



Federal Home Loan Bank  
NEW YORK



# Homebuyer Dream Program<sup>®</sup> Suite 2025 Round Training Seminar

December 2024

# Today's Agenda

- Homebuyer Dream Program® (HDP®) Overview
- Introduction to HDP® Wealth Builder
- HDP® Allotment Methodology
- HDP® Lifecycle
- HDP® Request Form
- Member Administration of the Programs





# **HOME BUYER DREAM PROGRAM<sup>®</sup>**

## **OVERVIEW**

# Homebuyer Dream Program<sup>®</sup> Overview

- A suite of three products each targeted to a specific household income level or population of first-time homebuyers
- Grants up to \$30,000 per household for down payment and closing cost assistance
- As of 2025, the grant structure is simplified without a specific \$500 distribution for the defrayment of counseling costs. (The grant can still be used to cover the cost.)
- Programs increase access to affordable homeownership in member's community
- Grant recipients must originate a mortgage with a participating FHLBNY member



# Homeownership Assistance Programs

All programs provide downpayment and closing-cost assistance to first-time homebuyers for the purchase of a primary residence.



## Homebuyer Dream Program®



Homeownership Set-Aside program managed within regulatory requirements established by the Federal Housing Finance Agency benefitting households with incomes at or below 80% of area median income (“AMI”). The program is available in all US states and Territories.



## Homebuyer Dream Program® Plus



Voluntary program that complements HDP, benefitting households that meet the following income thresholds:

- New York and New Jersey: Earning over 80% AMI, but not to exceed 120% AMI
- Puerto Rico and U.S. Virgin Islands: Earning over 80% AMI, but not to exceed 150% AMI

The program is only available in the FHLBNY District: NY, NJ, PR and USVI



## Homebuyer Dream Program® Wealth Builder



Program benefitting targeted populations that meet the following income thresholds:

- New York and New Jersey: Earning at or below 120% AMI
- Puerto Rico and U.S. Virgin Islands: Earning at or below 150% AMI

Grant recipients must currently reside, and purchase a home, in the FHLBNY District: NY, NJ, PR and USVI. Additional eligibility criteria applies.

# Key Dates for All Programs

## 2025 Annual Round Details:

- Member Participation Agreement due: **January 10, 2025**
  - Members that do not comply with the deadline will be ineligible to participate.
- Communication of allotment: **Within 30 Days of Round Opening**
  - The 2025 HDP Request Form will be available on the FHLBNY's website.
- Round opens with initial allotment: **February 10, 2025**
- Initial allotment ends: **August 29, 2025**
- Reallotment begins for eligible members: **September 8, 2025**
  - Participating members with exhausted allotments may receive additional funds, if available
- Round closure: **November 28, 2025**, or when funds are exhausted





**HOMEBUYER DREAM PROGRAM®**  
**WEALTH BUILDER**

# HDP<sup>®</sup> Wealth Builder

Program designed to increase lending to economically disadvantaged class of persons.

- Administered pursuant to a Written Plan identifying the class of persons eligible
- Extends credit to a class of persons who may otherwise struggle to receive credit, or receive credit on less favorable terms
- Operationally similar to HDP and HDP Plus
  - Individual member allotment
  - Key dates align across all programs



# HDP<sup>®</sup> Wealth Builder – Eligibility

- First-time homebuyer; and
- Income up to 120% AMI in NY/ NJ or 150% AMI in PR/USVI; and
- Currently reside in the FHLBNY District; and
- Purchase a home in the FHLBNY District; and
- Meet one of the following eligibility criteria
  - Live in a majority-minority Census tract; or
  - Be a first-generation homebuyer



# Majority-Minority Census Tract

- A census tract where a majority of the residents are Black/African American, Hispanic/Latino, Asian, Native Hawaiian/Other Pacific Islander, and/or American Indian/Alaska Native (collectively “minority”).
- This can be determined by FFIEC Census Demographic Data – Tract Minority %. The percentage must be greater than 50%.

