



Community Investment Programs

About the Federal Home Loan Bank of Dallas

The Federal Home Loan Bank of Dallas (FHLB Dallas) is a federally chartered and cooperatively owned wholesale bank that supports housing and economic development by providing access to low-cost funds to our member financial institutions.

FHLB Dallas has a comprehensive array of community development programs — provided through its members and community development organizations — designed to meet the affordable housing and economic development needs of the communities those members serve.

Affordable Housing

Affordable Housing Program General Fund (AHP)

Apply from April 2 to May 1, 2025 via GrantConnect

AHP provides grants up to \$1.75 million to assist members in funding affordable housing in their communities.

- AHP grants can be used for the purchase, construction or rehabilitation of owner-occupied and rental housing
- AHP grants are awarded once a year. Applications for AHP grants are competitively scored on a 100-point basis against specified AHP criteria, detailed in the Implementation Plan
- To qualify for AHP grants, owner-occupied projects must benefit households whose income does not exceed 80 percent of the area median income. The AHP grant must be passed on directly to the household. For rental projects, at least 20 percent of the units must be targeted to very low-income households (income that does not exceed 50 percent of the area median income)
- Projects must meet certain feasibility criteria to qualify for an AHP grant

Homebuyer Equity Leverage Partnership (HELP):

Three rounds of funding begin January 2, May 1 and August 1, 2025, via GrantConnect

FHLB Dallas' HELP program provides grants through its members for first-time homebuyers who are income-qualified (80 percent or less of area median income).

- HELP grants can be used for down payment and closing-cost assistance
- HELP grants are awarded to members on a first-come, first-served, homebuyer-by-homebuyer basis
- To qualify, the homebuyers must contribute at least \$500 of their own funds
- Available in amounts up to \$20,000 (AR, LA, MS or outside the FHLB Dallas District) and \$25,000 for (NM, TX)
- Member institutions may access up to \$850,000 of HELP funds
- Member institutions may use up to half of the member cap for out-of-District activity

Special Needs Assistance Program (SNAP):

\$2 million available in 2025. Two funding windows: February 11-13, 2025 and June 3-5 2025

SNAP provides grants through its members for the rehabilitation of owner-occupied homes where the household is not only income-qualified (80 percent or less of area median income) but also contains a qualified, special-needs household member.

- Special-needs individuals include people who are elderly, disabled, recovering from physical, alcohol or drug abuse or people living with HIV/AIDS.
- SNAP grants are awarded to members on a homeowner-by-homeowner basis
- SNAP grants are awarded in amounts up to \$12,000
- Pre- and post-rehabilitation inspections are required on all homes
- Homeowner(s) must have ownership of the subject property at the time of request for SNAP funds
- Members may access up to \$50,000 in SNAP funds (\$25,000 per offering)
- The intermediary may access up to \$50,000 of SNAP funds per offering
- SNAP-assisted property must be located within the Bank's five-state District of Arkansas, Louisiana, Mississippi, New Mexico or Texas

Disaster Rebuilding Assistance (DRA):

\$4 million available in 2025. Two offerings: January 2, 2025, and September 1, 2025

FHLB Dallas, through its Disaster Rebuilding Assistance program, provides grants through its members to support the renovation, reconstruction and repairs of owner-occupied homes that are the primary residence for the households at or below 80 percent of area median income.

- DRA funds are awarded to members on a first-come, first-served, basis
- Up to \$15,000, limited to assistance not already paid for by insurance or federal or state disaster assistance
- Pre- and post-rehabilitation inspections are required on all homes
- Homes must be in the FHLB Dallas District and in a FEMA-declared major disaster area (designated for individual assistance) for disasters that occurred after January 1, 2019
- Homeowners must have 30 days of current ownership of the subject property prior to the time of the disaster declaration
- Members may access up to a maximum of \$600,000 (\$300,000 per offering)

Special Programs

Partnership Grant Program (PGP):

\$1 million available in 2025. Application window: May 5-22, 2025

FHLB Dallas, through its PGP, provides grants up to \$25,000 to assist nonprofit community-based organizations (CBOs) involved in affordable housing, local community development and small business technical assistance within the District.

- Grants may be used for capacity-building, assistance in applying for grants or other funding sources, research and studies, contractual, administrative and support services, or social services
- The grant amount will be based on the member's cash contribution to the CBO; contributions of \$500-\$5,000 will be matched at a 5:1 ratio up to \$25,000 per application
- FHLB Dallas typically accepts applications for PGP funds for a one-month period each year and awards the funds through a lottery system
- To qualify for a grant under the PGP, the CBO must have nonprofit designation from the Internal Revenue Service, and have annual revenue of less than \$1 million

Housing Assistance for Veterans (HAVEN): **\$1 million available in 2025 as of February 3, 2025**

FHLB Dallas, through its HAVEN program, provides grants up to \$20,000 to veterans and active-duty, reserve or National Guard service members who have been disabled in the line of duty. Households must have an occupant who was disabled as a result of military service. In addition, the funds may be used to assist Gold Star Families that were impacted.

