



REAL ESTATE CENTER

Affordable Housing Programs Resource Guide

Jack C. Harris

Research Economist

Technical Report 1262

Real Estate Center

Director

Dr. R. Malcolm Richards

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Reprinted September 1999

October 1998

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Solutions Through Research

Acknowledgments

Preparation of this guide was assisted by review and comments from Clark Cain and Criss Murdoch of the Federal Home Loan Bank of Dallas, Richard Coffman of Freddie Mac, Janna Cormier of the Texas Department of Housing and Community Affairs, Mary E. Madde of the U.S. Department of Housing and Urban Development and Ronney W. Radle of the U.S. Department of Agriculture. The Real Estate Center staff thanks those who contributed to this effort.

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Summary

This guide provides a quick reference to sources of financial assistance for housing. All of the programs listed are intended to help make buying or renting a home more affordable, and most are targeted at low- and moderate-income families and individuals. These assistance programs are provided by federal and state agencies as well as quasi-private organizations, such as the Federal National Mortgage Association and the Federal Home Loan Bank of Dallas.

The table provides a handy guide to locating the appropriate program. Programs are categorized according to the type of assistance provided. These categories offer assistance in: developing and constructing single-family homes; purchasing owner-occupied homes; repairing and rehabilitating homes; developing multi-family housing; and other activities related to affordable housing.

The table also indicates the type of applicant eligible to receive assistance for each program. Some programs are aimed at state and local governments; some at non-profit organizations; some at developers, builders and investors; and some work directly with the individual beneficiary. Also listed in the table are programs appropriate for each combination of assistance type and applicant.

Each program is referenced in the table by an abbreviated title. The first part of the title indicates the organization providing assistance (or administering the program). Following the table is a list of these organizations including their full name and each referenced program they administer. Organizations are listed in alphabetical order, as are the individual programs. By matching the abbreviated title from the table to the one in the list, it is possible to locate the page number in the guide where programs are described more fully.

Program descriptions are standardized. They include the organization name, full name of the program and abbreviated title, information on the type of assistance provided, eligible applicants, a brief description of the program and organization contact. The program description is a simplified explanation of what the program is trying to accomplish and the approach taken. The contact information includes an address and phone number where more detailed information can be found.

Housing Assistance Resource Table

Type of Applicant	Development of Affordable Single-family Homes	Purchase of Single-family Homes	Rehabilitation or Repair of Homes	Acquisition or Development of Rental Housing	Other Purposes
Individuals and families		FHLMC-EM FNMA-CL FNMA-Flex97 FNMA-CL HUD-MHL HUD-203b HUD-203i HUD-203k HUD-221d2 HUD-234c HUD-GPM RHS-502 TDHCA-Bond TVLB-VHAP	FHLMC-EM HUD-203k HUD-221d2 HUD-Improv RHS-D502 RHS-G502 RHS-504 TVLB-VHIP HUD-223e		FNMA-CL HUD-Improv TVLB-Land
Developers and investors	TDHCA-Bond	FNMA-HIML TDHCA-Trust		HUD-207m HUD-221d3/4 HUD-221dSRO HUD-223f TDHCA-Bond TDHCA-LIHTC HUD-231	TDHCA-Partners
Lenders	FHLB-AHP FHLB-CIP	FHLB-AHP FHLB-CIP	FHLB-AHP	FHLB-AHP HUD-221d3/4	FHLB-CIP HUD-223e
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States	HUD-HOME	HUD-HOME	DOE-Weather HUD-HOME	HUD-HOME	HHS-Energy

Department of Energy

Weatherization Assistance for Low-Income Persons
DOE-Weather

Program offers: Grants

Eligibility: States

Description: Funds are used to improve the insulation and weather-tightness of homes of low-income persons.

