

# RENEWAL



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## Houston Hope Areas

- Acres Homes
- Clinton Park
- Denver Harbor
- Fifth Ward
- Independence Heights
- Near Northside
- Settegast
- Sunnyside
- Trinity Gardens

Eligible families buying in Houston Hope areas may receive \$30,000 to \$37,500 in Downpayment Assistance. Note: Some income, financing and property restrictions apply.

## MARCH 2009: A RECORD-BREAKING MONTH OVER \$1M IN DOWNPAYMENT ASSISTANCE TO 50 HOUSTON AREA FAMILIES

Despite a down economy and a stingy lending climate, the City of Houston's Housing and Community Development Department's (HCDD) Retail Division achieved another major milestone. In March of 2009 50 Houston families became homeowners thanks to the hard work of HCDD's processing staff and the department's network of private and non-profit housing partners.

Through the Workforce Housing Program, Houston Hope Program and Homebuyer Assistance Program, families received anywhere from \$10,000 to nearly \$40,000 in Downpayment Assistance totaling over \$1,000,000.

To qualify for these programs, families must not currently own real estate, must obtain a mortgage to purchase a home in the City of Houston and must earn 110% or less of the area's median income and complete an eight-hour homebuyer education course.

According to Division Manager Juan Chavez, 19 of these families bought homes in one of the nine Houston Hope



Liza Garza and the Barona Family at their new home.

Neighborhoods currently being revitalized by the City: Acres Homes, Sunnyside, Trinity Gardens, Settegast, Denver Harbor, Near Northside, Independence Heights, Clinton Park and Fifth Ward.

One of the primary goals of the City's Downpayment Assistance Programs is to open up homeownership opportunities to homebuyers by providing incen-

tives to purchase homes in areas targeted for revitalization. These Downpayment Assistance Programs spur economic growth and broadens Houston's property tax base, which the City needs to fund services such as schools, parks, police, fire, waste removal and infrastructure.

## HCDD'S DOWNPAYMENT ASSISTANCE PROGRAMS: HOUSTON HOPE, WORKFORCE AND HAP

### Houston Hope

Homebuyers purchasing in Houston Hope neighborhoods may receive \$37,500 if they earn 80% or below of the area's median income, adjusted for family size. 10 year affordability period.

### The Workforce

Homebuyers purchasing in Houston Hope neighborhoods may receive \$30,000 if they earn 80% to 110% of the area's median income, adjusted for family size. 10 year affordability period.

### Homebuyer Assistance Program

Homebuyers purchasing in non-Houston Hope areas may receive \$10,000 to \$19,500. Must earn 80% or below of the area's median income, adjusted for family size. 5-10 year affordability period.

**Sunnyside Builders****Guiding Light CDC****713-640-9050****Holmes CDC****713-731-9116****Sunnyside Place  
CDC****713-731-7050****Bainbridge Builders****713-681-3703****Burghli Homes****713-691-3948****Majestic Homes****713-413-9788****Mayberry Homes****713-523-8585****Seka Investments****713-269-0754**

We're on the web!

[www.houstonhousing.org](http://www.houstonhousing.org)

Housing and Community  
Development Department  
601 Sawyer Street  
Houston, TX 77007  
Phone: 713-868-8300  
Fax: 713-868-8414

## SUNNYSIDE PRIDE! GROUNDBREAKING CEREMONY FOR NEW HOMESITES

On Saturday, March 28th, 2009, Houston Mayor Bill White, City Council members Ron Green, Peter Brown and Wanda Adams, and HCDD Director Richard Celli joined residents, community leaders and others at 8230 Colonial Lane to witness the Groundbreaking Ceremony of new home sites in the Houston Hope neighborhood known as "Sunnyside."

The homes are being built as part of a public-private partnership through the City of Houston's Houston Hope Program. This partnership includes, the City's Housing and Community Development Department, Capital One Community Development Corporation II, Larus Builders and the Sunnyside Place Community Development Corporation, among others.

Sunnyside has consistently been the most popular Houston Hope neighborhood in terms of downpayment assistance provided for home purchases through the City's Downpayment Assistance programs. In 2008, 40 families received down-payment assistance to buy a home in Sunnyside.

