



# Federal Home Loan Bank of Dallas Community Investment Programs

# Agenda

- 1 About FHLB Dallas
- 2 Homebuyer Equity Leverage Partnership (HELP)
- 3 Housing Assistance for Veterans (HAVEN)
- 4 Disaster Rebuilding Assistance (DRA)
- 5 Native American Housing Opportunities Fund (NAHO)
- 6 Income Calculations & Application Submission Process



# About FHLB Dallas

## Who we are

- ✓ FHLB Dallas is a member-owned cooperative.
- ✓ Members are banks, credit unions, savings and thrifts, CDFIs and insurance companies.

## What we do

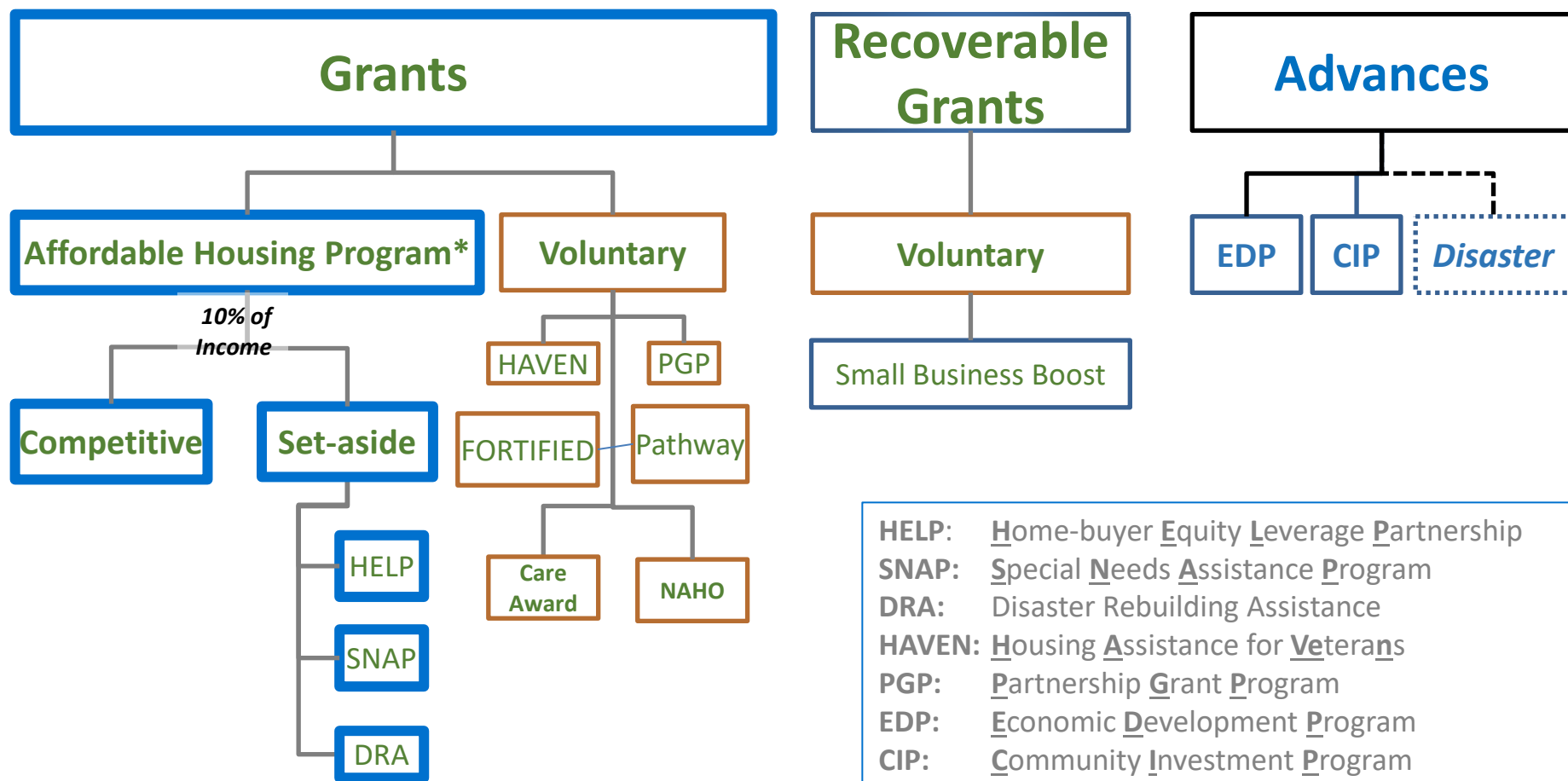
- ✓ We provide members with wholesale lending, credit and related financial services.
- ✓ At least 10% of income from the prior year goes to affordable housing.

## Why we were created

- ✓ To provide capital for mortgage funding during the Great Depression.



# Community Investment Products



\*These programs require recipients to be at or below 80% AMI



Member driven.  
Community focused.

# Homebuyer Equity Leverage Partnership (HELP)

# Homebuyer Equity Leverage Partnership (HELP)

Through our member institutions, FHLB Dallas provides grants for down payment and closing cost assistance to income-qualified, first-time homebuyers.

**\$2.5 million** available  
October 1st

Funds are awarded  
**first come, first served**

Households in NM can  
receive up to **\$25,000**



## Borrower Eligibility Requirements:

**First-Time  
Homebuyer\***

**Household gross  
Income is below  
80% Area Median  
Income**

**At Least \$500  
Homebuyer  
Contribution**

**Completed  
Homebuyer  
Counseling Course**

- Applies to and must be signed by all borrowers listed on closing disclosure\*
- Homebuyers' \$500 Contribution must come from borrowers' own funds
- Homebuyer is not allowed to receive "cash back" at closing
- HELP Funds cannot be used to paydown debts

## HELP Required Documentation

1. **Completed Funding Manual** – should be the current year funding manual
2. **Income documentation** – paystubs, VOE, Social Security award letter, etc.
3. **Preliminary Closing Disclosure (CD) or Loan Estimate (LE)** – should include the HELP subsidy and homebuyer contribution
4. **Certificate or evidence of Homebuyer Counseling course**

## Final Documentation

1. **By 30 days post-disbursement** - Final CD – should be signed
2. **By 60 days post-disbursement** - Recorded Deed Restriction