Contact: Director
Office of State and Community Programs
Mail Stop EE-44
Office of Energy Efficiency and Renewable Energy
Department of Energy
Forrestal Building
Washington D.C. 20585
202-586-4074

Federal Home Loan Bank

Affordable Housing Program
FHLB-AHP

Program offers: Funding for eligible projects

Eligibility: Lending institutions that are stockholders in the Federal Home Loan Bank of Dallas

Description: Funds may be used to pay closing costs, partial down payments, buy down principal amounts or interest rates, or for construction or rehabilitation of housing. Projects must provide owner-occupied housing to families with incomes less than 80 percent of the area median or rental housing in which at least 20 percent of tenants have incomes less than 50 percent of the area median. Funds are awarded on a competitive bid basis.

Contact: Affordable Housing Department
Federal Home Loan Bank of Dallas
5605 North MacArthur Blvd.
Irving, Texas 75038-2617
214-944-8712

Federal Home Loan Bank

**Community Investment Program
FHLB-CIP**

Program offers: Below-market loans (advances) for eligible projects

Eligibility: Lending institutions that are stockholders in the Federal Home Loan Bank of Dallas

Description: Funds may be used for a variety of projects that either provide housing finance to households with income, at or less than 115 percent of the area median, or for commercial development that benefits low and moderate income households with incomes at or less than 80 percent of the area median. These advances are fixed rate with terms from three months to 30 years. Pricing is as much as 45 basis points less than that for standard advances of comparable maturities.

Contact: Clark Cain
Vice President
Economic and Community Development
Federal Home Loan Bank of Dallas
5605 North MacArthur Blvd.
Irving, Texas 75038-2617
214-944-8712
800-362-2944

Federal Home Loan Mortgage Corporation

**Expanding Markets Programs
FHLMC-EM**

Program offers: Low down payment home mortgage loans with eased qualifying criteria

Eligibility: Low- and moderate-income homebuyers

Description: This is a group of affordable loan products similar to the community lending products of Fannie Mae. Included are:

- Affordable Gold 5. Five percent down payment loan.
- Affordable Gold 3/2. Three percent cash down payment combined with loan or gift.
- Affordable Gold 97. Three percent down payment.
- Affordable Seconds. Combines loan with subsidized second mortgage for partial down payment or closing costs.
- Lease-Purchase Mortgage. Loans to local non-profit groups for purchase and lease with option to buy.
- Manufactured Housing Real Estate Mortgage. Manufactured units that have been converted into real estate.
- Affordable Rehabilitation Mortgages. Combined purchase and rehabilitation loans.

Contact: Richard Coffman
Manager, Affordable Lending
8250 Jones Branch Drive
McLean, VA 22102-3110
703-918-5069

Federal National Mortgage Association
Community Lending Program
FNMA-CL

- Program offers: A menu of loan products that feature low down payments, lenient qualifying criteria, and lower closing costs and cash reserve requirements.
- Eligibility: Borrowers' income must be no higher than the area median. Homes financed must be borrower's principal residence. Borrowers must attend special homebuyer education sessions.
- Description: Under this umbrella of special loan products are:
- Community Home Buyer's Program. Five percent down payment loans.
 - Fannie 97. Three percent down payment loans.
 - 3/2 Option. Three percent cash down payment from borrower plus 2 percent from other sources.
 - Start-up Mortgage. Five percent down payment, graduated payment mortgage.
 - FannieNeighbors. Loans targeted to designated, inner-city neighborhoods.
 - Community Seconds. Part of the down payment is provided by a below-market-rate second mortgage loan.
 - Lease-Purchase Mortgage. Allows non-profit groups to buy homes and lease them with an option to buy.
 - Community Land Trust Mortgage. Land leasehold financing program in conjunction with local community groups.
 - Magnet Employer-Assisted Housing Mortgage. Employers provide a portion of the down payment as part of an employee recruitment plan.
- Contact: Fannie Mae has several "partnership offices" in the state.
- Border Region Partnership Office
1 Riverwalk Place
700 N. St. Mary's Street, Suite 420
San Antonio, TX 78205
- Houston Partnership Office
2 Allen Center
1200 Smith Street
Suite 2335
Houston, TX 77002
- In other areas, contact Fannie Mae at:
2 Galleria Tower, Suite 600
13455 Noel Road
Dallas, TX 75240-5003
972-773-4663

Federal National Mortgage Association

Flexible 97
FNMA-Flex97

- Program offers: Low down payment mortgage loans
- Eligibility: Designed for homebuyers with good credit and enough income to qualify for a loan but little cash. A 3 percent down payment is required but may come from a variety of sources, including loans and grants.
- Description: Fannie Mae buys mortgage loans from mortgage bankers and lending institutions. This new loan was authorized for national use in 1998 and was expected to help 40,000 households become homeowners during the year.
- Contact: Inquire with mortgage lenders in local area. For list of participating lenders, call 1-800-7FANNIE.