Located in south central Houston with easy access to the Texas Medical Center and Reliant Park, Sunnyside is a growing community of suburban style homes. It is known for its annual celebration, the Chocolate Bayou Festival. The community's slogan is "Sunnyside Pride."

For more information on Sunnyside, call Rev. James E. Nash, Sr., President of the Sunnyside Place Community Development Corporation at 713-731-7050 or contact HCDD's Call Center at 713-522-HOME (4663).



A view of some of the newest Sunnyside home sites.



Councilwoman Wanda Adams addresses residents.



Residents welcome the news of the new homes.

## RECENT CHANGES TO HCDD'S DOWNPAYMENT ASSISTANCE PROGRAMS

- The Good Neighbor Next-Door Program is now known as the Houston Hope Program
- Maximum qualifying income limits are higher
- The maximum qualifying back-end Ratio is now 45%
- Maximum qualifying liquid assets is \$35,000
- Maximum qualifying mortgage interest rate is now 8% fixed
- Third party fees and mortgage broker fees are limited to \$850
- Can use WFH and HH interchangeably in Hope areas

Family Size	HOPE & HAP 80 % of Houston's Median Income	The Work Force 110 % of Houston's Median Income
1	\$ 35,750	\$ 49,156
2	\$ 40,850	\$ 56,169
3	\$ 45,950	\$ 63,181
4	\$ 51,050	\$ 70,194
5	\$ 55,150	\$ 75,831
6	\$ 59,200	\$ 81,400
7	\$ 63,300	\$ 87,038
8	\$ 67,400	\$ 92,675



"It's in the mail!"

The City of Houston recently implemented a direct mail marketing campaign. Houston area residents will receive full color, tri-fold, glossy brochures that outline basic program information including assistance amounts, income and other eligibility criteria and profiles of Houston Hope neighborhoods.



## DOWN-PAYMENT ASSISTANCE PROGRAMS WORK! BY LIZA GARZA, REALTOR

"Incorporating the City of Houston's Down-Payment Assistance programs has been a complete success.

These programs open doors for buyers who otherwise would not likely become homeowners, since they increase their ability to qualify for a mortgage loan by having the required down payment. Herein lies the opportunity for Realtors to increase their number of closings. There will be challenges for even the most experienced Realtor; however, none that cannot be overcome.

The programs in the past had been extremely difficult for Realtors to navigate and was known to be extremely cumbersome.

However, under the current management of Juan Chavez and his staff, the City of Houston Down Payment Assistance programs has become quite manageable and I highly recommend that Realtors take advantage.

The purpose of these programs is to bring much needed homeownership into the histori-

cal areas of Houston that the City wants to revitalize. Realtors can play a big part in meet-



**Liza Garza,  
Realtor**

ing this goal and at the same time increase their income.

As an example of the many successes I have had with the program, is when I assisted a family that had rented for more than 20 years. They never dreamed homeownership was even possible until I began working for them with the Down-

Payment Assistance Program.

The sheer happiness they and I both experienced upon closing was very special and heart warming. Without a realtor using these programs professionally, many of these families will remain renters, never knowing the wonderful joy of homeownership.

My thanks to the City of Houston's Housing and Community Development Department's Down-Payment Assistance Programs, which have enabled me to take my career to a higher level, and afford me the opportunity to offer so much more to my clients. "

Liza Garza, Realtor  
Home Team of America  
Mobile: 713-828-1014  
Fax: 713-490-9579  
[www.har.com/lizagarza](http://www.har.com/lizagarza)

**See Full Article in April 2009  
Issue of Houston Realtor.**



HCDD's mission is to provide leadership in the preservation, revitalization and improvement of Houston's low-to-moderate income neighborhoods by:

1. Expanding the supply of safe, quality, affordable housing
2. Improving the infrastructure
3. Providing financial inducement to encourage economic development; and
4. By providing the social and other supportive services necessary for viable neighborhoods