# Deed Restriction

## ★ 2025 DEED RESTRICTIONS ★ (Homebuyer Equity Leverage Partnership Program)

Member FHFA ID Number [REDACTED]

THE STATE OF [REDACTED] (insert STATE)

COUNTY/PARISH OF [REDACTED] (insert COUNTY/PARISH)

The undersigned, [REDACTED], ("Owner"), is the owner of certain real property and improvements located at [REDACTED] (insert PROPERTY ADDRESS), in [REDACTED] (insert CITY), [REDACTED] (Insert NAME OF COUNTY OR PARISH), [REDACTED] (insert STATE), and more particularly described on Exhibit A attached hereto and incorporated herein for all purposes (the "Property"). For value received, the adequacy and sufficiency of which are hereby acknowledged, Owner does hereby impress the Property with the following deed restrictions:

1) For purposes of these restrictions, the following terms have the meaning indicated:

"Bank" means the Federal Home Loan Bank of Dallas

"Direct Subsidy" means the amount funded by the Bank for the benefit of Owner, for the purpose of assisting Owner in the purchase, construction, or purchase in conjunction with rehabilitation of the Property, which Direct Subsidy shall not exceed \$ [REDACTED] (insert AMOUNT OF DIRECT SUBSIDY).

"HELP" means the Homebuyer Equity Leverage Partnership Program of the Bank.

"Low- or Moderate-Income Household" means a household that has an income of 80% or less of the median income for the area, with the income limit adjusted for household size in accordance with the methodology of the applicable median income standard selected from those enumerated in the definition of "median income for the area," as defined at 12 CFR 1291.1, unless such median income standard has no household size adjustment methodology.

"Retention Period" means a period of five (5) years beginning on the Disbursement Date for the purchase of the property as evidenced by the final Closing Disclosure.

### EXHIBIT A

#### Subject Property Legal Description

Lot 16, in Block 2, of Hanging Gardens Addition, an addition of the City of Chesterfield, Wailing County, Texas, according to the Map or Plat thereof recorded in/under Volume 857-E, Page 2, Map/Plat Records, Wailing County, Texas

- Draft version at time of request with legal description
- Signed, notarized, and recorded at closing.
- Homeowner maintains original, FHLB Dallas receives copy of recorded document

# HELP Resources

[FHLB.com](https://www.fhlb.com)

## Resources tab:

Includes the Funding Manual  
& other helpful materials

## For Nonmembers tab:

Includes a Participating  
Members list with member  
contacts

The screenshot displays the FHLB Dallas website's 'Homebuyer Equity Leverage Partnership (HELP)' page. The top navigation bar includes links for 'Contact Us', 'Email Sign Up', 'MyFHLB Login', and a search icon. The 'Community Programs' dropdown menu is open, showing options like 'Affordable Housing Program', 'FHLB Dallas FORTIFIED Fund Rental Program', and 'Homeownership and Homebuyer Programs', which is highlighted. Below this, the 'About the Program' sub-tab is selected. The main content area features a large image of a family in front of a house with the text 'Homebuyer Equity Leverage Partnership' and 'Empowering Dreams. Building Futures'. A sidebar on the left lists various community programs, with 'Homebuyer Equity Leverage Partnership' highlighted. The bottom section contains a paragraph about the program's purpose and a 'Program Overview' heading.

Community Programs

- Affordable Housing Program
- Affordable Housing Program General Fund
- FHLB Dallas FORTIFIED Fund Rental Program
- Homeownership and Homebuyer Programs**
- Community and Economic Development Programs
- Disaster Recovery Assistance Programs
- Content Library

Homebuyer Equity Leverage Partnership

Pathway Fund

Housing Assistance for Veterans

Special Needs Assistance Program

FHLB Dallas FORTIFIED Fund

Native American Housing Opportunities Fund

FHLB Dallas FORTIFIED Fund Rental Program

Community and Economic Development Programs

Disaster Recovery Assistance Programs

Content Library

## Homebuyer Equity Leverage Partnership

*Empowering Dreams. Building Futures*

Is your financial institution looking to help first-time homebuyers with down payments and closing costs? With FHLB Dallas' Homebuyer Equity Leverage Partnership program (HELP), you can provide this critical assistance to your potential homebuyers. This program can help your institution support homeownership dreams, strengthen customer relationships and demonstrate your commitment to the communities you serve.

HELP funds are provided only through FHLB Dallas members. **FHLB Dallas does not**

# Questions?



Member driven.  
Community focused.

# Housing Assistance for Veterans (HAVEN)



# Housing Assistance for Veterans

Through our member institutions, FHLB Dallas provides grants for home modifications, new construction, and down payment assistance

**Next round of  
funding in 2026**

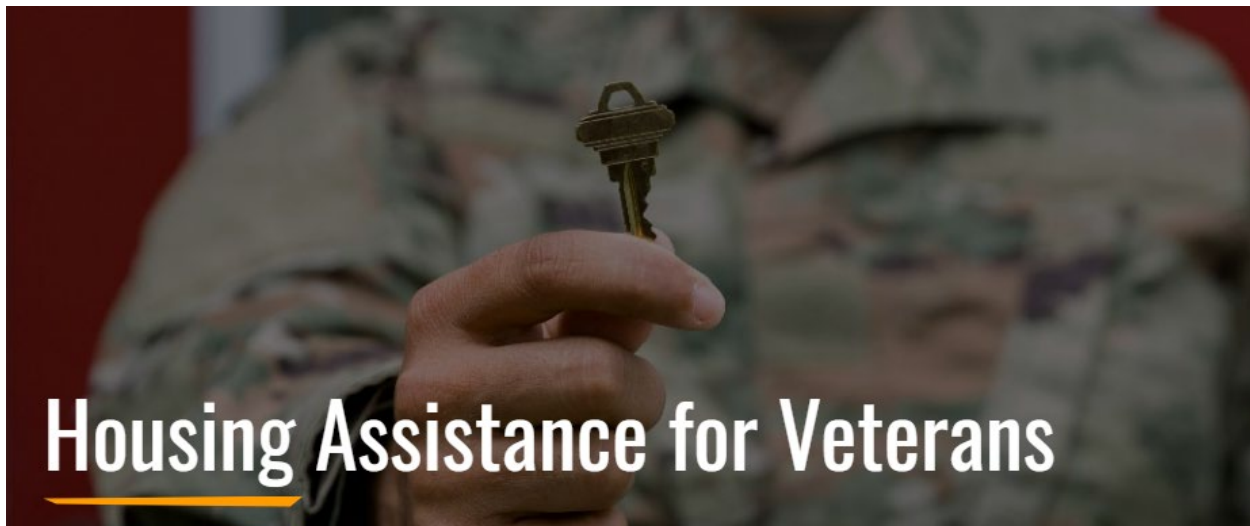
Funds are awarded  
**first come, first served**