Federal National Mortgage Association

Home Improvement Mortgage Loan
FNMA-HIML

- Program offers: Mortgage financing for as much as 90 percent of a home's value after improvements
- Eligibility: All homebuyers, homeowners or investors. Owner-occupants may use this financing for one-to-four unit structures and condominiums. Investors are restricted to one-unit structures.
- Description: This program is an alternative to the Section 203k insurance program from HUD and has a higher loan amount limit. The loan can be as much as 90 percent of either the purchase price plus cost of improvements or appraised value as completed (70 percent for investors). Fannie Mae does not insure the loans but buys them after they have been originated by local lenders and insured by participating insurers.
- Contact: Inquire with local mortgage lenders or contact Fannie Mae at

2 Galleria Tower, Suite 600
13455 Noel Road
Dallas, TX 75240-5003
972-773-4663

Department of Health and Human Services

**Low-Income Home Energy Assistance
HHS-Energy**

Program offers: Grants

Eligibility: States

Description: Part of the Energy Assistance Block Grant program. Funds are used to assist low-income households heat their homes.

Contact: Janet M. Fox
Director, Division of Energy Assistance
Office of Community Services
Administration for Children and Families
Department of Health and Human Services
370 L'Enfant Promenade, SW
Washington, DC 20447
202-401-9351

Housing and Urban Development

**HOME Investment Partnerships Program
HUD-HOME**

Program offers: Grants

Eligibility: States, cities and urban counties

Description: Funds may be used in various programs aimed at expanding the supply of affordable housing, such as rehabilitation and construction of housing, rental assistance and homebuyer assistance.

Contact: HUD employs a “community builder” in their state and field offices. This person is prepared to provide information on the full array of HUD programs and should be the applicants’ first contact with the agency. The address and phone numbers of all community builders in Texas are shown in Appendix A on page 25.

(Areas that have not received “participating jurisdiction” status with HUD should see the TDHCA-HOME program.)

Housing and Urban Development

Housing Counseling Assistance Program
HUD-HCAP

Program offers: Grants

Eligibility: Approved housing counseling agencies (see local HUD office for criteria and application for approval)

Description: Provides funding for organizations counseling individuals in homebuying, renting and the responsibilities of homeowners, mortgage borrowers and tenants.

Contact: HUD employs a “community builder” in their state and field offices. This person is prepared to provide information on the full array of HUD programs and should be the applicants’ first contact with the agency. The address and phone numbers of all community builders in Texas are shown in Appendix A on page 25.

Housing and Urban Development

Manufactured Home and Lot Purchase Loans
HUD-MHL

Program offers: Loan insurance

Eligibility: All individuals and families buying manufactured housing as their principal residence

Purpose: This program insures loans to finance the purchase of manufactured home lots or a combination of lot and manufactured housing unit. General loan maximums are \$64,800 for a lot and home and \$16,200 for a lot only. Limits may be higher in some areas.

Contact: Apply for insurance with lender. For approved lenders, contact local HUD office.

Housing and Urban Development

Section 8 Housing Assistance
HUD-8

- Program offers: Rent subsidies
- Eligibility: Local governments administer the program on the behalf of very low (50 percent of median) income, elderly, disabled and handicapped tenants.
- Description: Funds are used to pay a percentage of the rent charged to eligible recipients for housing obtained in the marketplace. Local administrators are responsible for selecting eligible tenants and housing units.
- Contact: HUD employs a “community builder” in their state and field offices. This person is prepared to provide information on the full array of HUD programs and should be the applicants’ first contact with the agency. The address and phone numbers of all community builders in Texas are shown in Appendix A on page 25.
- The Texas Department of Housing and Community Affairs contracts with small cities and Community Action Agencies to administer the program in their areas. Contact Mario Aguilar at 512-475-3938.

