMs and ITMs throughout the Southeast.

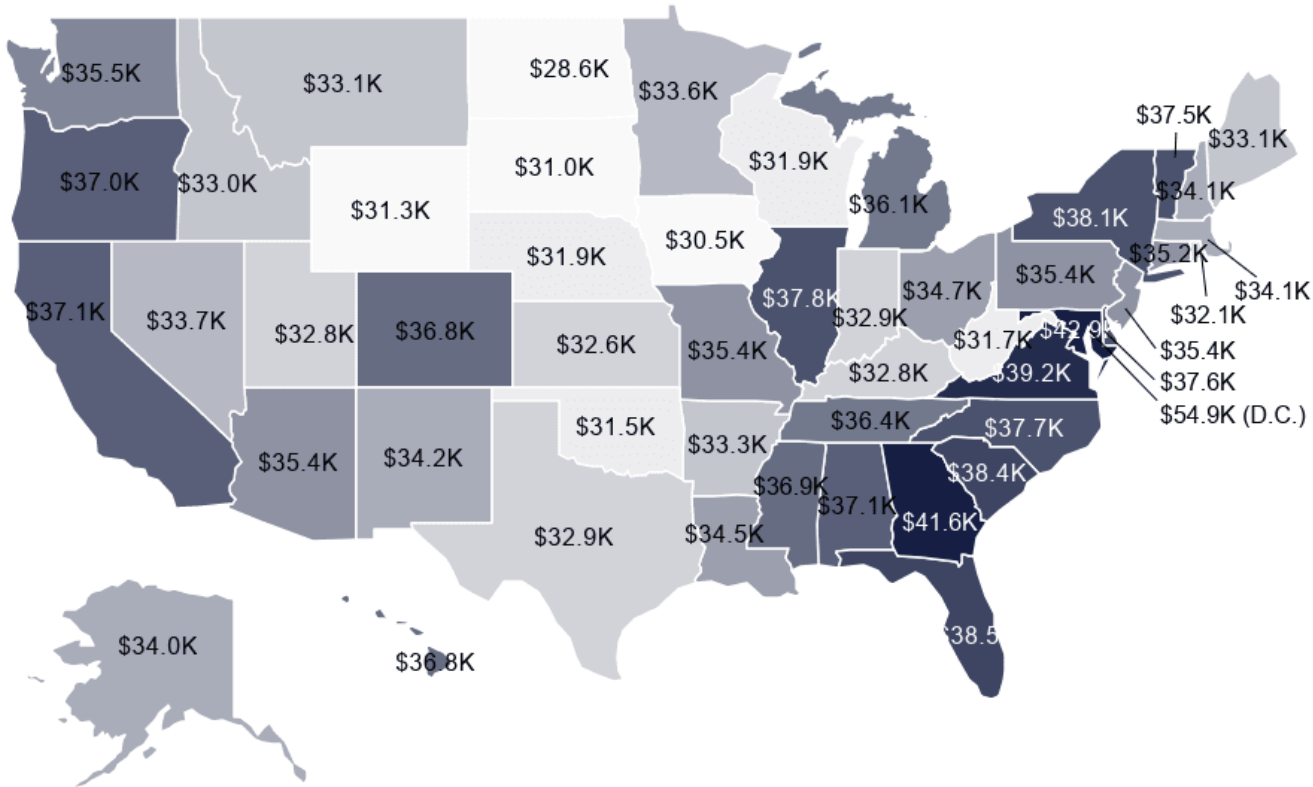


Current Student Loan Servicers

- Edfinancial
- Mohela
- Aidvantage
- Nelnet
- ECSI
- Default Resolution Group



Average Student Loan Debt per Borrower by State



Repayment Types - Fixed

Fixed Plans	Monthly Payment Amount
Standard	Payments are a fixed amount that ensures your loans are paid off within 10 years (within 10 to 30 years for Consolidation Loans).
Graduated	Payments are lower at first and then increase, usually every two years. Payment amounts are designed to ensure your loans are paid off within 10 years (within 10 to 30 years for Consolidation Loans).
Extended To qualify for this plan, you must have more than \$30,000 in outstanding Direct Loans (if you're a Direct Loan borrower) or more than \$30,000 in outstanding FFEL Program loans (if you're a FFEL borrower).	Payments can be fixed or graduated and will ensure that your loans are paid off within 25 years.