Each household can  
receive up to  
**\$25,000**



# Eligibility Requirements

- 1 **Veterans, reservists, and active service members who have a service-related disability or Gold Star Families**
- 2 **Household Income at or below 165% AMI**
- 3 **Homeowner (for rehab/renovation use of funds) or, First-time homebuyer (for downpayment assistance)**



**Housing Assistance for Veterans**

## Use 1: Home Rehab/Repairs

- Costs associated with necessary modifications like the installation of grab bars, ramps, door widening and lowering of countertops or non-disability related repairs to a primary residence
  - Cost for pre & post-inspections (requirement of program)
  - Cost for a developer fee up to \$750
- 

## Use 2: Down Payment & Closing Cost Assistance

- Qualified first-time homebuyers may use the funds as down payment and closing cost assistance at purchase

## HAVEN Required Documentation

1. **Completed Funding Manual** – should be the current year funding manual
2. **Income documentation** – paystubs, VOE, Social Security award letter etc.
3. **For DPA:**
  - ✓ **Preliminary Closing Disclosure (CD) or Loan Estimate (LE)** – should include the HAVEN grant
  - ✓ **Certificate or evidence of Homebuyer Counseling course**
4. **For Home Rehab:**
  - ✓ **Home Repair Estimate (in Funding Manual)**
  - ✓ **Pre-Inspection report with photos and invoice, if applicable**
  - ✓ **Proof of Homeownership**

## Final Documentation

- **For DPA: By 30 days post-disbursement - Final CD** – should be signed
- **For Home Rehab: By 60 days post-disbursement** – Final Cost Certification, Final Invoice(s), Post-Inspection with photos, Inspection Invoice(s)



# HAVEN Resources

[FHLB.com](https://www.fhlb.com)

## Resources tab:

Includes the Funding Manual  
& other helpful materials

## How to Apply tab:

Includes a Participating  
Members list with member  
contacts



Contact Us Email Sign Up MyFHLB Login

Membership Products Services **Community Programs** Resources About Us

Home / Community Programs / Homeownership and Homebuyer Programs

## Housing Assistance for Veterans (HAVEN)

Community Programs

Affordable Housing Program

Affordable Housing Program General Fund

Homeownership and Homebuyer Programs

Homebuyer Equity Leverage Partnership

Pathway Fund

**Housing Assistance for Veterans**

Special Needs Assistance Program

FHLB Dallas FORTIFIED Fund

Native American Housing Opportunities Fund

FHLB Dallas FORTIFIED Fund Rental Program

About the Program How to Apply Resources

Community Programs

Affordable Housing Program

Affordable Housing Program General Fund

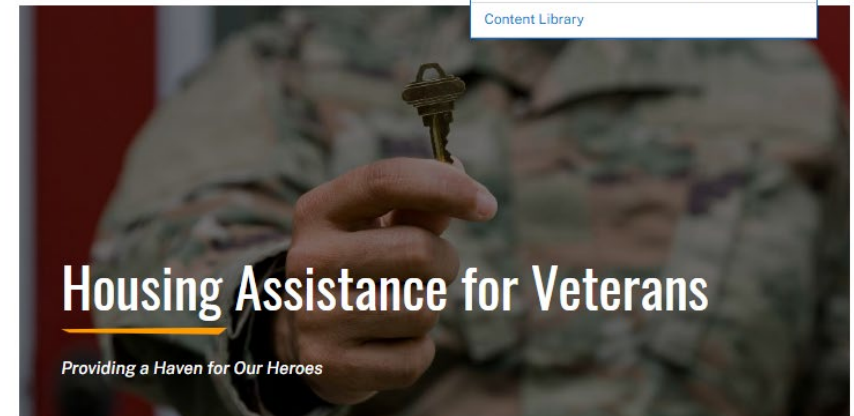
FHLB Dallas FORTIFIED Fund Rental Program

**Homeownership and Homebuyer Programs**

Community and Economic Development Programs

Disaster Recovery Assistance Programs

Content Library



# Questions?



Member driven.  
Community focused.

# Disaster Rebuilding Assistance (DRA)

# Disaster Rebuilding Assistance (DRA)

Through our member institutions, FHLB Dallas provides grants for the repair and renovation of income-qualified, owner-occupied housing impacted by natural disasters.

**Next round of  
funding in 2026**

**Funds are awarded  
first come, first served**

**Each household can  
receive up to  
\$15,000**





# Eligibility Requirements

- ✓ Owner-occupied primary residence
- ✓ Must have owned the property for at least 30 days prior to the disaster
- ✓ Located in FHLB Dallas district: **AR, LA, MS, NM, or TX**
- ✓ Combined household income **at or below 80% AMI**
- ✓ Damage caused by a natural disaster **declared by FEMA for individual assistance**



# Determining Eligible Disasters

1. Go to FEMA's website found here: <https://www.fema.gov/disaster/declarations>
2. Choose "Major Disaster Declaration" under Declaration Type and select the appropriate state
3. Click "Search and Filter Disasters"

The screenshot shows the FEMA website's "Disasters and Other Declarations" page. A dark blue header contains navigation links: "Disasters & Assistance", "Grants", "Floods & Maps", "Emergency Management", "About", and "Work With Us", along with an "Apply for Assistance" button. A left sidebar lists various disaster types under "Disasters & Assistance", with "All Disaster Declarations" selected. The main content area has a title "Disasters and Other Declarations" and a "Declaration Date" section with input fields for "Year (Start)" (2019) and "Year (End)" (2024). A tip below states: "TIP: Modify the start and end year(s) to broaden search." Below this are two dropdown menus: "Declaration Type" (set to "Major Disaster Declaration") and "Incident Type" (set to "- Any -"). A red box highlights the "Declaration Type" dropdown. Below these is a "State/Tribe" dropdown menu with the text "Choose some options" and a red box around it. At the bottom is a blue button labeled "Search and Filter Disasters".