## ▼ Census Demographic Data



Address: 101 Park Ave, New York, New York, 10178

MSA-State-County-Tract: 35614-36-061-0080.00

Census

Income

Population

Housing

Tract Income Level	Upper
Underserved or Distressed Tract	No
2024 FFIEC Estimated MSA/MD/non-MSA/MD Median Family Income	\$101,900
2024 Estimated Tract Median Family Income	\$251,275
2020 Tract Median Family Income	\$210,800
Tract Median Family Income %	246.59
Tract Population	5906
Tract Minority %	31.22
Tract Minority Population	1844
Owner-Occupied Units	1354
1- to 4- Family Units	169

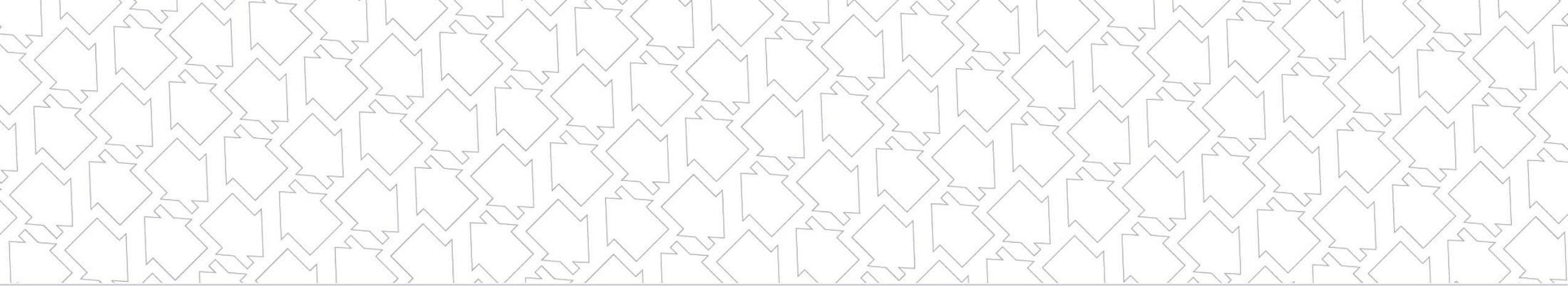
# First Generation Homebuyer

The parents and/or legal guardian of at least one borrower does not currently own a home in the United States and has not previously owned a home in the United States;

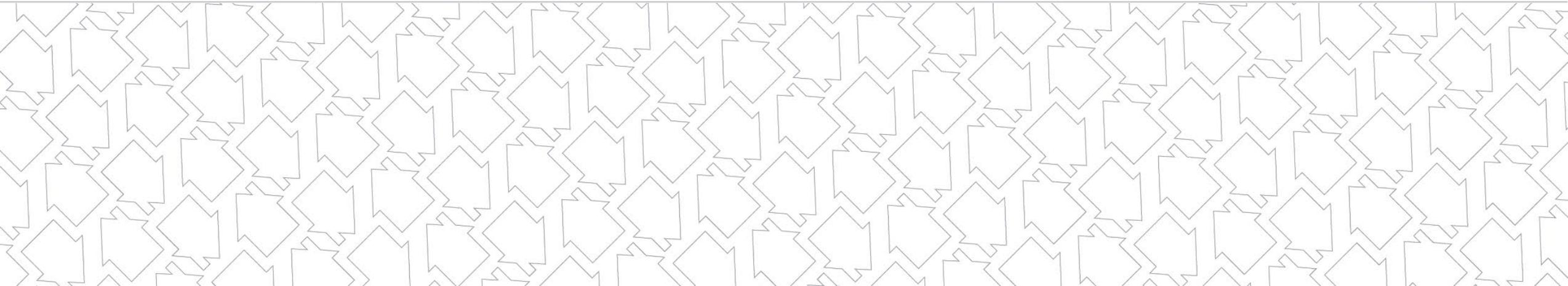
OR

At least one borrower has aged out of foster care.





# **QUESTIONS & ANSWERS**





# **HOMEBUYER DREAM PROGRAM<sup>®</sup>**

## **ALLOTMENT METHODOLOGY**

# Homebuyer Dream Program® Allotment Approach

Allotments will be distributed equitably

## Ceiling

Members with high historical commitment volume may be impacted by a ceiling

## Range Between Floor & Ceiling

Members will receive an allotment based on historical commitments

## Floor

New members and member with minimal historical commitments will be allotted a floor

## Factors that determine individual member allotments

- Total allocation for the round
- Maximum grant amount
- Number of members that participate in the round
- Historical commitments of participating members
- Determination of the round floor & ceiling