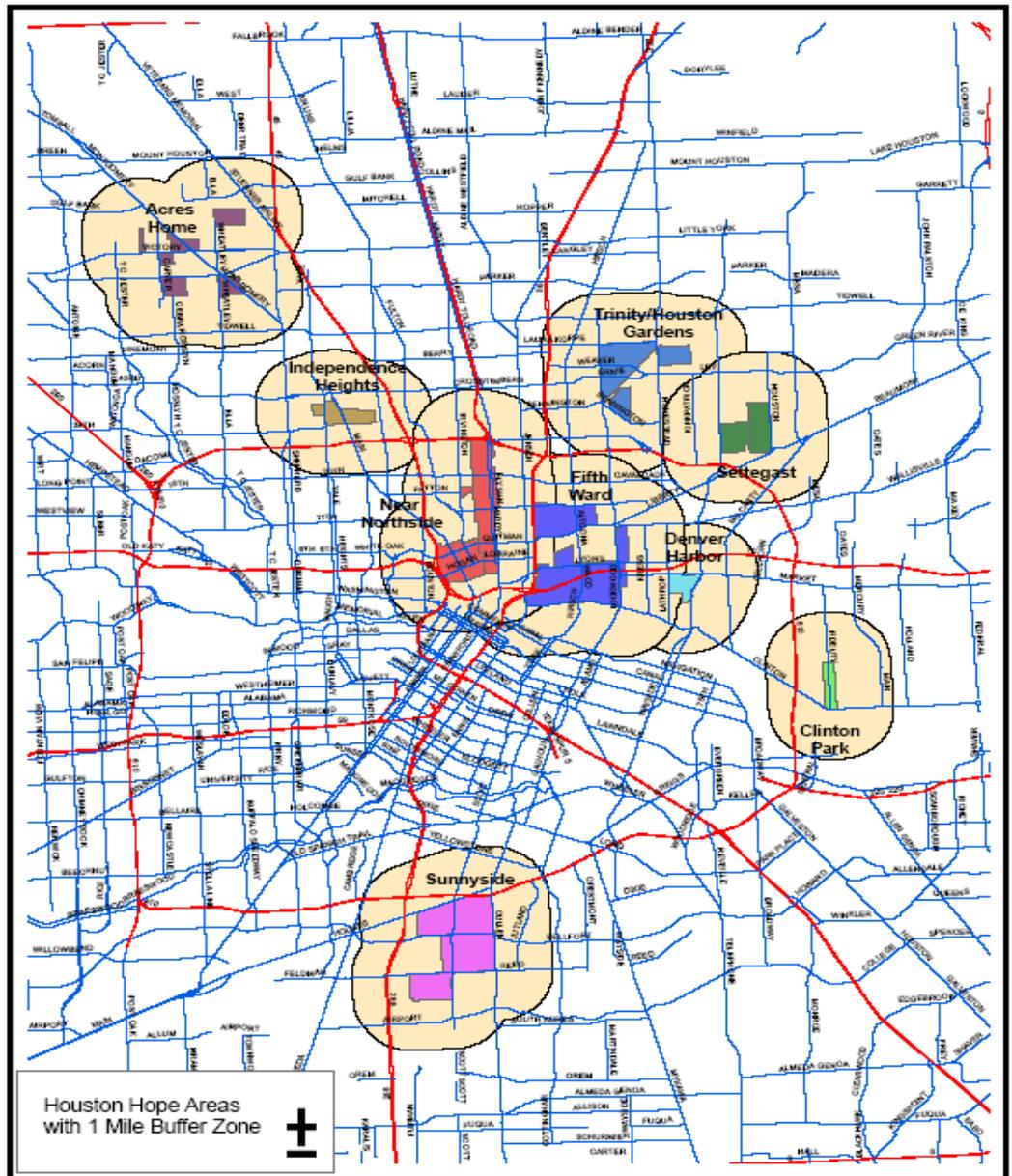
To maximize results, HCDD leverages financial and other resources with those from the public, private and non-profit sectors for the benefit of the citizens of Houston.

Housing and Community Development Department  
601 Sawyer Street  
Houston, TX 77007

Phone: 713-868-8300  
Fax: 713-868-8414  
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# HOUSTON HOPE NEIGHBORHOODS



## HCDD'S BIMONTHLY TRAININGS FOR REALTORS, LENDERS, BUILDERS, ETC.

Starting in May 2009, HCDD will offer lender trainings on our Downpayment Assistance Programs twice a month. Trainings will be held at 601 Sawyer on the 1st and 3rd Wednesday of each month.

RSVP online at:

[www.houstonhousing.org](http://www.houstonhousing.org)

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