Repayment Type – Income-Driven Repayment (IDR) Plans

IDR Plans	Monthly Payment Amount
Saving on a Valuable Education (SAVE) Plan—formerly the REPAYE Plan	10% of discretionary income
Pay As You Earn (PAYE) Repayment Plan	10% of discretionary income but never more than what you would pay under the 10-year Standard Repayment Plan
Income-Based Repayment (IBR) Plan	Either 10% or 15% of your discretionary income (depending on when you received your first loans) but never more than what you would pay under the 10-year Standard Repayment Plan
Income-Contingent Repayment (ICR) Plan	The lesser of 20% of your discretionary income, or the amount you would pay on a repayment plan with a fixed payment over 12 years, adjusted according to your income

FHA Student Loan Guidelines

- The amount that appears on the student's credit report (if it is above \$0)
- The actual payment amount that appears on the student loan documentation
- If the credit report shows \$0, the lender can use 0.5% of the loan balance as the required payment
- If you are on a repayment plan that allows for payments lower than appear in your credit report (for example, you are on an IBR or other payment program that allows for lower payments than your original loan documentation) the lender can ask for documentation from your student loan servicer. Once that amount is confirmed, they can use that lower number, as long as it is not \$0. If the IBR payment is \$0, the lender will use 0.5% of the loan.
- The lender can exclude student loan payments entirely if you can provide written documentation from the student loan servicing company that the loan balance has been forgiven, discharged, canceled, or otherwise paid in full.

FHA Student Loan Examples

- **Payment Is Listed On Credit Report:** Jacob owes \$150,000 on his student loan. His credit report shows his monthly payment as \$200. The lender will use the \$200 documented number
- **Payment Is Not Listed On Credit Report, Or It Is Listed As \$0 On The Credit Report:** Hailey's balance on her student loans is \$100,000, but her credit report shows \$0 as her monthly payment. The lender will use 0.5% of the \$100,000 remaining balance as the required payment amount ($\$100,000 * .005 = \500)
- **Loan Is In Deferment Or In IBR Status:** Skylie owes \$200,000 on her student loan, but her payments are currently in deferment because she is part of the IBR program, and her income-based payment is currently \$100 per month. The loan officer will use 0.5% of \$200,000 = \$1000 unless Skylie can show written confirmation from her loan servicer that her current payment is \$100. As long as her IBR payment is greater than \$0, they can use that amount. If the IBR payment is \$0, then they will use 0.5% of her income for mortgage qualification.

Conventional Student Loan Guidelines

Fannie Mae

- If the student loan payment is shown on the credit report, they use that amount
- If the student loan payment is not shown on the credit report, or if it appears as \$0 on the credit report, they use the amount shown on the student loan documentation (the most recent student loan statement is acceptable)
- If the student is on an IBR (income-based repayment) plan, that amount will show up on the most recent student loan statement and that amount should be used. If the monthly payment shows on that statement as \$0, they can use \$0
- If the loan is deferred or in forbearance, the lender should use 1% of the outstanding loan balance or calculate a payment rate based on the student loan documentation showing repayment terms.

Conventional Student Loan Guidelines

Freddie Mac

- If the student loan payment is shown on the credit report or other student loan documentation is greater than \$0, they use that amount
- If the student loan payment on their credit report is \$0, they use 0.5% of the outstanding loan balance (as shown on the credit report)
- If the student has 10 or fewer monthly payments left until the full balance of their loan is paid off, forgiven, cancelled, discharged, or in case of an employment contingent repayment program – paid off, the lender can use \$0 as the monthly payment required*
- If the loan is deferred or is in forbearance and the loan will be forgiven, cancelled discharged or considered paid at the end of the deferment or forbearance period, the lender can use \$0*

* unless the lender is aware of any circumstances where the student will not be eligible for those programs. Evidence of eligibility must come from the student loan servicer or the employer.

VA Student Loan Guidelines

- If the student loan will be in deferment for at least 12 months after the mortgage is secured, they can use \$0
- If the student loan repayment amount is shown on the credit report, they use that number
- When no payment amount is reported or available, the lender will use 5% of the current balance divided by 12 to determine the payment
- If the student is in an IBR program, and their payments under that program are fixed for at least 12 months, they can use that amount. (It's difficult to qualify for this because IBR payments are reevaluated every year, so you would need to get your loan at the same time as your IBR evaluation to qualify using this standard.) If the IBR payments are not fixed for the next 12 months, they will use 5% of the current balance divided by 12

USDA Student Loan Guidelines

- If the loan is fixed – payments are consistent, the interest rate is consistent and the repayment term is fixed, the lender will use that repayment amount
- If the loan is not fixed – it is adjustable, deferred, income-based repayment (IBR), graduated or income contingent (IC), the lender will use one of the following:
 - When the payment amount is \$0, the lender will use 0.5% of the loan balance from the credit report or loan documentation as the loan payment amount
 - When the payment is above \$0, the lender will use the approved repayment amount shown in the loan documentation

USDA Student Loan Guidelines con't.

- If the loan is in a forgiveness plan, the lender will use the applicable documented payment until the loan is released as a liability
- If the loan is in the name of the student but being paid by someone else, it remains a legal obligation of the student, so payments must be included in the monthly payment amount even if they aren't making those payments.