Disasters & Assistance ▾ Grants ▾ Floods & Maps ▾ Emergency Management ▾ About ▾ Work With Us ▾ [Apply for Assistance](#)

Disasters & Assistance

Current Disasters

All Disaster Declarations

Hermit's Peak/Calf Canyon Fire

Iowa Severe Storms (April)

Iowa Severe Storms (May)

Kentucky Severe Storms

Massachusetts Severe Storms

Nebraska Severe Storms

Ohio Tornadoes

Oklahoma Severe Storms

Texas Severe Storms

West Virginia Severe Storms

Wildfire Actions

## Disasters and Other Declarations

Declaration Date

Year (Start) 2019 Year (End) 2024

TIP: Modify the start and end year(s) to broaden search.

Declaration Type Major Disaster Declaration Incident Type - Any -

State/Tribe Choose some options

[Search and Filter Disasters](#)

# Determining Eligible Disasters

4. Select the disaster that caused the damage
5. Click on “Designated Areas”

All Disaster Declarations

New Mexico Severe Storm And Flooding (DR-4843-NM)

Designated Areas

**News & Media**

Reports & Notices

How a Disaster Gets Declared

Disaster Authorities

Historic Disasters

Volunteer & Donate

Disasters & Assistance

Current Disasters

New Mexico Severe Storms

Alaska Flooding

Florida Hurricane Helene

Florida Hurricane Milton

Georgia Hurricane Helene

Georgia Tropical Storm Dhhv

## New Mexico Severe Storm and Flooding

### DR-4843-NM



**Incident Period:** Oct 19, 2024 - Oct 20, 2024  
**Declaration Date:** Nov 1, 2024


[English](#)
[Español](#)

On This Page

[Help for Individuals & Families](#)

[Disaster Recovery Centers](#)

[Local Resources](#)

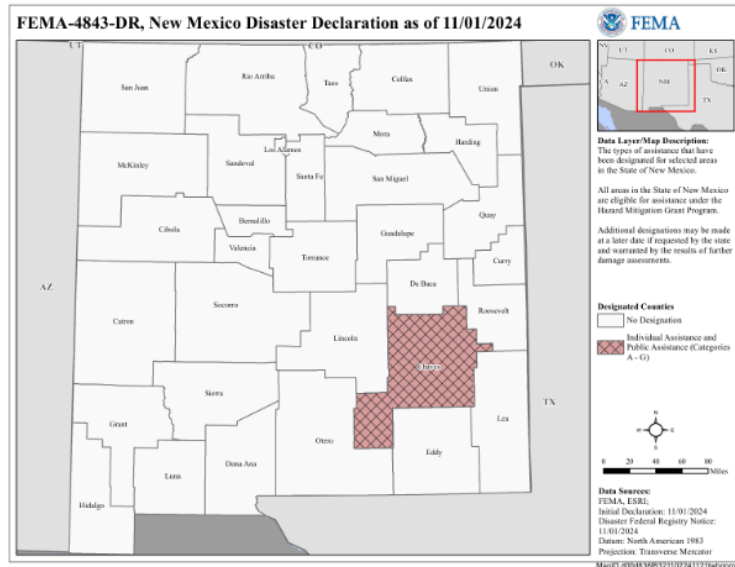
[How to Help](#)

**Quick Links**

- Recovery resources: [State & Local](#) | [National](#)
- Connect: [Social Media](#) | [Mobile App & Text](#)
- 24/7 counseling: [Disaster Distress Helpline](#)

# Determining Eligible Disasters

6. Homes in counties designated for “Individual Assistance” are eligible under DRA



PDF of map

Google Earth

Need help with this map?