Housing and Urban Development

Section 202 Supportive Housing for the Elderly
HUD-202

- Program offers: Capital advances (a type of conditional grant that not repaid unless the project no longer serves the purpose of the program) for construction or rehabilitation. Rental assistance payments for as long as five years.
- Eligibility: Private, non-profit organizations with experience in housing or related activities
- Description: This program helps fund construction and rehabilitation of supportive housing for very low-income elderly tenants. Supportive housing includes support activities such as cleaning, cooking and transportation. Capital advances can be used to cover any of the expenses of construction and rehabilitation. Rent assistance is used to supplement the rent payments of eligible tenants.
- Contact: HUD employs a “community builder” in their state and field offices. This person is prepared to provide information on the full array of HUD programs and should be the applicants’ first contact with the agency. The address and phone numbers of all community builders in Texas are shown in Appendix A on page 25.

Housing and Urban Development

Section 203b Mortgage Insurance
HUD-203b

Program offers: Loan insurance

Eligibility: All homebuyers or homeowners

Description: Use of federal loan insurance (commonly known as FHA insurance) allows borrowers to buy homes with cash down payments as low as 3 percent of costs. Borrowers pay an insurance premium at closing and, depending on the loan-to-value ratio, a periodic premium as well. There is a limit on the maximum loan amount that can be covered. The maximum varies by location.

Contact: Most mortgage lending institutions, mortgage bankers and brokers originate FHA-insured loans.

Housing and Urban Development

Section 203i Mortgage Insurance for Homes in Outlying Areas
HUD-203i

Program offers: Loan insurance

Eligibility: Buyers of homes in outlying areas—historically underserved areas where mortgages are difficult to obtain

Description: This is a special insurance program for homes in areas where lack of active real estate markets may otherwise make lenders reluctant to make mortgage loans. The program is rarely used but is still available.

Contact: Any FHA-approved lender

Housing and Urban Development

Section 203k Mortgage Insurance
HUD-203k

Program offers: Loan insurance

Eligibility: Buyers and owners of homes that require repairs, modernization or rehabilitation. The cost of improvements to the existing property must be at least \$5,000. The home must be at least one year old and will be the borrower's principal residence.

Description: These loans cover both the purchase price (or existing mortgage amount in the case of refinancing) and the cost of improvements. For homes in which the intended improvements will increase value substantially, it is possible to finance more than 100 percent of the home's current value. Some improvements that are considered luxury items (like swimming pools) may not be eligible.

Contact: Most mortgage lending institutions, mortgage bankers and brokers originate FHA-insured loans.

Housing and Urban Development

Section 207(m) Manufactured Home Parks
HUD-207m

Program offers: Loan insurance

Eligibility: Investors, builders and developers interested in constructing or rehabilitating manufactured home parks and communities.

Description: Insured mortgages may be used to finance the construction or rehabilitation of manufactured home parks consisting of five or more spaces.

Contact: HUD employs a “community builder” in their state and field offices. This person is prepared to provide information on the full array of HUD programs and should be the applicants’ first contact with the agency. The address and phone numbers of all community builders in Texas are shown in Appendix A on page 25.

Housing and Urban Development

Section 221(d) Single Room Occupancy
HUD-221d SRO

Program offers: Loan insurance

Eligibility: Public, private non-profit and for-profit purchasers and developers.

Description: Loans may be used to construct or rehabilitate structures of five or more units comprised primarily of one-room housing units for rent. No more than 10 percent of total floor space can be used for commercial uses.

Contact: HUD employs a “community builder” in their state and field offices. This person is prepared to provide information on the full array of HUD programs and should be the applicants’ first contact with the agency. The address and phone numbers of all community builders in Texas are shown in Appendix A on page 25.