# HDP<sup>®</sup> Allotment Timeline (All Programs)

## Allotment Process

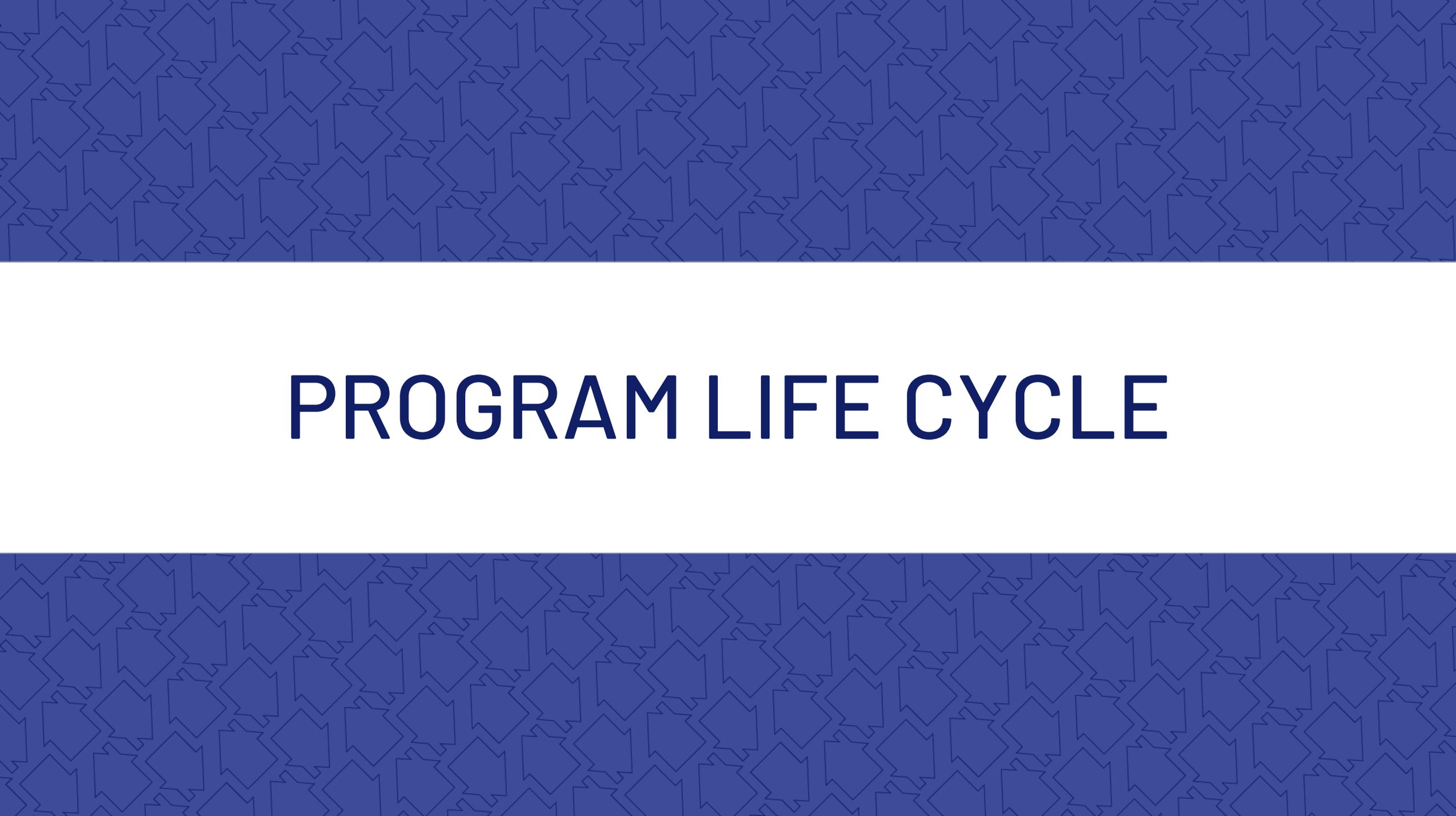
- To receive an allotment, members must provide the following by **January 10, 2025**:
  - Member Participation Agreement
  - HDP<sup>®</sup> File Transfer System Enrollment (Form: HDP-002)
- Allotments are communicated within 30 days of the Round opening
- Participating members will be provided an individual allotment to be used for eligible households
- Members have until **August 29, 2025**, at 5:00 p.m. ET to fully reserve allotments



## Reallotment Process → If remaining funds are available

- On **September 8, 2025**, unreserved allotments will be redistributed in order of exhaustion
- Exhaustion is defined as a remaining initial allotment of \$30,000 or less

The 2025 Homebuyer Dream Program<sup>®</sup> Rounds end on **November 28, 2025**, or when funds are exhausted – whichever happens first.