**Requested repairs must be related to damages caused by the disaster**

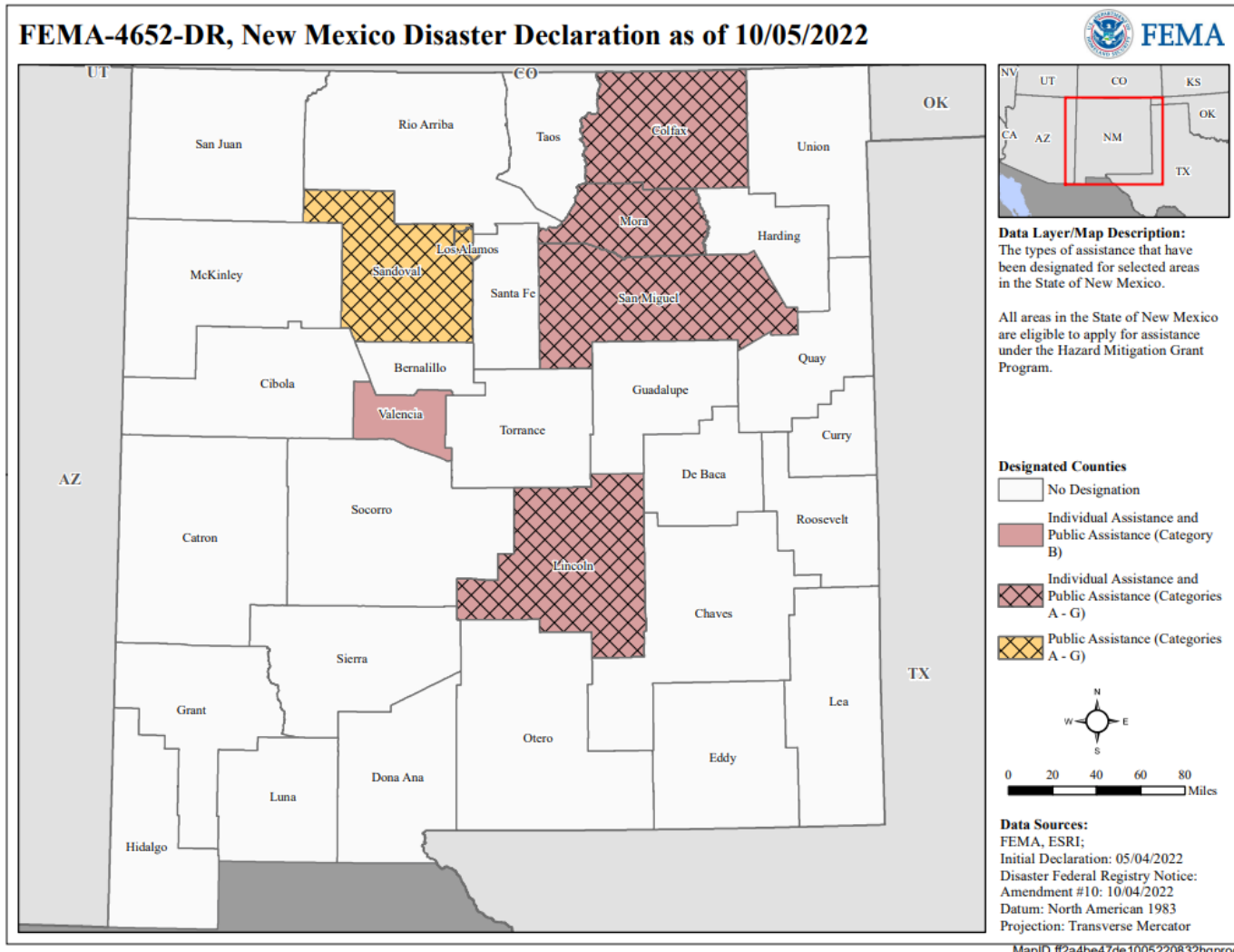
## Individual Assistance

Individuals and households in these designated counties are eligible to apply for financial and direct services. [Apply for assistance](#), or [learn more about the Individual Assistance program](#).

- Chaves (County)

# New Mexico Eligible Disasters for DRA

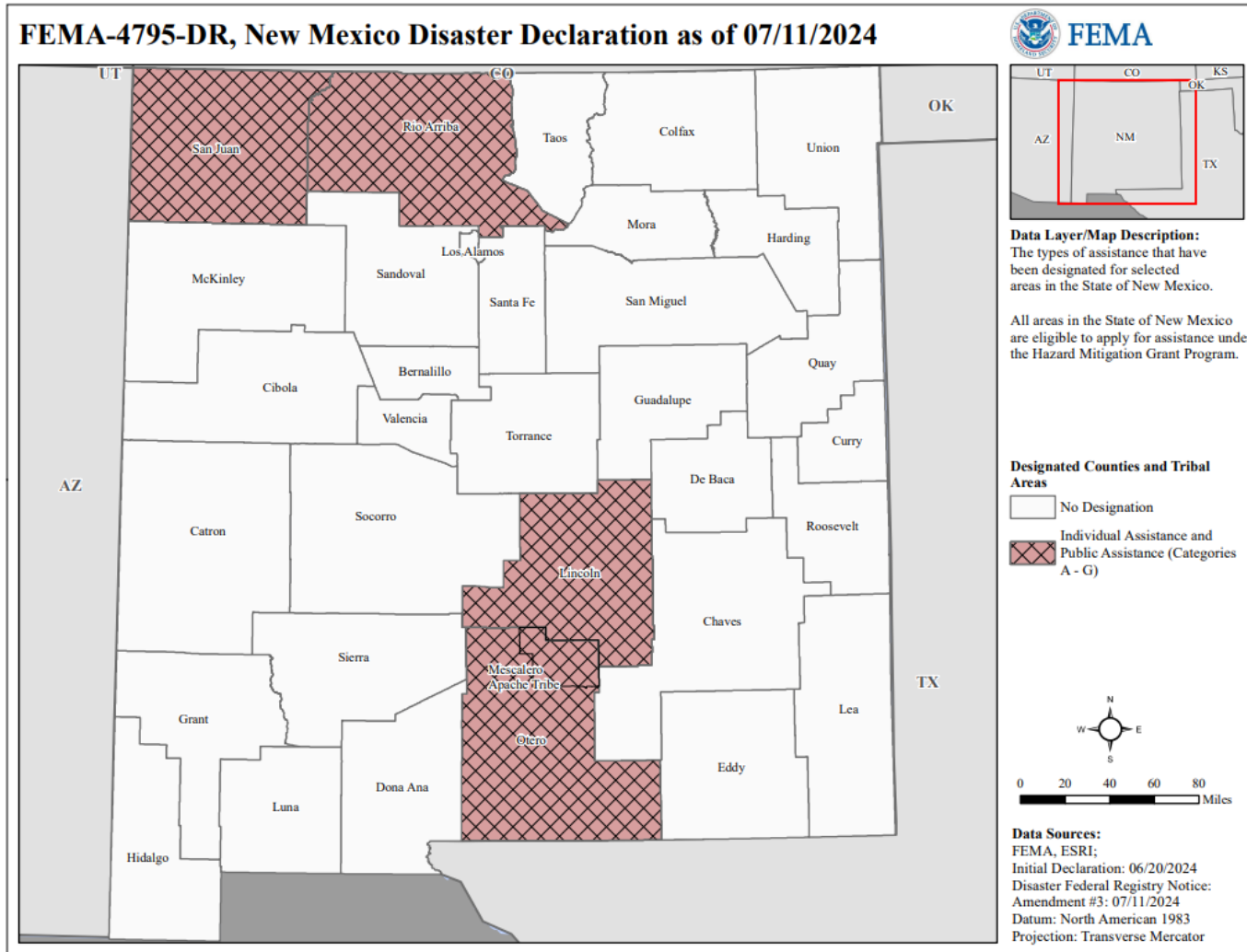
April – July 2022: Wildfires, Flooding, Mudflows and Straight-line winds





