

Public Notice

The City of Houston (City), through its Housing and Community Development Department (HCDD), is making changes to its Homebuyer Assistance Program (HAP) Guidelines. The Homebuyer's Assistance Program is designed to provide a set subsidy amount to eligible first-time homebuyers to finance the purchase of a newly constructed or pre-existing home. Funding for this program is made available through Community Development Block Grants (CDBG) and Tax Increment Reinvestment Zone (TIRZ) Affordable Housing Set-Aside Dollars. The changes to the Guidelines will be implemented in the following areas:

- Increase subsidy to \$50,000
- All adult household members cannot be a registered sex offender
- Added a front-end ratio requirement of 33%
- Buyer's Contribution – need proof before closing
- Divorce Decree-need entire recorded copy
- Updated the Application Intake phase timeframe to 30/45 calendar days
- Property Selection-updated Waiver to Extension
- Administrative Withdrawal timeframe updated to 30/45 calendar days
- Occupancy-Sellers Occupancy should be received once a property is under contract
- Ineligible Uses of Funds – added Debt cannot be paid at closing and applicant cannot receive cash back at closing
- Removal of redundant language and requirements
- Added cross cutting federal regulations
- Updated definitions
- Updated visual guide to include monitor/compliance
- Added a Reporting Requirement section to include data collection
- Added Zero Income Certification Requirements
- Added prioritization of grant subsidy disbursement
- Added language to lender allocation of subsidy allocation

The HAP draft guidelines have been updated and may be viewed at:

- HCDD website – <http://houstontx.gov/housing/hap.html>
- HCDD Office – 2100 Travis Street, 9th Floor, Houston, TX 77002 (copies may be obtained at this location upon request)

The public has thirty (30) days to comment on these proposed items. The thirty-day period extends from Friday, February 3, 2023 through Sunday, March 5, 2023. For additional information on these items, contact Kennisha London at (832) 394-6197. Written comments can be submitted by email to Kennisha.London@houstontx.gov. Upon completion of the thirty-day public comment period, HCDD will take these guideline changes to City Council.

For more information on HCDD and its programs, you may access HCDD's website at <http://www.houstontx.gov/housing/>. For specific questions or concerns about fair housing or landlord/tenant relations, please contact Yolanda Guess-Jeffries at (832) 394-6200 ext. 5. For any information about our Complaints and Appeals Process, please access the following: <https://houstontx.gov/housing/complaints.html> and <https://houstontx.gov/housing/appeals.html>.