Your Mortgage Team



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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

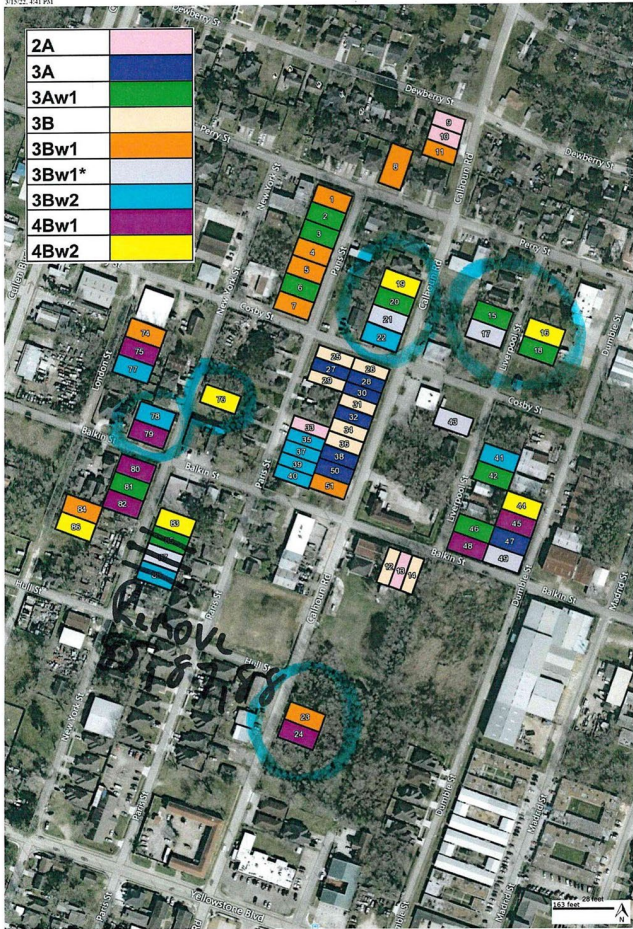
839 sq. ft.
2 bedroom
1 bath home



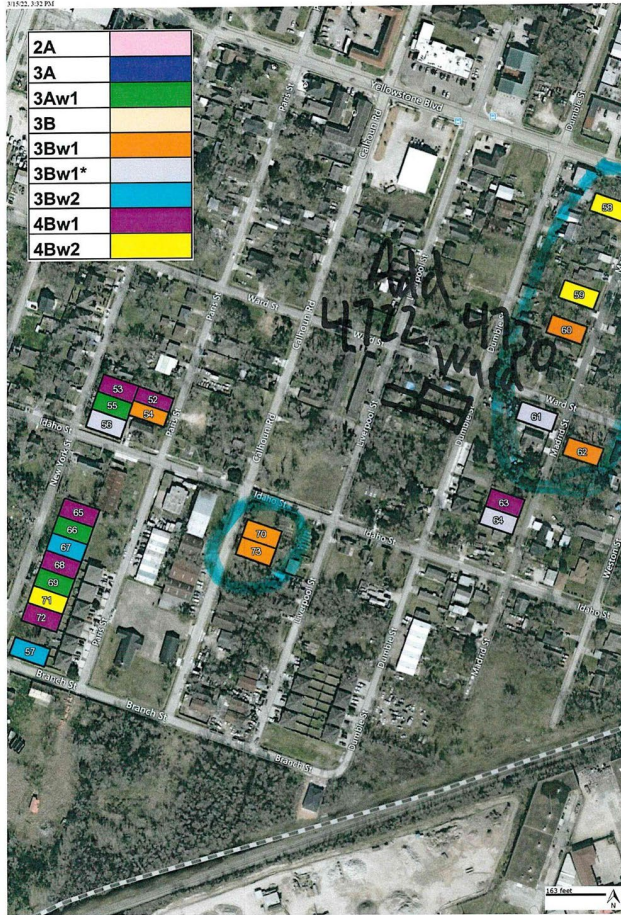
1431 sq. ft.
3 bedroom
2.5 bath home



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



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







Two Market Rate Homes Ready!



