

RENEWAL



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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.



**HOUSTON
NAMED
AMBASSADOR
CITY FOR
PARTNERSHIP
WITH HOUSTON
ASSOCIATION
OF REALTORS!**

“The National Association of REALTORS® and the U.S. Conference of Mayors have named Houston a 2009 Ambassador City for its Houston HOPE Homes program, an initiative to reinvest in some of Houston’s historic neighborhoods with housing development and infrastructure improvements.

The Houston HOPE Homes is a program of the city of Houston. The city has identified hundreds of vacant or foreclosed properties in nine historic neighborhoods that are currently undergoing revitalization. Those properties are sold to area homebuilders who are committed to building quality, affordable single and multi-family housing. To help residents purchase the newly built homes, the city has also established a down-payment assistance program. Low- to moderate-income individuals who qualify can receive up to \$37,500; Houston police officers, fire fighters, and teachers can qualify for nearly \$40,000.

“REALTORS® build communities and are committed to helping increase opportunities for more families to achieve and sustain the American dream of homeownership,” said NAR President Charles McMillan, a broker with Coldwell Banker Residential Brokerage in Dallas-Fort Worth. “A program like Houston HOPE Homes deserves to be recognized for the tremendous impact it has on bringing stability and enhancing the appearance of Houston’s historic neighborhoods.”

The Houston Association of REALTORS® has partnered with the city of Houston to increase REALTOR® and consumer awareness of the program. HAR also created a map-based search engine to help individuals easily search and locate homes for sale through the Houston HOPE Homes program. The search engine is available on both the Houston HOPE Web site, www.houstontx.gov/houstonhope and the HAR Web site, www.har.com.

At an April 20 event, NAR President Charles McMillan and 2009 NAR Housing Opportunity Committee Chair Len Ferber joined Dave Gatton, Council on the New American City, in presenting the Ambassador for Cities plaque and check for \$5,000 to Houston Mayor Bill White and HAR 2009 Chair of the Board Vicki Fullerton.

NAR and the U.S. Conference of Mayors, through its Council on the New American City, launched the Ambassadors for Cities program in 2003 to encourage cities and local REALTOR® associations to form partnerships to promote affordable housing and homeownership.” (This Article Courtesy of HAR.com).

Burghli's Green Homes feature:

Energy Star A/C condenser unit

Energy Star Programmable Thermostat

Energy Star Dishwasher

Energy Star Washer

Energy Saving Gas Dryer

Energy Star Refrigerator

Airtight Doors

Energy Star Fixtures

Ceiling fans in bedrooms

CFL Light Bulbs

Solar powered security lights

Solar powered attic fan

R-45 Blown insulation in attic

Poly seal for air tight envelope throughout

Water saving toilets, showers and faucets

Solar Batch Water Heater Collector

Back-Up, Tankless, Gas water heater

BURGLI HOMES: BRINGING GREEN DESIGN TO HOUSTON HOPE NEIGHBORHOODS!



An energy-efficient Burghli Home for sale in one of several Houston Hope Neighborhoods. Zack Burghli estimates that on average total utility costs for a 2,000 square foot energy-efficient Burghli Home should not exceed a total of \$50 per month for electricity, natural gas, water and sewer! In addition to being eligible for \$30,000 to \$37,500 in Downpayment Assistance, these homes also qualify for a \$45,000 green design subsidy.



Burghli Homes' owner Zack Burghli (far right) supervising his workers to ensure proper installation of solar panels at a Houston Hope area home. Solar panels, Energy Star appliances, airtight doors, windows and added insulation are just a sampling of the many energy-saving features that will save homeowners on heating and cooling costs. These features have the added benefits of conserving energy and protecting our environment.

BURGLI HOMES

WWW.BURGLIHOMES.COM

(713) 691-3948
(713) 692-6252

ACRES HOMES
6820 WHEATLEY
HOUSTON, TX 77091

ROYAL OAK TERRACE
5859 TAUTENHAHN
HOUSTON, TX 77016



Burghli Homes is a trusted partner of the City of Houston. Here is Zack (second, from the left) and his wife, Deanna Burghli and staff at a ceremony celebrating the sale of the first Houston Hope Area home.

We're on the web!
www.houstonhousing.org

RECENT CHANGES TO HCDD'S DOWNPAYMENT ASSISTANCE PROGRAMS

- The Good Neighbor Next-Door Program is now the Houston Hope Program
- Maximum qualifying income limits are higher (see chart)
- 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
- Maximum Home Sales Price for HAP/HOPE: \$201,160

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



HOUSTON
hope
HOMES

Approved Homebuyer Education and Credit Counseling Agencies

ACORN Housing Corporation	3333 Fannin, Suite 107 Houston, Texas 77004	713.863.9002 713.863.1964 (Fax)
Avenue Community Development Corporation	2505 Washington St., Suite 400 Houston, Texas 77007	713.864.9099 713.864.0027 (Fax)
Credit Coalition	3300 Lyons Ave. #203A Houston, Texas 77020	713.224.8100 713.224.8102 (Fax)
Dominion Community Development Corporation	1102 Pinemont Dr. Houston, Texas 77018	713.957.2789
Fifth-Ward Community Redevelopment Corporation	4300 Lyons Ave., Suite 300 Houston, Texas 77020	713.674.0175 Ext.12/15 713.674.0176 (Fax)
Greater Houston Development Inc.	7220 Homestead Rd. Houston, Texas 77025	713.635.6941 713.635.2877 (Fax)
Gulf Coast Community Services Association	5000 Gulf Freeway Houston, Texas 77023	713.393.4700 713.393.4763 (Fax)
Houston Area Urban League	1301 Texas Ave. Houston, Texas 77002	713.393.8738/8735 713.393.8760 (Fax)
Latino Learning Center, Inc.	3522 Polk St. Houston, Texas 77003	713.223.1391 713.222.2338 (Fax)
Money Management International	11550 Fuqua, Suite 350 Houston, Texas 77034	713.394.3000 Ext.6635 713.951.9690 (Fax)
New Vision Housing Alliance	11410 Martin Luther King Blvd. Houston, Texas 77048	866.600.9781 866.802.0495 (Fax)
Quality Properties	4018 Chartres Houston, Texas 77004	713.987.7003 713.987.7004 (Fax)
Sheila Frye & Associates	2208 Blodgett St. Houston, Texas 77004	713.521.3502 713.523.4660 (Fax)
Southeast Texas Housing Finance Corporation	11111 South Sam Houston Pkwy E Houston, Texas 77089	281.484.4663 281.484.1971 (Fax)
Tejano Center For Community Concerns	6901 Brownwood Houston, Texas 77020	713.673.1080 713.673.1304 (Fax)



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 Down-Payment Assistance. Note: Some income, financing and property restrictions apply.

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

Phone: 713-868-8300
Fax: 713-868-8414
www.houstonhousing.org

We're on the web!
www.houstonhousing.org

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

HCDD offers Stakeholder 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 at 10 a.m.

To RSVP, visit us at:

www.houstonhousing.org

JUNE 2009

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JULY 2009

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HOUSTON HOPE NEIGHBORHOODS