Housing and Urban Development

Section 221(d)(2) Mortgage Insurance
HUD-221d2

Program offers: Loan insurance

Eligibility: All families, no income limit. Special terms for families displaced by natural disasters or governmental actions, such as urban renewal.

Description: Loan insurance applies to loans used to purchase or rehabilitate homes. Program is targeted to low- and moderate-income families by limiting the maximum loan amount to \$31,000 for a single-family home. Slightly higher amounts apply to loans for large families in high cost areas or for two-to-four unit buildings.

Contact: Inquire with local lending institutions or HUD/FHA office.

Housing and Urban Development

Section 221(d)(3) and (4) Rental and Cooperative Housing
HUD-221d3/4

- Program offers: Loan insurance
- Eligibility: Public and private sponsors, builders, investors and lenders
- Description: Insured mortgages are used to finance construction or rehabilitation of rental or cooperative housing projects (five or more units). The housing may be rented without income restrictions, although there is a limit to the loan amount.
- Contact: HUD employs a “community builder” in their state and field offices. This person is prepared to provide information on the full array of HUD programs and should be the applicants’ first contact with the agency. The address and phone numbers of all community builders in Texas are shown in Appendix A on page 25.

Housing and Urban Development

Section 223(e) Mortgage Insurance for Older, Declining Areas
HUD-223e

- Program offers: Supplemental loan insurance
- Eligibility: Individuals with FHA-insured property in older, declining, but still viable neighborhoods; also non-profit sponsors of multi-family property in older areas.
- Description: This supplemental insurance program allows HUD to place an existing insurance obligation into a special risk pool, thereby lowering insurance premiums for those covered by other FHA programs.
- Contact: HUD employs a “community builder” in their state and field offices. This person is prepared to provide information on the full array of HUD programs and should be the applicants’ first contact with the agency. The address and phone numbers of all community builders in Texas are shown in Appendix A on page 25.

Housing and Urban Development

Section 223(f) Multi-family Housing
HUD-223f

Program offers: Loan insurance

Eligibility: Public or private owners of structures with at least five housing units. Structure must be at least five years old but have at least ten years remaining economic life.

Description: Insured loans may be used to purchase or refinance existing multi-family, rental housing structures.

Contact: HUD employs a “community builder” in their state and field offices. This person is prepared to provide information on the full array of HUD programs and should be the applicants’ first contact with the agency. The address and phone numbers of all community builders in Texas are shown in Appendix A on page 25.

Housing and Urban Development

Section 231 Rental Housing for the Elderly
HUD-231

Program offers: Construction loan insurance

Eligibility: Private developers, public agencies and non-profit organizations

Description: Insured loans may be used for construction and rehabilitation of buildings with at least eight housing units intended for rental housing to elderly or disabled tenants. Non-profit or public sponsors may borrow as much as 100 percent of costs, while for-profit sponsors may borrow as much as 90 percent.

Contact: HUD employs a “community builder” in their state and field offices. This person is prepared to provide information on the full array of HUD programs and should be the applicants’ first contact with the agency. The address and phone numbers of all community builders in Texas are shown in Appendix A on page 25.

Housing and Urban Development

Section 234(c) Mortgage Insurance for Condominium Units
HUD-234c

Program offers: Loan insurance

Eligibility: Anyone buying a condominium unit as their principal residence

Description: This program is similar to Section 203(b) but is applied to financing condominium units. Special rules apply to units converted from rental apartment properties. For example, the purchaser must be a former tenant in the building and application must be at least one year after the building was converted.

Contact: Apply at any FHA-approved lender.

Housing and Urban Development

Section 245 Graduated Payment Mortgage Insurance

HUD-GPM

- Program offers: Loan insurance
- Eligibility: Homebuyers who will use the homes as their principal residences and expect their incomes to rise during the early years of the mortgage term
- Description: Graduated Payment Mortgages feature low monthly payments in the first several years of the mortgage term. However, the payment amount increases by a fixed percentage each year for the first five or ten years of the mortgage term, depending on the type of plan selected. After this initial graduated period, payments level out for the remainder of the loan term at a level higher than a comparable fixed-payment loan.
- Contact: Apply at any FHA-approved lender.