- Grant recipients must also qualify as physically disabled by the Veteran Affairs, a branch of the U.S. military, the federal government or another acceptable source
- The program is designed to support necessary home modifications or to offset construction costs of newly constructed home. HAVEN funds may also be used to support qualified first-time homebuyers with down payment and closing costs
- Awarded on a first-come, first-served basis
- Household income must be 165 percent or less of the area median income
- Up to \$20,000
- Available nationwide

Small Business Boost (SBB): **\$4.75 million available in 2025**

FHLB Dallas, through its SBB program, provides recoverable assistance with specific repayment terms to finance the startup or expansion of qualified small businesses. The program is intended to serve as gap financing to make small business deals bankable.

- SBB funds are provided in conjunction with a separate loan made by the member
- Borrower must be qualified as a small business based on Small Business Administration standards
- Member must provide at least 40 percent of the total financing
- The maximum SBB loan amount is \$125,000 or 50 percent of the member loan to the small business
- Member must demonstrate that the loan does not meet underwriting criteria without the SBB funds
- At least one job must be created or retained for every \$62,500 in SBB funding
- Businesses may obtain only one SBB loan

FHLB Dallas FORTIFIED Fund: **\$10 million available in 2025**

FHLB Dallas will provide grants for income qualified homeowners to replace an existing roof or upgrade the roof on a new construction home to a FORTIFIED Roof. A new construction home to a FORTIFIED Roof to offer protection from hurricanes, high winds, hail and severe thunderstorms.

- Households must have a family income of 120 percent or less of the area median income
- The assisted property must be located within the FHLB Dallas five-state District of Arkansas, Louisiana, Mississippi, New Mexico or Texas
- Grants up to \$15,000/household for the replacement of an existing roof
- Up to \$7,500/household for new construction
- The roof must be completed in accordance with FORTIFIED requirements certified by the Insurance Institute for Business & Home Safety (IBHS). Evidence of the FORTIFIED designation is required for disbursement
- A portion of the FORTIFIED funds may be used to pay for the qualified evaluator fees and intermediary fees up to certain limits
- An intermediary may not submit (via one or more members) more than \$750,000 per year

Heirs' Property Program:

\$3 million available in 2025. Application window: September 2-25, 2025

FHLB Dallas will provide Heirs' Property grants to increase the capacity of organizations that help prevent or remediate heirs' property issues. Heirs' property is a barrier to the ability to sell, collateralize, improve, or otherwise transfer real estate.

- The organization must qualify as a nonprofit, governmental entities, or federally recognized tribe
- The organization must be located within the FHLB Dallas district of Arkansas, Louisiana, Mississippi, New Mexico or Texas
- For those organizations that have remediated heirs' property related issues, the member may request up to \$150,000
- For those organizations that have provided preventative education and awareness regarding heirs' property related issues, the member may request up to \$25,000

Economic Development & Housing Initiatives

Community Investment Program (CIP):

FHLB Dallas, through its CIP, provides favorably priced advances to assist members and housing associates in funding affordable housing in their communities.

- CIP advances can be used for the purchase or rehabilitation of owner-occupied and rental housing projects, the purchase of mortgage-backed securities representing a pool of loans that could be funded directly with CIP advances or investment in low-income housing tax credits
- CIP advances are available throughout the year on a non-competitive basis
- May be used in conjunction with AHP grants
- Priced below FHLB Dallas' standard and SecureConnect interest rates
- Members can request a free, three-month interest rate lock for a CIP advance
- To qualify for CIP advances, households must have incomes at or below 115 percent of area median income and meet other specific criteria
- Total community development advances (CIP, EDP and Disaster Relief Advances Program) may not exceed the lesser of 15 percent of a member's total assets or \$200 million

Economic Development Program (EDP):

FHLB Dallas, through its EDP, provides favorably priced advances to assist members and housing associates in funding qualified economic development and commercial development projects benefiting their surrounding communities.

- EDP advances can be used for a number of purposes including construction, renovation, small business financing, public works projects and historic preservation
- EDP advances are available throughout the year on a non-competitive basis
- EDP advances are priced below the Bank's standard and SecureConnect interest rates
- To qualify for an EDP advance: The project must be located in a targeted geographical area, or in an area where the majority of households have incomes at or below a specified percentage of the area median income
- The project must provide services that will benefit at least 51 percent of households with incomes at or below the 80 percent of the area median income
- At least 51 percent of the project's employees must have incomes that are at or below 80 percent of the area median income
- The project must be a small business as defined by the Small Business Administration
- The project must benefit another targeted beneficiary as approved by the Federal Housing Finance Agency
- Total community development (CID, EDP and Disaster Relief Advances Program) advances may not exceed the lesser of 15 percent of the member's/housing associate's total assets or \$200 million

Disaster Relief Program:

FHLB Dallas, through its Disaster Relief Program, provides subsidized advances to support recovery efforts following a federally declared disaster in the Bank's District.

Standby Letters of Credit and Confirmations:

Members and housing associates may request standby letters of credit and confirmations under CIP, EDP and the Disaster Relief Program.

For More Information

The above descriptions provide a general overview of the Community Investment programs.

For more detailed information:

- AHP, HELP, SNAP, PGP, HAVEN, DRA, SBB, Fortified Fund, and Heirs' Property Program: Contact Community Investment at 800.362.2944 or visit the "Community Programs" section at fhlb.com
- CIP, EDP, DRP and Letters of Credit: Contact Member Services at 844.FHL.BANK (844.345.2265) or visit the "Community Programs" section at fhlb.com
- Membership: Contact Member Sales at 800.442.9841 or visit the "Membership" section at fhlb.com
- Follow us: linktr.ee/fhlb