# PROGRAM LIFE CYCLE

# Program Life Cycle

DETERMINING HOUSEHOLD ELIGIBILITY



Member qualifies household based on program parameters outlined within the HDP® Guidelines

HOUSEHOLD RESERVATION REQUEST



Member submits a new household reservation request to the FHLBNY via our File Transfer System

COMMITMENT OF GRANT



FHLBNY reviews reservation request for eligibility, and upon approval, issues a commitment to the member for a period of 120 days

FUNDING OF GRANT



- Member submits a funding request no later than 15 days prior to the commitment expiration
- Funds are disbursed to the member on a post-closing basis

RETENTION PERIOD\*



The homebuyer(s) must maintain ownership of the property for a period of five years from the closing date, with a retention document in place **\*Homebuyer Dream Program® only**



# Household Eligibility

**Member determines initial household eligibility and must take the following actions:**

- Confirm household member qualifies as a first-time homebuyer, as per HDP<sup>®</sup> guidelines
- Certify total household income meets respective program guidelines
  - HDP<sup>®</sup>
    - up to 80% AMI
  - HDP<sup>®</sup> Plus
    - New York and New Jersey: Earning over 80% AMI, but not to exceed 120% AMI
    - Puerto Rico and U.S. Virgin Islands: Earning over 80% AMI, but not to exceed 150% AMI
  - HDP<sup>®</sup> Wealth Builder
    - New York and New Jersey: Earning at or below 120% AMI
    - Puerto Rico and U.S. Virgin Islands: Earning at or below 150% AMI
- Confirm a minimum equity contribution of \$1,000 towards the purchase will be met
- Assess homeownership counseling certificate



## All grant recipients for HDP, HDP Plus and HDP Wealth Builder must qualify as a first-time homebuyer:

- An individual who has had no ownership in a principal residence during the 3-year period ending on the date of the purchase of the property. This includes a spouse (if meets the above test, they are considered first-time homebuyers).
- A single parent who has only owned a principal residence with a former spouse while married.
- An individual who is a displaced homemaker and has only owned a principal residence with a spouse.
- An individual who has only owned a principal residence not permanently affixed to a permanent foundation in accordance with applicable regulations.
- An individual who has only owned a property that was not in compliance with state, local or model building codes and could not be brought into compliance for less than the cost of constructing a permanent structure



# Submitting a Reservation Request

Request must be submitted as one zip file via the FHLBNY's File Transfer System and include the following:

- Homebuyer Dream Program® Request Form
- Select “New Household Reservation Request”
  - 100% Completed
  - MS Excel format, containing the “.xlsx” file extension
- Income documentation
  - For all sources of income
- Homeownership Counseling Certificate
- HDP® Homebuyer Certification

If applicable:

- Zero Income Certification (AHP/HDP-001)
- Legal separation agreement and/or divorce decree