6915 Calhoun Rd
Aprox \$269k



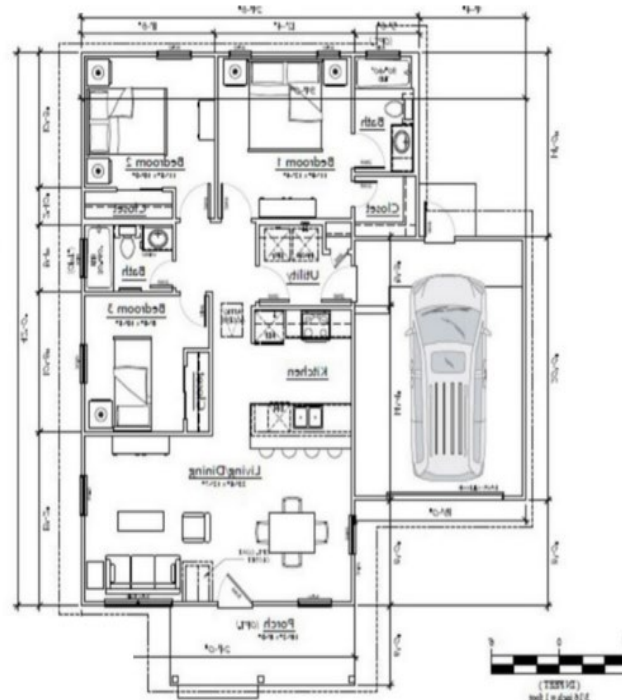
6911 Calhoun Rd
Aprox \$309k

<https://www.har.com/s/aOuOEZr9um6>



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/>**

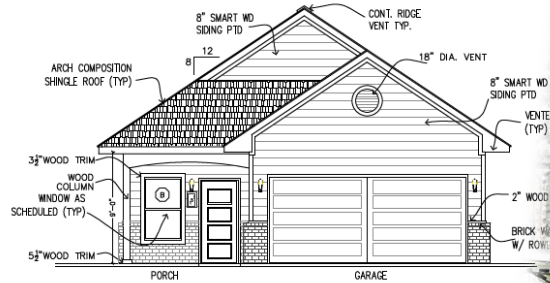
*Contact developer for final prices



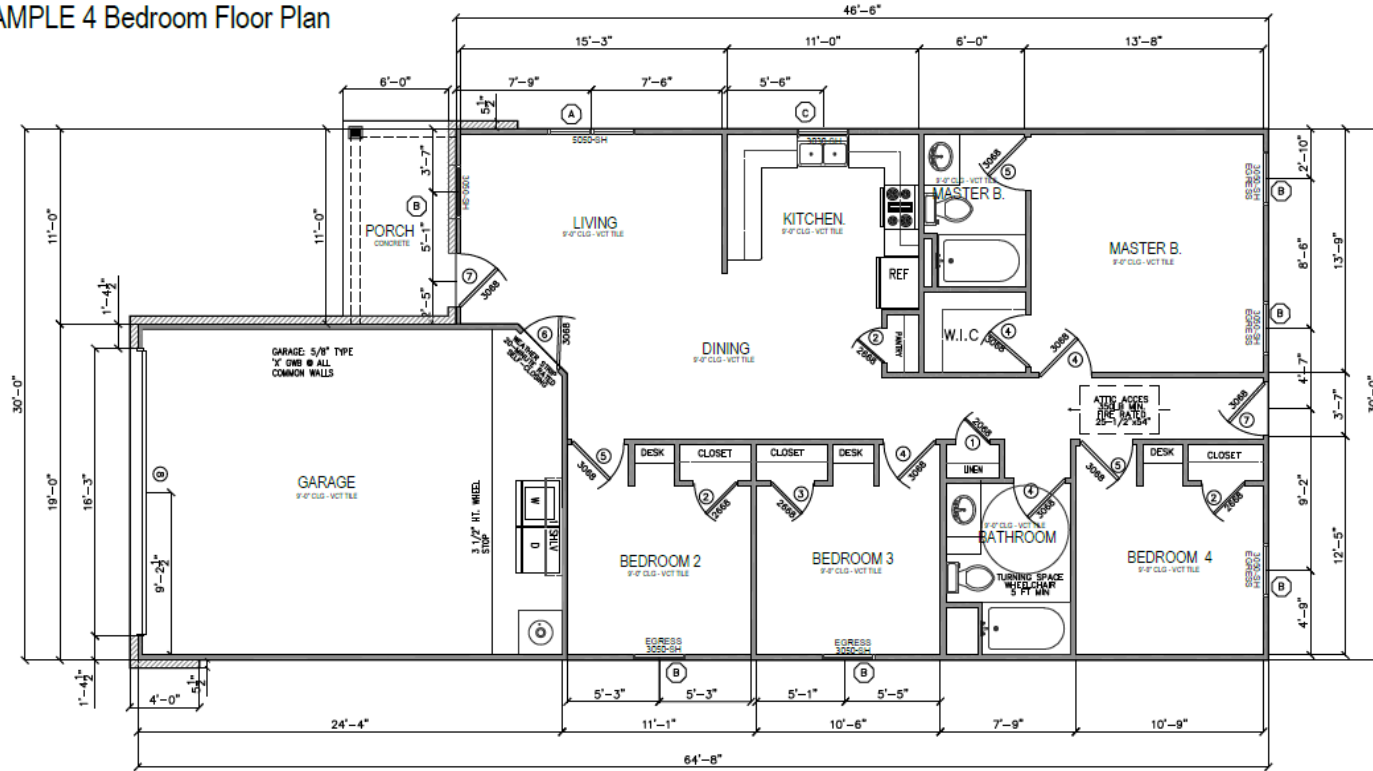
New Homes for Northeast Houston

A 127-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



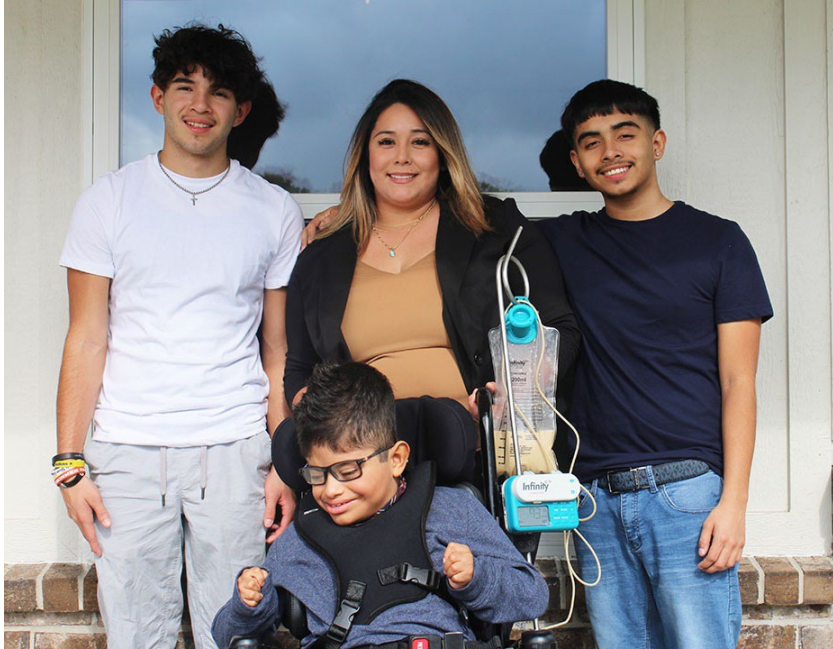
CITY OF HOUSTON

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