Housing and Urban Development

Self-Help Homeownership Opportunity Program

HUD-SHOP

- Program offers: Grants
- Eligibility: Non-profit organizations, other than Habitat for Humanity
- Description: Grants can be used to help pay for land and improvements in conjunction with the provision of self-help housing in which the residents participate in the construction process. Habitat for Humanity projects are special cases that are eligible under another funding program.
- Contact: Office of Affordable Housing Programs
Community Planning and Development
Department of Housing and Urban Development
451 7th St. SW
Washington, DC 20410
202-708-3226

Housing and Urban Development

Title I Property Improvement Loans
HUD-Improv

Program offers: Insured loans

Eligibility: Homeowners and tenants whose lease exceeds the term of the loan by at least six months

Description: Insured loans of as much as \$25,000 can be used to alter, repair or improve an existing single-family home or construct a non-residential structure that improves the use of the property. Loans of as much as \$12,000 per unit can be used to improve a multi-family structure.

Contact: Department of Housing and Urban Development
Texas State Office
Secretary's Representative
1600 Throckmorton
P.O. Box 2905
Fort Worth, TX 76113-2903
817-978-9000

Rural Housing Service

Section 502 Direct Rural Housing Loans
RHS-D502

Program offers: Subsidized loans

Eligibility: Very low- to low-income individuals and families

Description: Loans can be used to purchase, rehabilitate or improve homes in eligible rural areas.

Contact: Department of Agriculture
Rural Development Office
Federal Building
Suite 102
101 South Main
Temple, TX 76501
254-742-9770

Rural Housing Service

Section 502 Guaranteed Rural Housing Loans
RHS-G502

Program offers: Loan guarantees

Eligibility: Moderate income individuals and families

Description: Loans can be used to purchase homes in eligible rural areas.

Contact: Department of Agriculture
Rural Development Office
Federal Building
Suite 102
101 South Main
Temple, TX 76501
254-742-9770

Rural Housing Service

Section 504 Rural Housing Loans and Grants
RHS-504

Program offers: Direct loans and grants

Eligibility: Rural homeowners with sufficient income to repay loan but not exceeding limits for very low-income status. Eligible applicants more than 62 years old may receive a grant provided they do not have ability to repay all or part of cost of needed repairs.

Description: Loans can be used to repair or improve homes, including modernization. Grants may be used only in cases of health and safety hazards. Loans carry an interest rate of 1 percent per year with terms of as many as 20 years with a maximum loan amount of \$20,000.

Contact: Department of Agriculture
Rural Development Office
Federal Building
Suite 102
101 South Main
Temple, TX 76501
254-745-9770

Rural Housing Service

Section 515 Rural Rental Housing
RHS-515

Program offers: Direct loans

Eligibility: Applicants must be lending institutions. Eligible loans are for construction of rental housing for very low- to moderate-income, elderly, disabled or handicapped tenants in rural areas.

Description: Loan guarantees are intended to encourage lenders to make loans that will add to the supply of affordable rental housing in rural areas.

Contract: Department of Agriculture
Rural Development Office
Federal Building
Suite 102
101 South Main
Temple, TX 76501
254-742-9760

Rural Housing Service

Section 523 Rural Self-Help Housing Technical Assistance
RHS-523

Program offers: Project grants

Eligibility: Local government, public or private non-profit organization

Description: Provides administrative funds to help applicants build homes. Funds may be used to acquire tools, hire personnel to administer the program and to pay for training of residents in construction techniques.

Contact: Department of Agriculture
Rural Development Office
Federal Building
Suite 102
101 South Main
Temple, TX 76501
254-742-9770

Rural Housing Service

Section 523 and 524 Site Loans
RHS-523/4

Program offers: Direct Loans

Eligibility: Private and public non-profit organizations. Program restricted to open country and towns with as few as 10,000 in population.

Description: Provides loans to organizations that wish to develop housing lots for sale to rural families and individuals. May include land or site acquisition and cost of utility and infrastructure development. Loans must be repaid in two years.

