

### Affordable Housing Loans and Grants Master List

Program	Type	Funding Offered	Summary	Program Timeline
Contract for Deed (CFD) Program	Administered by TDHCA	Varies	The Contract for Deed initiative funds units of general local governments, public housing authorities, and nonprofits wishing to assist colonia residents with converting contracts for deed into traditional mortgages. Households served under this initiative must not earn more than 60% of the Area Median Family Income and the home converted must be their primary residence. Contract for Deed involves acquisition or refinance, and may occur with one of the following additional activities: reconstruction or new construction of site-built housing; replacement of an existing Manufactured Housing Unit (MHU) with a new MHU; rehabilitation of colonial housing.	Open Application Cycle
Emergency Solutions Grant (ESG)	Grant: Funded by HUD; administered by TDHCA	Varies	Competitive grant that awards funds to private nonprofit organizations, cities, and counties in the State of Texas to provide the services necessary to help persons that are at-risk of homelessness or homeless quickly regain stability in permanent housing. ESG program provides funding to: engage homeless individuals and families living on the street; improve the number and quality of emergency shelters for homeless individuals and families; help operate these shelters; provide essential services to shelter residents; rapidly re-house homeless individuals and families; and prevent families and individuals from	Application Submission: July 21 2017  Notification of Selected Applicants: Oct 2017  Contract Start and End Date: Nov 1-Aug 31
HOME Investment Partnerships Program	Funded by HUD	States are automatically eligible for HOME funds and receive either their formula allocation or \$3 million, whichever is greater. Local jurisdictions eligible for at least \$500,000 under the formula (\$335,000 in years when Congress appropriates less than \$1.5 billion for HOME) also can receive an allocation. The formula allocation considers the relative inadequacy of each jurisdiction's housing supply, its incidence of poverty, its fiscal distress, and other factors.	Expands the supply of decent, safe, affordable housing and strengthens public-private housing partnerships between units of general local governments, public housing authorities, nonprofits, and for profit entities; primarily in rural parts of the state.  HOME Program funds support a variety of eligible activities including Homeowner Rehabilitation, Homebuyer Assistance, Contract for Deed, Tenant-Based Rental Assistance, Single Family Development, and Multifamily Development. In addition, TDHCA has set aside funding for Disaster Relief and Persons with Disabilities, among other set-asides. Single family activities are administered through TDHCA's HOME Single Family Division, while multifamily activities are administered through TDHCA's Multifamily Finance Division. Additionally, 5% of TDHCA's HOME funds must serve persons with disabilities who live any area of the state.	Open Application Cycle

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Homebuyer Assistance (HBA) Program	Administered by HOME	Varies	The Homebuyer Assistance (HBA) program funds units of general local governments, public housing authorities, and nonprofits wishing to provide: down payment and closing cost assistance for homebuyers; rehabilitation for accessibility modifications of single family housing units as necessary.	Open Application Cycle
Homeowner Rehabilitation Assistance (HRA) Program	administered by HOME Investment Partnerships Program	Varies	The Homeowner Rehabilitation Assistance (HRA) program funds units of general local governments, public housing authorities, and nonprofits to provide the following services under the Homeowner Rehabilitation Assistance initiative: rehabilitation or reconstruction of owner-occupied housing on the same site; new construction of site-built housing on the same site to replace an existing owner occupied Manufactured Housing Unit (MHU); replacement and relocation of existing housing located in a floodplain to a new MHU or new construction of housing on an alternative site; new construction or a new MHU to replace a housing unit that has become uninhabitable as a result of disaster or condemnation by local government; if allowable under the Notice of Funding Availability (NOFA), <del>refinance of existing mortgages meeting federal requirements</del>	Open Application Cycle
Housing Tax Credit (HTC) Program	Tax credits: administered by TDHCA	Varies	<p>Tax credits to offset federal tax liability are syndicated by a developer to generate capital used in exchange for the development of affordable rental properties or the rehabilitation of existing properties by public and private for-profit and nonprofit developers to maintain affordable rents for an extended period of time.</p> <p>The Housing Tax Credit is a credit or reduction in tax liability each year for 10 years for owners and investors in affordable-income rental housing that is based on the costs of development and the number of qualified affordable-income units. By providing a credit against tax liability or a dollar-for-dollar reduction in the amount of liability, the housing tax credit is an incentive for individuals and corporations to invest in the construction or rehabilitation of affordable housing for low-income families. The tax credit is used as a cash down payment (or equity) for the development and as long as there are no significant compliance violations, the tax credits do not <del>have a repayment</del></p>	<p>Four percent (4%) Housing Tax Credit Application Submission: July 28, 2017; August 25, 2017; September 29 2017;</p> <p>Nine percent (9%) Housing Tax Credit Application Submission: February 17 2017</p>
Multifamily Direct Loan Program	Loan: Funded by HUD; administered by HOME Investment Partnerships Program	Varies; new construction: \$3,000,000 ceiling, rehabilitation: \$2,000,000 ceiling, supportive housing: \$800,000 ceiling	Provides funding to nonprofit and for-profit entities for the new construction or rehabilitation of affordable multifamily rental developments. Funding is typically provided in the form of low interest rate, repayable construction-to-permanent loans. Multifamily developments funded through the Department's Multifamily Direct Loan Program must comply with long-term rent and income restrictions and may be layered with additional funding sources.	Application Submission: October 31 2017