*Contact developer for final prices



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

March 2023



May 2023





Southern Palm



Southern Palm Playground

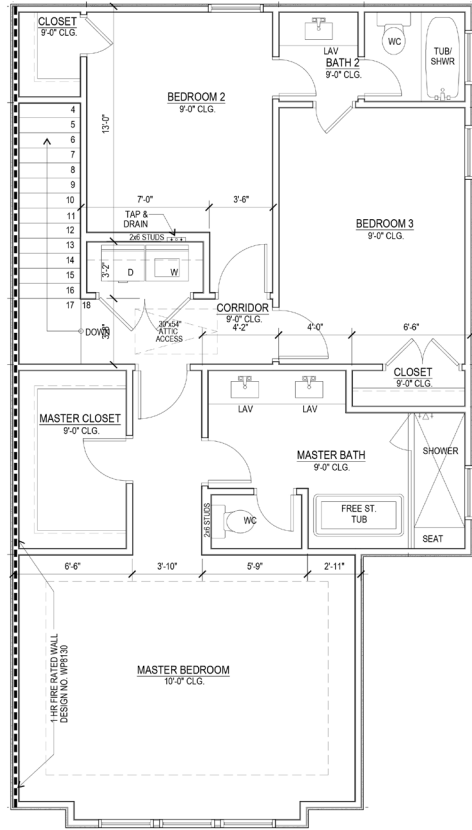


CITY OF HOUSTON ★ HOUSING AND COMMUNITY DEVELOPMENT DEPARTMENT



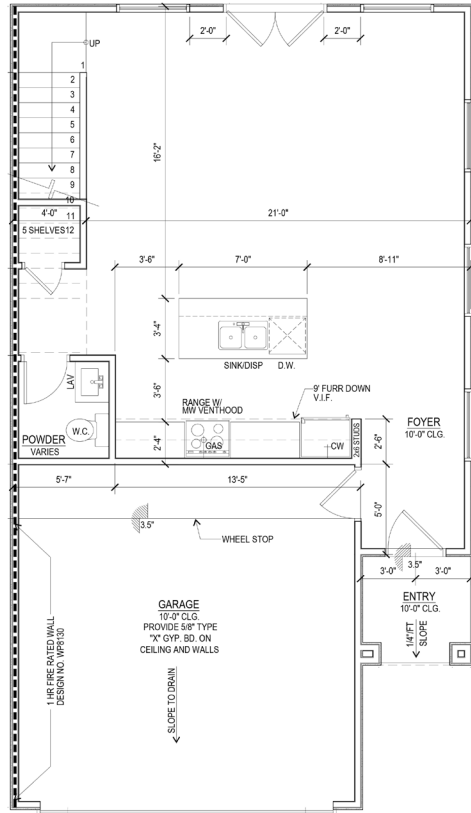


Southern Palm Interior



FIRST FLOOR CONDITIONED	657 s.f.
SECOND FLOOR CONDITIONED	964 s.f.
GARAGE	367 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/>