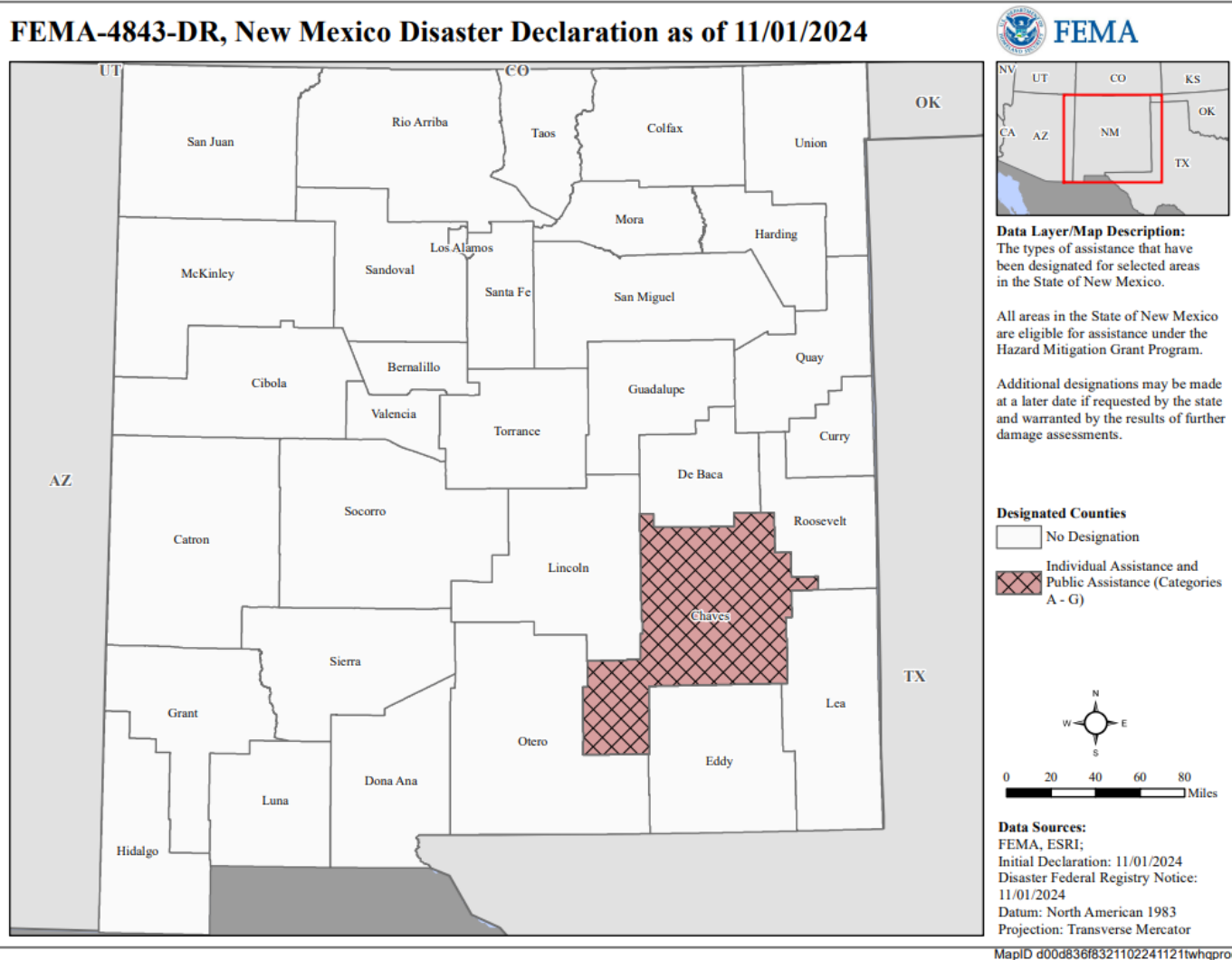
# New Mexico Eligible Disasters for DRA

## June – August 2024: South Fork Fire & Salt Fire



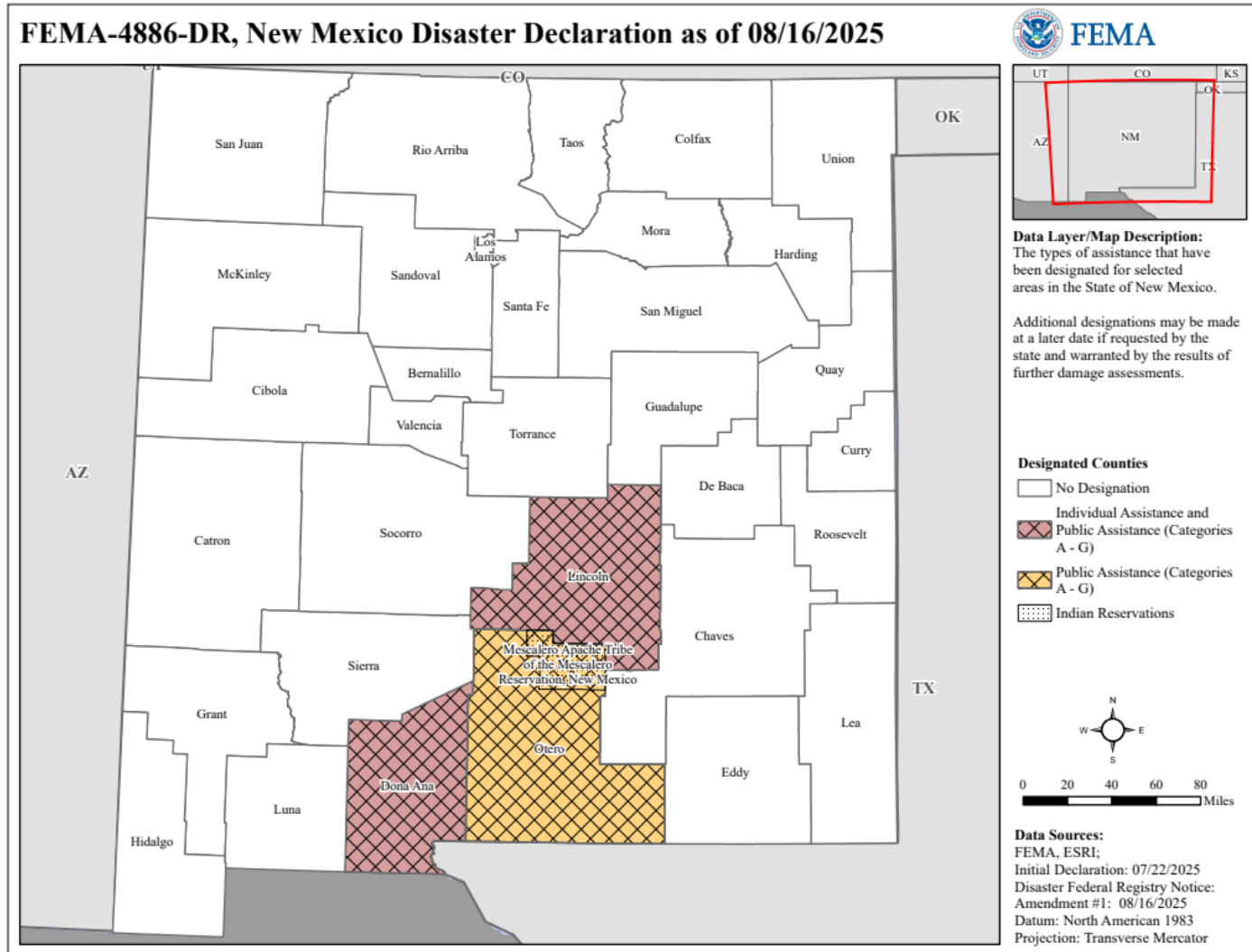
# New Mexico Eligible Disasters for DRA

## October 2024: Severe Storms & Flooding



# New Mexico Eligible Disasters for DRA

## June – August 2025: Severe Storms, Flooding and Landslides



# Intermediary & Inspections

- Intermediaries can facilitate applications (nonprofit, government entity, etc.)
  - Up to \$750 developer fee allowed per application
  - Must submit through a member institution
- Pre and Post Inspection required
  - Inspector must be a third-party and cannot be related to the intermediary unless the intermediary is a government-controlled entity
  - Inspector must be vetted by the member
  - Funds can cover inspection fees
- Contractor and inspector invoice required after work is completed

## **DRA Required Documentation**

1. **Completed Funding Manual** – should be the current year funding manual
2. **Income documentation** – paystubs, VOE, Social Security award letter etc.
3. **Home Repair Estimate (in Funding Manual)**
4. **Pre-Inspection report with photos and invoice, if applicable**
5. **Proof of Homeownership**

## **Final Documentation**

### **➤ By 60 days post-disbursement:**

1. **Final Cost Certification (in Funding Manual)**
2. **Final Invoice(s)**
3. **Post-Inspection with photos and invoice, if applicable**



# DRA Resources

[FHLB.com](https://www.fhlb.com)

## Resources tab:

Includes the Funding Manual & other helpful materials

## For Nonmembers tab:

Includes a Participating Members list with member contacts

The screenshot shows the FHLB Dallas website's 'Community Programs' page. The navigation bar at the top includes 'Contact Us', 'Email Sign Up', 'MyFHLB Login', 'Membership', 'Products', 'Services', 'Community Programs' (highlighted with a red box), 'Resources', and 'About Us'. The 'Community Programs' dropdown menu is open, showing options like 'Affordable Housing Program', 'Affordable Housing Program General Fund', 'FHLB Dallas FORTIFIED Fund Rental Program', 'Homeownership and Homebuyer Programs', 'Community and Economic Development Programs', 'Disaster Recovery Assistance Programs' (highlighted with a red box), and 'Content Library'. The main heading is 'Disaster Rebuilding Assistance (DRA)'. The left sidebar lists various programs, with 'Disaster Rebuilding Assistance' highlighted by a red box. The main content area features a large image of a group of people holding a check for \$9,999.02, with the text 'Disaster Rebuilding Assistance' and 'When Disaster Strikes, FHLB Dallas is There' overlaid. Below the image, a paragraph describes the DRA program: 'FHLB Dallas' Disaster Rebuilding Assistance (DRA) program provides grants for the repair, rehabilitation and reconstruction of owner-occupied housing affected by a disaster event in a federally declared disaster area within the FHLB Dallas District. DRA'.