Contact: Department of Agriculture
Rural Development Office
Federal Building
Suite 102
101 South Main
Temple, TX 76501
254-742-9770

Rural Housing Service

Section 533 Rural Housing Preservation Grants
RHS-533

Program offers: Project grants

Eligibility: Local governments, public or private non-profit organizations, Indian tribal corporation, or consortiums of eligible groups operating in open country or towns with as many as 10,000 in population.

Description: Grants pay for administration and operation of programs that provide loans and grants to low- and very low-income homeowners for the purpose of repair and rehabilitation of the structures.

Contract: Department of Agriculture
Rural Development Office
Federal Building
Suite 102
101 South Main
Temple, TX 76501
254-742-9760

Rural Housing Service

Section 538 Rural Rental Housing
RHS-538

Program offers: Loan Guarantees

Eligibility: Applicants must be lending institutions. Eligible loans are for construction of rental housing for very low- to moderate-income, elderly, disabled or handicapped tenants in rural areas.

Description: Loan guarantees are intended to encourage lenders to make loans that will add to the supply of affordable rental housing in rural areas.

Contact: Department of Agriculture
Rural Development Office
Federal Building
Suite 102
101 South Main
Temple, TX 76501
254-742-9760

Texas Department of Housing and Community Affairs
HOME Investment Partnerships Program
TDHCA-HOME

Program offers: Grants

Eligibility: Local governments, public housing authorities, non-profit or for-profit organization not within a jurisdiction participating directly with HUD (see HUD-HOME).

Description: Funds may be used in various programs aimed at expanding the supply of affordable housing, such as rehabilitation and construction of housing, rental assistance, and homebuyer assistance.

Contact: Texas Department of Housing and Community Affairs
P.O. Box 13941, Capitol Station
Austin, TX 78711-3941
800-201-2110, Program Manager Joe Mann

Texas Department of Housing and Community Affairs
Housing Trust Fund
TDHCA-Trust

Program offers: Low-interest loans, technical assistance and capacity building

Eligibility: Local government, public housing authorities, non-profit organizations, community housing development organizations, for-profit entities and low, very low and extremely low-income individuals.

Description: The fund was created to provide affordable housing for low, very low and extremely low-income individuals and families. Funds are awarded through a competitive funding process based on demonstrated ability of the project to address affordable housing needs and financial feasibility.

Contact: Texas Department of Housing and Community Affairs
Housing Programs Division
512-475-1458
Fund availability is announced through a Notice of Funding Availability in the *Texas Register*.

Texas Department of Housing and Community Affairs
Low Income Housing Tax Credits
TDHCA-LIHTC

Program offers: Federal income tax credits

Eligibility: Owners and developers of rental housing (including non-profit groups) willing to set aside a specified percentage of units for low-income tenants paying restricted rents.

Description: Expands the availability of affordable rental housing for those eligible by offering tax incentives to cooperating owners. Although this is a federal program, the Department of Housing and Community Affairs has the responsibility of administering the program. The department accepts applications during specified periods each year.

Contact: Texas Department of Housing and Community Affairs
Housing Programs Division
512-475-4874

Texas Department of Housing and Community Affairs
Mortgage Revenue Bond Program
TDHCA-Bond

Program offers: Below-market interest-rate mortgage loans

Eligibility: Very low- to moderate-income, first-time homebuyers (very low- and low-income for down payment assistance); non-profit organizations and developers of single-family and rental housing projects

Description: Proceeds from special tax-exempt bonds are used to fund mortgage loans for a variety of programs. The First-Time Homebuyer Program provides low-interest loans for those who have not owned a home in the last three years. Lower income homebuyers may receive interest-free loans for down payments from the Down Payment Assistance Program. The Single-Family Interim Construction Program provides construction loans to homebuilders for homes to be sold to eligible homebuyers. Also, there is a funding program for multi-family rental housing projects.

Contact: Mortgage loans are originated through participating local lenders.

