



RENEWAL

The Houston HOPE Newsletter

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ATTENTION HOMEBUYERS!!!
GOOD NEIGHBOR NEXT DOOR
DOWNPAYMENT ASSISTANCE PROGRAM GRANTS
INCREASED TO \$37,500!!!

The "Good Neighbor Next Door" (GNND) program now provides \$37,500 in down payment assistance to Houstonians interested in purchasing new or existing homes in the Mayor's Houston Hope neighborhoods (Fifth Ward, Denver Harbor, Trinity Gardens, Settegast, Sunnyside, Clinton Park, Near Northside, Independence Heights and Acres Homes). Qualifying applicants must have a gross annual income that does not exceed 80% of the City of Houston's median income adjusted for family size.

HOMEBUYER ASSISTANCE PROGRAM

HCDD's Homebuyer Assistance Program (HAP) provides up to \$19,500 in grants for down payment, closing costs, pre-pays and other costs. To qualify, home buyers gross annual income must be 80 percent or less of Houston's median income and the property must pay taxes to the City of Houston. For more information, call 713-522-HOME.



Houston Mayor Bill White presents a check for down payment assistance to some very happy homeowners!

WORKFORCE HOUSING PROGRAM

The Workforce Housing Program (WFH) was recently created to provide more Houston residents with the opportunity to purchase a new home in selected areas, designated by the Mayor of Houston for revitalization and known as Houston Hope neighborhoods. The WFH program provides \$30,000 in assistance to families whose combined gross annual income is 80-110 percent of Houston's median income. This grant may be used for down payment, closing costs, fees and pre-paid items assistance.

Attention: New Interest Rate Regulations

As of November, 2008, applicant's TO HCDD'S down payment assistance programs must secure mortgages with interest rates that do not exceed 8% on a 30 year fixed rate mortgage.

However, the borrower may pay an amount equal to up to 1% of the loan amount towards discount points and permanent interest rate buy-downs.

HCDD Increases Production by 55%!!!

From January through November of 2008, HCDD made 340 grants totaling \$6,612,500. This represents an increase of 55% in funds disbursed over the same period last year. Of these 340 grants, 91 were GNND grants in the Houston Hope areas totaling \$2,880,000.

The Workforce: Making Strides!

With its more generous income limits (see below), the Workforce Down Payment Assistance Program is becoming the down payment assistance program of choice for many Houstonians. Since the first Workforce Housing Program Grant in March of this year, HCDD has given out a total of 31 Workforce Grants totaling \$947,603.

While the Workforce Program has been used throughout the Houston Hope areas, the program has been most popular in the Settegast and Trinity Gardens neighborhoods (12 grants).

HAP, GNND AND WORKFORCE DOWN PAYMENT ASSISTANCE PROGRAM GROSS FAMILY INCOME LIMITS

Family Size	HAP & GNND (80% AMI)	THE WORKFORCE (110% AMI)
1	\$ 34,250	\$ 47,094
2	\$ 39,100	\$ 53,763
3	\$ 44,000	\$ 60,500
4	\$ 48,900	\$ 67,238
5	\$ 52,800	\$ 72,600
6	\$ 56,700	\$ 77,963
7	\$ 60,650	\$ 83,394
8	\$ 64,550	\$ 88,756



Vicente and Liliana Vazquez were living at a family's rental home when they decided to buy a home of their own. Liza Garza, Home Art's listing agent, together with Cornerstone Mortgage helped them qualify for the \$30,000 City of Houston Workforce program, Mortgage Credit Certificate Program and a mortgage loan. In less than 20 days, Vicente, Liliana and Vicente Vazquez Jr. were living in a cozy 3 bedroom, 2.5 bath home at Bauman Villas.

HAP: Helping Houstonians Achieve the American Dream!



A Dream Fulfilled!

After renting for more than 10 years, Erica Villalobos, (a single mom of four) contacted Cindy Romero of Home Art Construction. After completing a homebuyers education class and getting her paperwork in order, Ms. Villalobos qualified for a \$14,500 City of Houston HAP grant, which she used to purchase a cozy 3 bedroom, 2.5 bath home in the Bauman Villas Subdivision. One of the benefits of homeownership is that Erica's children can now walk to school –right across the street!

Houston HOPE Expansion!

The nine Houston Hope Neighborhood boundaries have been expanded to create a “buffer zone” surrounding the original Houston HOPE neighborhoods.

These new areas will be eligible for \$30,000 in down payment assistance through the Workforce Housing Program. In addition, existing homes in these areas will now qualify for up to \$30,000 in assistance through HCDD's Home Repair program.

For a detailed map showing the Houston Hope neighborhoods and their expanded boundaries, go to www.houstonhousing.org.

HOPE Neighborhood Homes In Demand!

Despite a tougher lending climate and sluggish economy, HCDD experienced a record breaking 2008. This increase in Down Payment Assistance Grants made led to a mini-boom of homeownership in some Houston Hope (GNND) areas.

The most active Houston Hope areas receiving Good Neighbor Next Door Grants for the calendar year of 2008 were: Sunnyside (25); Settegast and Trinity Gardens (24); Near Northside (21); Acres Homes (13); Fifth Ward/Denver Harbor (7); Clinton Park (1).

Your Houston HOPE Neighborhoods

- | | | |
|------------------------|---------------------------|--------------------------------|
| 1. Settegast | 2. Trinity Gardens | 3. Near Northside |
| 4. Clinton Park | 5. Acres Homes | 6. Sunnyside |
| 7. Fifth Ward | 8. Denver Harbor | 9. Independence Heights |

UPCOMING EVENTS:

HCDD HAP Lender Trainings are held on the Second Wednesday of each Month.

Wednesday, January 14, 2009
 Wednesday, February 11, 2009
 Wednesday, March 11, 2009

TIME: 10:00 A.M. – 12:00 P.M.

LOCATION: Housing and Community Development Department - 601 Sawyer, Houston, TX 77007 (1st Floor Conference Room)

AUDIENCE: Bank Lenders, Mortgage Lenders, Mortgage Brokers, Realtors and Builders

Seating is limited, so please RSVP in advance to:

hcd.hapworkshop@cityofhouston.net

COMMUNITY-BASED PRESENTATIONS

The Housing and Community Development Department (HCDD) provides ongoing community-based presentations on its down payment assistance (DPA) programs.

These presentations are specifically tailored to provide potential homebuyers with general information of the different down payment assistance programs offered by the HCDD.

Topics covered include an overview of the programs as well as income, property and other regulatory requirements. Presentations may be conducted in English or Spanish.

To schedule an on-site presentation, please contact John Palmer at 713-868-8300. Please provide presenter with at least one-week's prior notice.

Reaching out to Houston Area Hospital Employees

Thanks in large part to the efforts of John Palmer, HCDD has made an effort of reaching out to hard working hospital employees about our down payment assistance programs in order to boost the number of healthcare professionals buying homes in Houston Hope Areas.

Over the past year, John Palmer has reached out to a total of 6,773 of stakeholders, affordable home buyers and employees of several Houston Area hospitals including the Harris County Hospital District, Lyndon B. Johnson Hospital and Memorial Hermann Northwest Hospital.



Customer Appreciation: HAP client Diane Chapman was presented with a BBQ Grill at home courtesy of Juan Chavez, John Palmer, Kennisha Freeman and HCDD's HAP Staff.