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Multifamily Bond Program	Bond: administered by TDHCA	Varies	<p>Funds loans to for-profit and nonprofit developers for the acquisition and rehabilitation or new construction of affordable rental developments. The Multifamily Bond Program is coupled with the Non-competitive (4%) Housing Tax Credit program when the bonds finance at least 50% of the cost of the land and buildings in the Development.</p> <p>Obligates the borrower to make scheduled principal and interest payments to the investor and to repay the principal amount of the loan at maturity. Developers use the amount borrowed from investors to build affordable housing and agree to set aside a certain percentage of units for very low, or low income renters, thus keeping rents "affordable" for those who qualify to live in these units. The mortgage payments on the loans are used to repay the investors. Bonds issued under the Private Activity Bond program are primarily tax-exempt however they can be taxable. The bond program is used to provide low interest loans to the development and subsequently</p> <p><del>has a mortgage on the property.</del></p>	Multifamily Bond Application Submission: July 28, 2017; August 25, 2017; September 29 2017;
Rural Housing Preservation Grant	Grant: Funded by USDA	\$50,000 ceiling	<p>The HPG program is a grant program which provides qualified public agencies, private nonprofit organizations, which may include but not be limited to Faith-Based and Community Organizations, and other eligible entities grant funds to assist very low- and low-income homeowners in repairing and rehabilitating their homes in rural areas.</p> <p>In addition, the HPG program assists rental property owners and cooperative housing complexes in repairing and rehabilitating their units if</p> <p><del>they agree to make such units available to low- and very low-income</del></p>	Application Submission: July 2017
Single Family Development (SFD) Program	Funded by TDHCA; administered by HOME Investment Partnerships Program	Varies; \$3,000,000 ceiling	<p>HOME provides funding to nonprofits that TDHCA certifies as Community Housing Development Organizations (CHDOs). A CHDO is a private nonprofit organization with a 501 (c) designation which meets all the requirements of 24 CFR 92.2. Nonprofits applying for single family development funds must apply for certification as a CHDO, and CHDO Certification is provided by TDHCA only in conjunction with a HOME contract or agreement.</p> <p>CHDOs may use SFD funds for the new construction or rehabilitation of affordable single family homes. Single family homes built or rehabilitated with the assistance of HOME funds must comply with required income restrictions and follow certain design requirements. Homes must be sold to lower income homebuyers after completion of construction. TDHCA provides</p> <p><del>permanent financing to qualified households if needed.</del></p>	Application Submission: September 1 2017  Open Application Cycle Reprioritized

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Supplemental Comprehensive Housing Counseling Grant Program	Grant: Funded by HUD	Varies	Provides funds that shall be used for providing counseling and advice to tenants and homeowners, both current and prospective, with respect to property maintenance, financial management/ literacy, and such other matters as may be appropriate to assist them in improving their housing conditions, meeting their financial needs, and fulfilling the responsibilities of tenancy or homeownership. Funding provided by this NOFA is intended to support HUD-approved housing counseling agencies to respond flexibly to the needs of residents and neighborhoods, and deliver a wide variety of housing counseling services to homebuyers, homeowners, renters, and the homeless.	Application Submission: March 17 2017  Contract Start and End Date: Jan 2017-Jan 2018
Tenant Based Rental Assistance (TBRA) Program	administered by HOME Investment Partnerships Program	Varies	The Tenant-Based Rental Assistance program funds units of general local governments, public housing authorities, local mental health authorities, and nonprofits wishing to provide the following services to individuals in their local communities: security and utility deposits; rental subsidies for up to 24 months while the household engages in a self-sufficiency program. If available, additional funds may be set-aside to provide assistance beyond 24 months for households meeting certain program requirements.	Open Application Cycle