Texas Department of Housing and Community Affairs
Director of Bond Program 512-475-3856
Director of Single-Family Lending 512-475-2116
Director of Multi-family Finance 512-475-2213

Texas Department of Housing and Community Affairs
Neighborhood Partnerships for Texans
TDHCA-Partners

Program offers: Technical assistance, loans and grants

Eligibility: Local government, non-profit organizations and for-profit lenders and developers

Description: Aims to increase the supply of affordable housing by creating cooperative partnerships among local governments, non-profit organizations and for-profit lenders and developers. The department assists in the planning of the projects and has limited financial support to help get projects under way.

Contact: Texas Department of Housing and Community Affairs
Housing Programs Division
512-475-2865

Texas Veterans Land Board

Texas Veterans Land Program
TVLB - Land

Program offers: Below-market interest rate loans

Eligibility: Military veterans who were Texas residents when they entered the service and are current Texas residents and veterans who have been Texas residents for two or more years

Description: Loans may be used to purchase five or more acres of land in Texas. The land must have at least a 30-foot-wide access to a public road. The maximum loan is \$40,000.

Contact: Texas Veterans Land Board
1700 N. Congress Ave.
Austin, TX 78701-1496
1-800-252-VETS

Texas Veterans Land Board

Texas Veterans Housing Assistance Program
TVLB - VHAP

Program offers: Below market interest rate loans

Eligibility: Military veterans who were Texas residents when they entered the service and are current Texas residents and veterans who have been Texas residents for two or more years

Description: Loans may be used to purchase a primary residence in Texas. The homebuyer must live in the home for at least three years. Condominiums, duplexes, triplexes and fourplexes, as well as permanently attached manufactured units may be eligible. Loan amount is limited to \$45,000 but may be combined with a VA, FHA or conventional loan.

Contact: Texas Veterans Land Board
1700 N. Congress Ave.
Austin, TX 78701-1496
1-800-252-VETS

Texas Veterans Land Board

Texas Veterans Home Improvement Program
TVLB - VHIP

Program offers: Below market interest rate loans

Eligibility: Military veterans who were Texas residents when they entered the service and are current Texas residents and veterans who have been Texas residents for two or more years

Description: Loans may be used to make substantial repairs and improvements to a primary residence. Loans are available in amounts of as much as \$25,000. All improvements must be for the livability or energy efficiency of the home, to repair damage from a natural disaster or to correct a hazardous condition.

Contact: Texas Veterans Land Board
1700 N. Congress Ave.
Austin, TX 78701-1496
1-800-252-VETS

1098-450-1262

Appendix A
Contact Information for HUD Community Builders

Texas State Office
Secretary's Representative
ATTENTION: Senior Community Builder
1600 Throckmorton
P.O. Box 2905
Fort Worth, TX 76113-2905
817-978-9001

Dallas Office
ATTENTION: Senior Community Builder
525 Griffin Street, Room 860
Dallas, TX 75202-5007
214-767-8359

Lubbock Office
ATTENTION: Senior Community Builder
1205 Texas Avenue
Lubbock, TX 79401-4093
806-472-7265

Houston Office
ATTENTION: Senior Community Builder
2211 Norfolk, Suite 200
Houston, TX 77098-4096
713-313-2274

San Antonio Office
ATTENTION: Senior Community Builder
Washington Square
800 Dolorosa Street
San Antonio, TX 78207-4563
210-229-6898

Appendix B

Useful Internet Sites

List of HUD-approved **Counseling Agencies**
www.hudhcc.org

Search for HUD-approved **Lenders**
www.hud.gov/ll/code/llslcrit.html

FHA Connection
Entp.hud.gov/clas/

HUD Local **Median Incomes**
www.fanniemae.com/Lender/hudlimit.html

Federal National Mortgage Association (**Fannie Mae**)
www.fanniemae.com

Federal Home Loan Mortgage Corporation
(**Freddie Mac**)
www.freddiemac.com

Federal Home Loan Bank Dallas
www.fhfb.com

Texas Department of Housing and Community Affairs
www.tdhca.state.tx.us

Texas Low Income Housing Information Service
www.texashousing.org

Texas Veterans Commission
www.main.org/tvc

Rural Housing Service
www.rurdev.usda.gov/agency/rhs