# Questions?



Member driven.  
Community focused.

# Native American Housing Opportunities Fund (NAHO)

# Native American Housing Opportunities Fund

Through our member institutions, FHLB Dallas provides grants to support housing-related needs of Native American tribal nations, Pueblos and/or Native American Housing Entities.

**Next round of  
funding in 2026**

**Funds are awarded  
first come, first served**

**2025 max amount per  
org: \$250,000  
2026 max amount TBD**



# Eligibility Requirements

- ✓ **Federally Recognized tribes or Tribally Designated Housing Entities (TDHEs)**
- ✓ **Must provide housing services to Tribal members residing in Arkansas, Louisiana, Mississippi, New Mexico or Texas.**
- ✓ **Application must be submitted by, and in partnership, with an FHLB Dallas member institution.**
- ✓ **Amount of funds requested must be able to be expended within a one-year timeframe and must be able to quantify the impact to be accomplished with the grant funds.**
- ✓ **For awardees, an impact report will be required one-year post-disbursement of funds. Tangible impacts, number of households assisted, etc. should be documented for the report.**
  - **For returning awardees - prior year impact report will be due before new award can be committed**



# Eligible Uses of Funds

## Housing-related activities such as:

- Down payment/closing cost assistance for home purchases
- Repairs to owner-occupied homes
- Rental assistance for tribal members
- New construction or rehabilitation of existing housing
- New program or product development
- Enhancements to information technology and systems used for housing programs
- Consultant fees (nonemployees, separately invoiced)
- Predevelopment/consulting costs

## Ineligible uses include:

- Any non-housing related expenses or programs
- Litigation costs/expenses
- Lobbying

## NAHO Required Documentation

1. **Completed Application** – should be the current year application
2. **Copy of documentation evidencing the applicant is a federally-recognized tribe or TDHE**
3. **Financial compilation dated within two years from the application submission date** – IRS 990, audited financials, etc.
4. **Current year operating budget, housing program budget and/or housing development budget**
5. **Documentation of relevant staff and their experiences** – resumes, bios, etc.

## Impact Report

- **One-year post-award:** Must certify that the funds were used for the purposes specified in the application and submit an impact report regarding the effectiveness of the funds in achieving the desired outcomes.