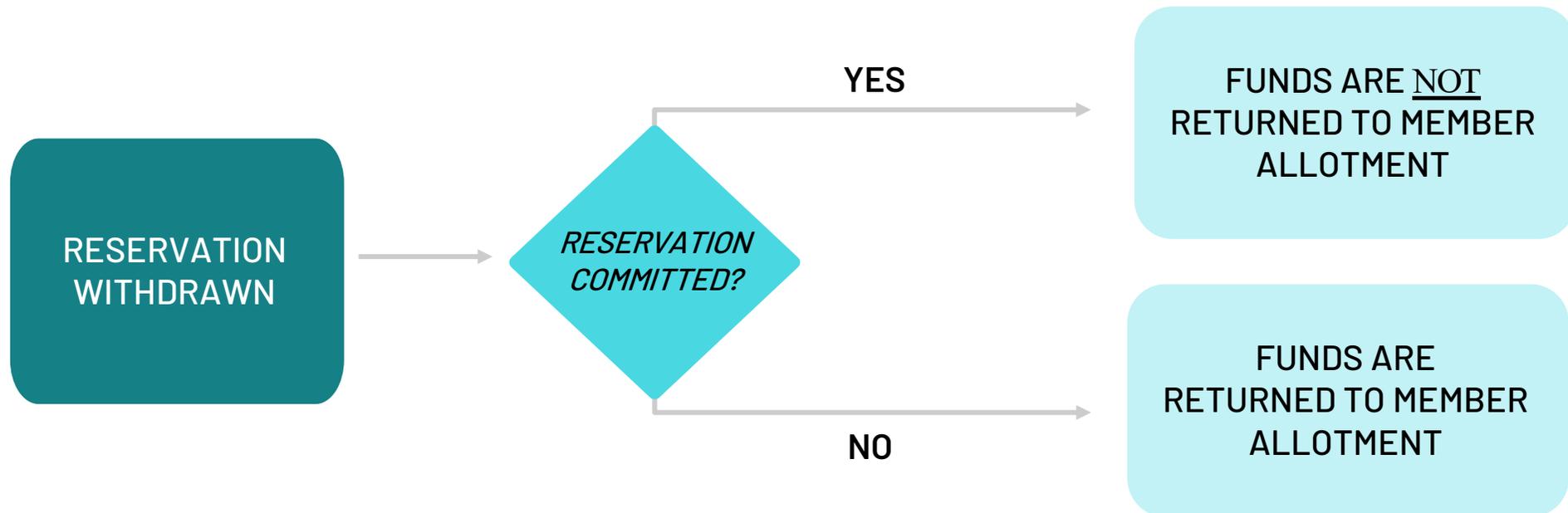


# Submitting a Reservation Request

When does the reservation impact your member allotment?

At successful upload to the FHLBNY File Transfer System

What happens if your household reservation is withdrawn?





# Commitment of Grant

- Upon review and approval of reservation request, FHLBNY notifies member via email

## Commitment:

- Valid for **120** days
  - Not transferrable to another:
    - ✓ Purchase property
    - ✓ Member
    - ✓ Homebuyer(s)
  - May not increase after issuance
- The household closing and reimbursement of funds to the member must occur by expiration of the 120-day commitment
  - Reductions to household commitment amount do not result in a credit to member allotment



# Submitting a Funding Request

A request must be submitted as one zip file via the FHLB NY's File Transfer System at least 15 days prior to the commitment expiration

- Homebuyer Dream Program® Request Form
- Copy of final Closing Disclosure reflecting itemized grant amount by program (HDP, HDP Plus, or HDP Wealth Builder)
- Subordinate Mortgage including Exhibit A
- Certification of Intent to Record
- Promissory Note (applicable to Puerto Rico only)
- Declaration of Restrictive Covenant (applicable to FHA financing)

HDP  
Only

Documentation must evidence that program requirements have been met

- \$1,000 minimum equity contribution (sum of household deposit, costs paid before closing and cash to close)
  - Any cash to the borrower at closing will be deducted from the total equity contribution
- Cash back to household cannot exceed \$250
  - HDP grant funds cannot be used to reimburse household for earnest deposits, cash down payments, or prepaid closing costs
  - Additional cash back to household should be applied as a principal reduction or mortgage payment
- Grant layering is acceptable
  - Total FHLB NY grants cannot exceed \$60,000
- Maximum loan-to-value requirement cannot be exceeded



# Retention Documents (HDP<sup>®</sup> Only)

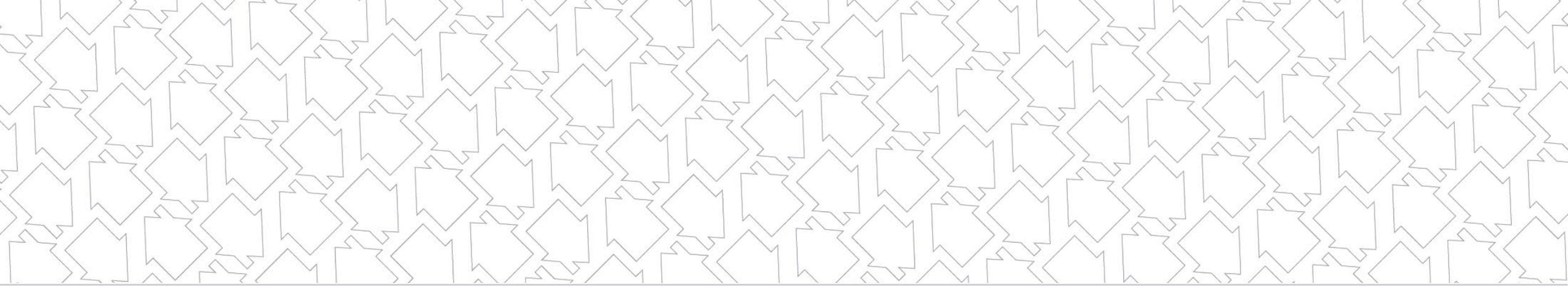
- Certification of Intent to Record  
*and*
- Conventional Loan
  - Retention (HDP-006)
- Federal Housing Administration
  - FHA Retention (HDP-006 FHA)
- Co-Op Financing
  - Retention (HDP-006 COOP)
- Puerto Rico
  - Retention (HDP-006 PR) or FHA Retention (HDP-006 FHA PR)