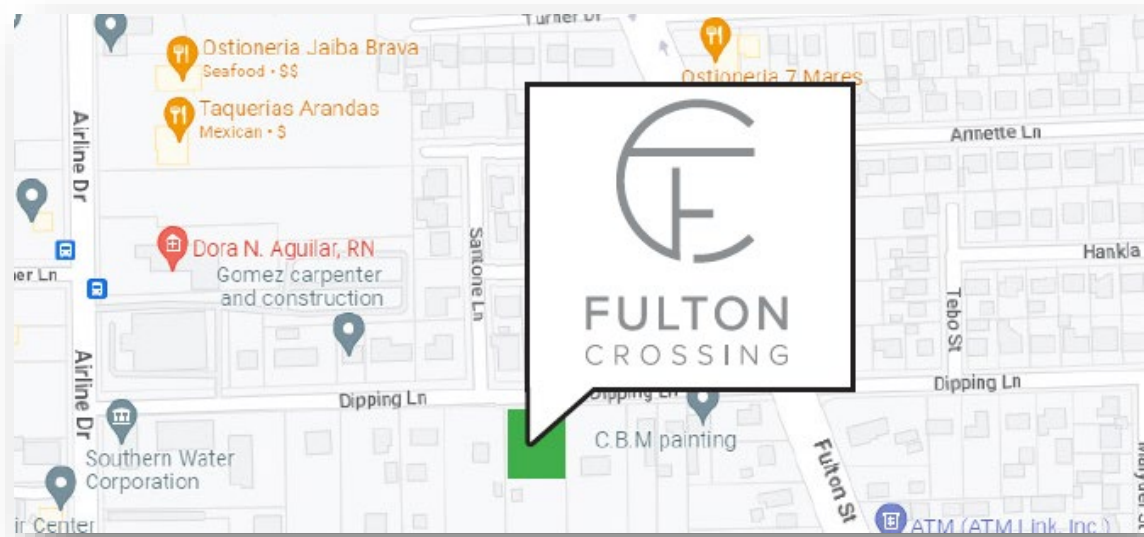
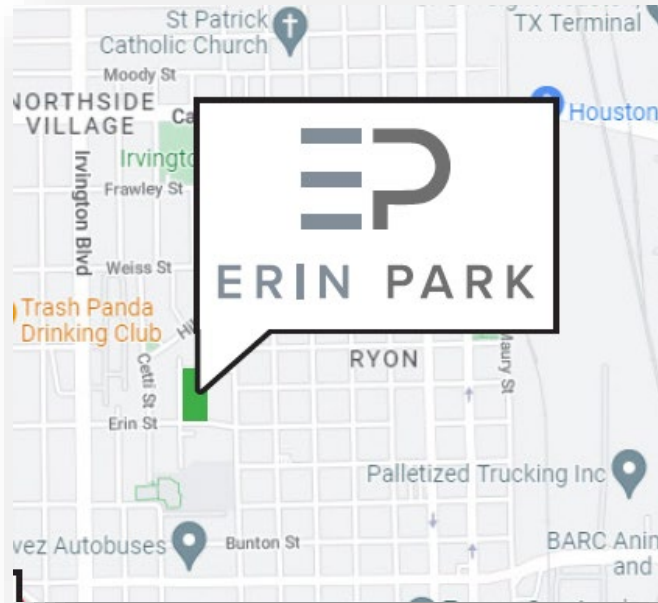


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New Homes For Northside

Erin Park & Fulton Crossing



Erin Park



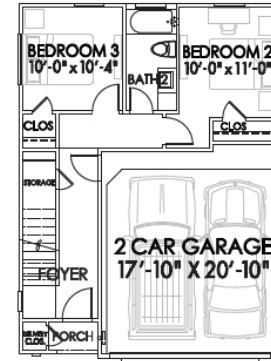
FREE-STANDING HOMES WITH PRIVATE YARDS



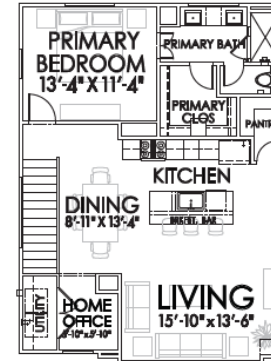
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COMMUNITY
DEVELOPMENT

CITY OF HOUSTON ★ HOUSING AND COMMUNITY DEVELOPMENT DEPARTMENT

9289 PLAN | 1,396 SQ FT

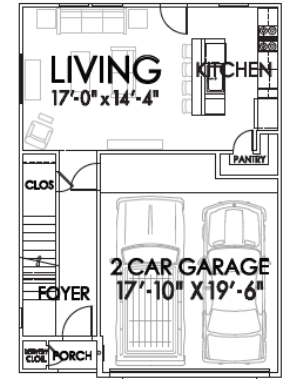


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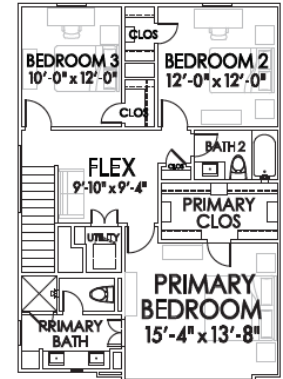