# NAHO Resources

[FHLB.com](https://www.fhlb.com)

## Resources tab:

Includes the Application &  
other helpful materials



Contact Us Email Sign Up MyFHLB Login

Membership Products Services **Community Programs** Resources About Us

Home / Community Programs / Homeownership and Homebuyer Programs

## Native American Housing Opportunities (NAHO) Fund

Community Programs

Affordable Housing Program

Affordable Housing Program General Fund

Homeownership and Homebuyer Programs

Homebuyer Equity Leverage Partnership

Pathway Fund

Housing Assistance for Veterans

Special Needs Assistance Program

FHLB Dallas FORTIFIED Fund

**Native American Housing Opportunities Fund**

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FHLB Dallas FORTIFIED Fund Rental Program

**Homeownership and Homebuyer Programs**

Community and Economic Development Programs

Disaster Recovery Assistance Programs

Content Library

**About the Program** How to Apply For Nonmembers Resources

## Native American Housing Opportunities (NAHO) Fund

*Building and Preserving Native American Housing*

# Find a FHLB Dallas Member



Contact Us Email Sign Up MyFHLB Login

- Membership
- Products
- Services
- Community Programs
- Resources
- About Us

Home / Community Programs / Homeownership and Homebuyer Programs

## Native American Housing Opportunitie



### Community Programs

Affordable Housing Program

Affordable Housing Program General Fund

Homeownership and Homebuyer Programs

Homebuyer Equity Leverage Partnership

Heirs' Property Program

Housing Assistance for Veterans

Special Needs Assistance Program

FHLB Dallas FORTIFIED Fund

**Native American Housing Opportunities Fund**

Community and Economic Development Programs

Disaster Recovery Assistance Programs

Content Library

### About the Program

The materials below

- FHLB Dallas Membership
- Member Benefits
- Pilot Transparency
- Value of Membership
- Membership Requirements
- Apply for Membership
- Member Bulletins
- Capital Plan
- Member Liquidity Stress Assessment
- Community Support Program
- Find A Member**
- MyFHLB

### Resources

ding the NAHO Fund to help you apply.

NAHO Product Sheet

FHLB Dallas NAHO Application and Frequently Asked Questions

### Find a Member

Institution Type State City Name Search



## Income Calculation & Application Submission Process



# Income Calculations / Training Presentation link



**1. OBTAIN CURRENT  
APPLICABLE INCOME  
DOCUMENTATION**



**2. CALCULATE  
ANNUAL HOUSEHOLD  
INCOME**



**3. VALIDATE THAT THE AREA  
MEDIAN TOTAL HOUSEHOLD  
INCOME IS = OR < 80% AMI**

**Access this QR code  
to review a complete  
training presentation  
on income calculation  
for all our grant  
programs:**



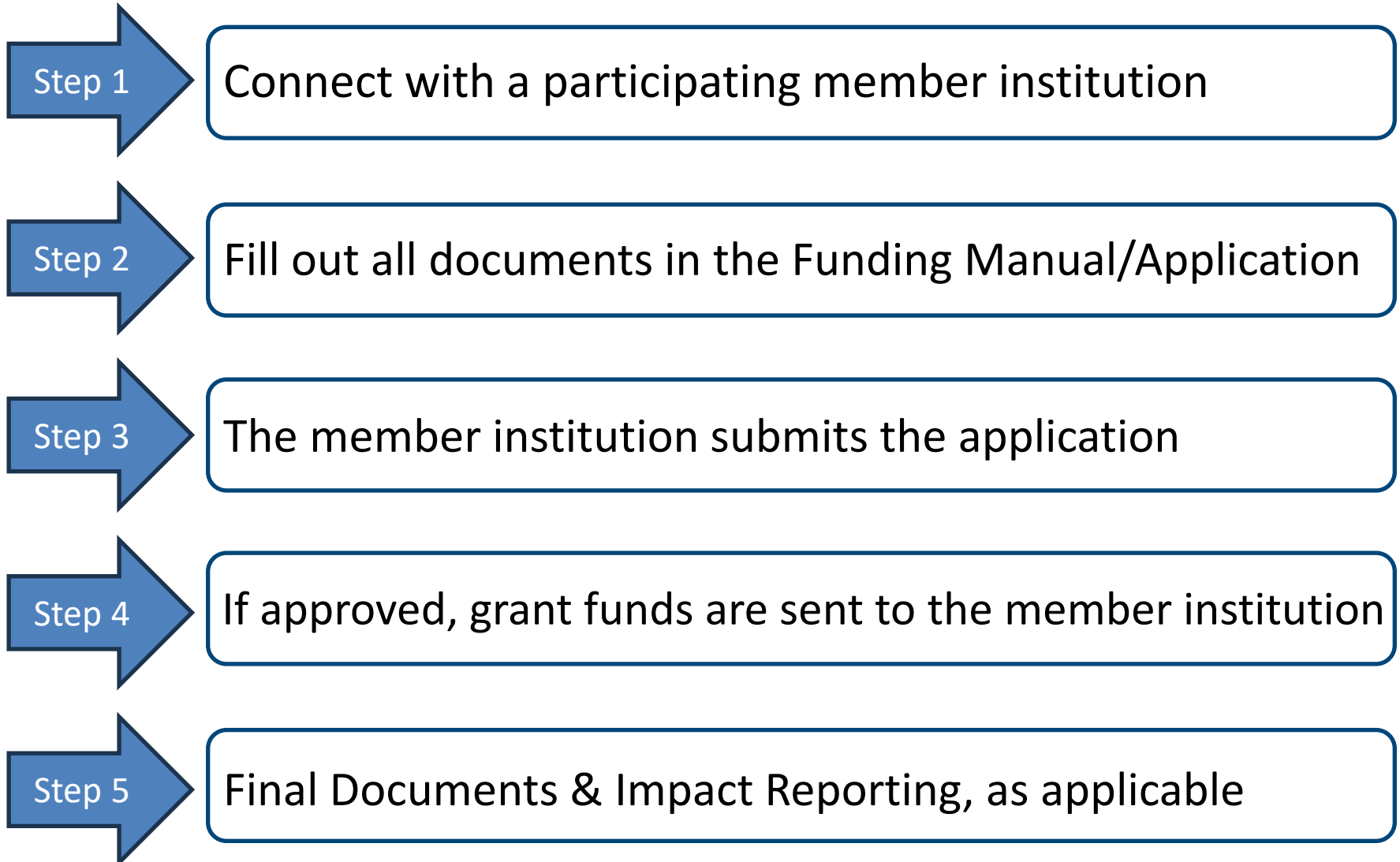
Or access the video on our website:

- Go to FHLB.com
- Resources
- Video Library
- Webinars and Tutorials
- Income Calculation Tool

***Understanding AMI calculations is a key element  
of participation in all grant programs.***



# FHLB Dallas Grant Programs Application Process



# Questions?

## For More Information

### Contact Us!

#### By Phone:

800.362.2944

#### By Email:

ahp@fhlb.com

naho@fhlb.com

Additional information is available online at [fhlb.com](http://fhlb.com)