SECOND FLOOR

9215 PLAN | 1,496 SQ FT

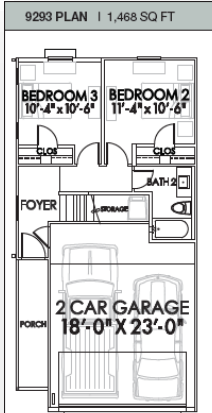


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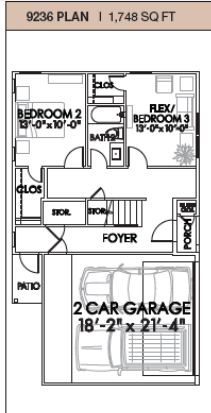


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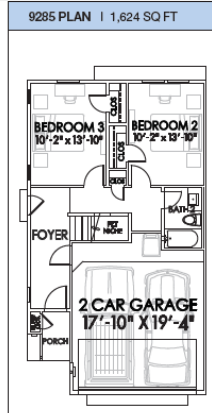
Fulton Crossing



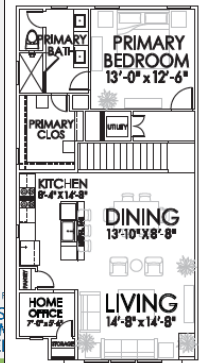
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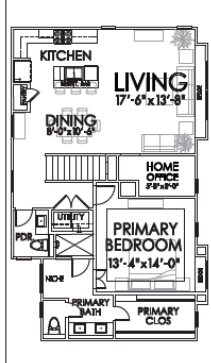
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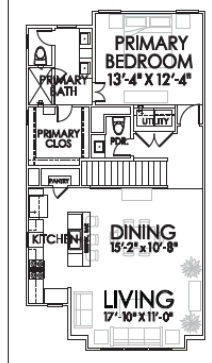
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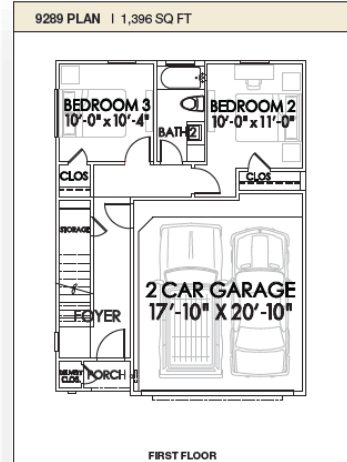
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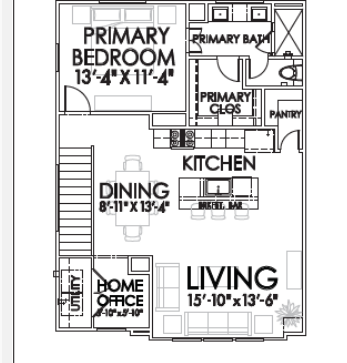
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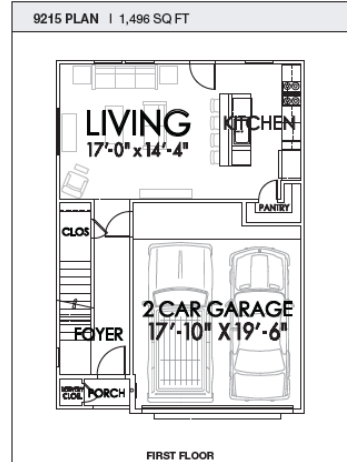
SECOND FLOOR



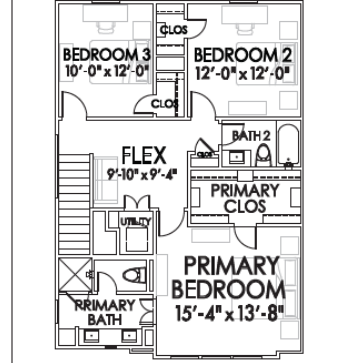
FIRST FLOOR



SECOND FLOOR



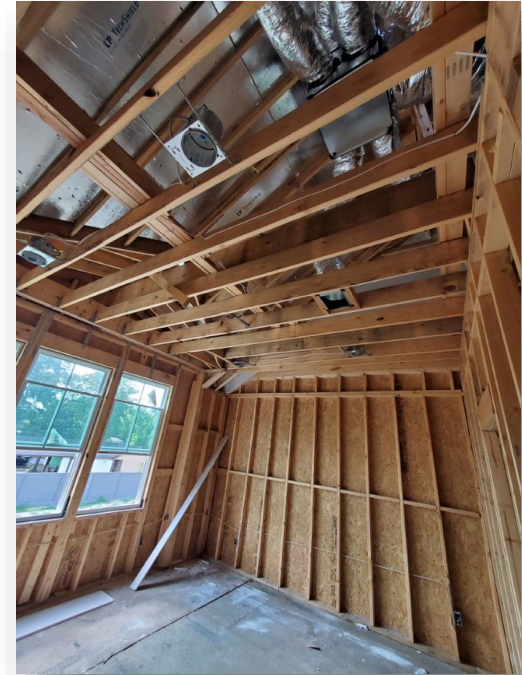
FIRST FLOOR



SECOND FLOOR



Fulton Crossing – May 2023



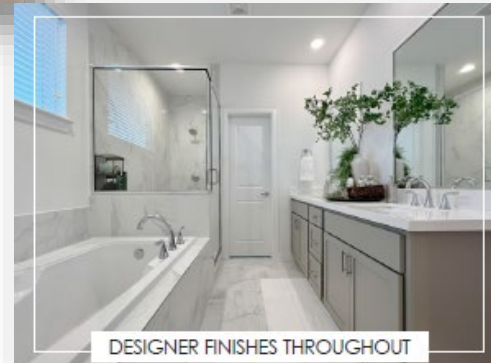
Fulton Crossing



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**

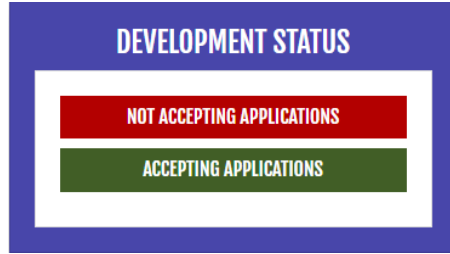


***Contact developer for final prices**



Homebuyer Prequalification

First Steps



Additional Program Requirements (As Applicable)



Call The Developer



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!

A square QR code located at the bottom left of the flyer, next to a blue arrow pointing right towards the text "SCAN TO TAKE SURVEY!".The official seal of the City of Houston Housing and Community Development department, featuring a circular emblem with a building and the text "CITY OF HOUSTON HOUSING AND COMMUNITY DEVELOPMENT" around the perimeter.

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
- 10/19/2023: Houston Housing Authority



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

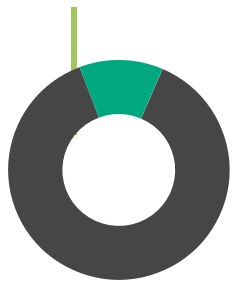
Session Two: Building the Perfect Team

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



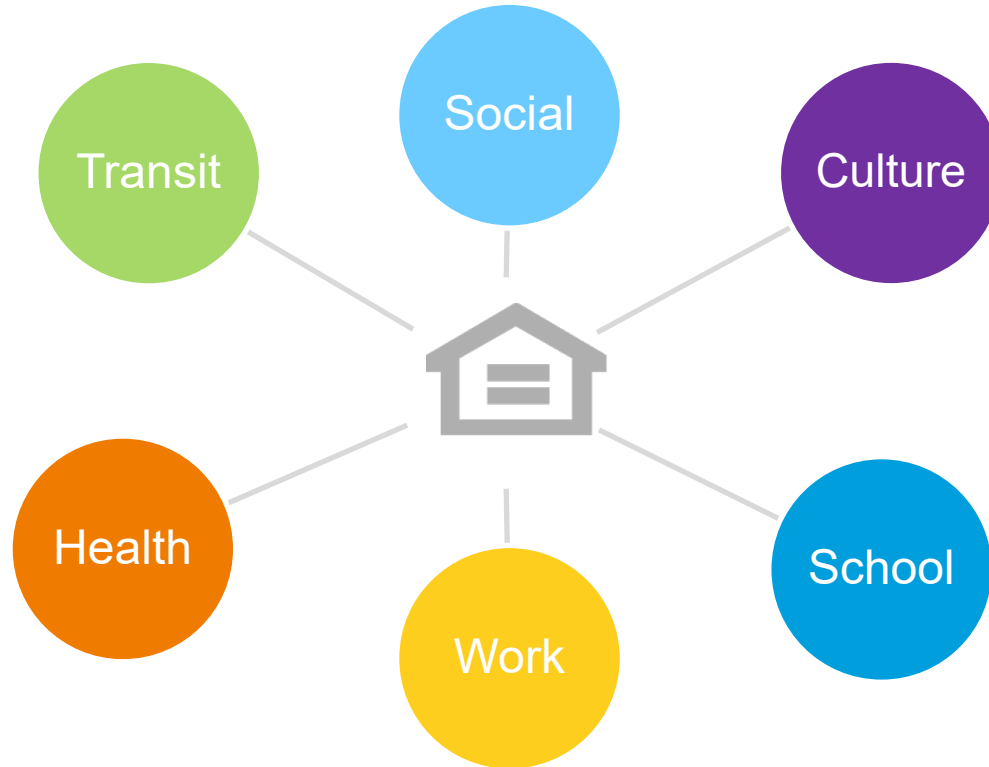
Contact Information

- <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