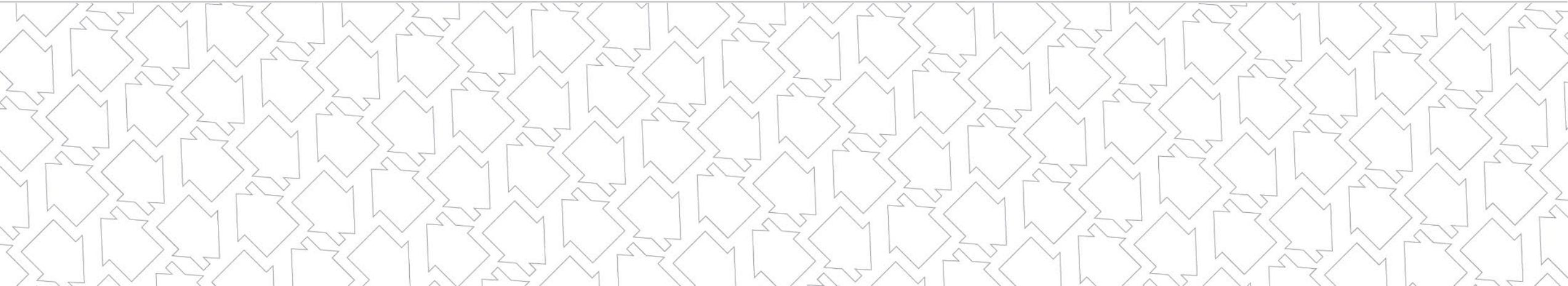
# Retention Period (HDP<sup>®</sup> Only)

- The Retention Period for HDP<sup>®</sup> households is five (5) years from the date of closing.
- The homebuyer(s) agrees to maintain ownership for a period of five (5) years from the closing date. Repayment of a prorated portion of the HDP<sup>®</sup> grant may be required.
- The member agrees to notify the FHLBNY if an HDP<sup>®</sup> household sells, transfers, or assigns title or deed of the subject property.
- The AHP Recapture Request Form and tutorial are located on the FHLBNY's website: [www.fhlbny.com](http://www.fhlbny.com).
- HDP<sup>®</sup> grants are forgiven at the end of the retention period if the homebuyer(s) owns the home for the full five-year term.
- At the end of the five-year Retention Period, the member is responsible for recording a release of lien.





# **QUESTIONS & ANSWERS**





# **HOMEBUYER DREAM PROGRAM<sup>®</sup>**

## **REQUEST FORM**

# New HDP Request Form



## Homebuyer Dream Program® Request Form - 2025 Round

Which program would you like to select?

Homebuyer Dream Program

Which type of Homebuyer Dream Program request would you like to submit?

New Household Reservation Request

Initiate New Household Reservation Request

*Note that once you've started the request form, you will not be able to change the form type; please ensure the correct type is selected before proceeding.*

### Additional Resources

- [FHLBNY Homebuyer Dream Program \(HDP\) Webpage](#)
- [FHLBNY Homebuyer Dream Program Plus \(HDP Plus\) Webpage](#)
- [FHLBNY Homebuyer Dream Program Wealth Builder \(HDP Wealth Builder\) Webpage](#)

HDP-TBD: Homebuyer Dream Program® Request Form

The new HDP Request Form will allow you to choose program type

- HDP
- HDP Plus
- HDP Wealth Builder

and then choose the type of request

- New Household Reservation Request
- Funding Request
- Other Documentation Request

# HDP<sup>®</sup> Request Form

## Completing the Request Form

- Make sure every section is complete
- The banner at the top of the form should indicate that the form is 100% complete
- The Progress indicator indicates when each section is complete
- Any warnings will show in a banner at the top of the form



Homebuyer Dream Program - 2025 Round

Last Name, First Name % Complete (Required Fields) 83% ✘ New Household Reservation Request

1 warning(s) in form; please review and address issues as necessary

### Instructions

Complete form in MS Excel format, containing the .xlsx file extension in its entirety.

Cells shaded yellow are required fields.

Submit form with required documentation (in PDF format) to FHLBNY via the Online Portal as one Zip file per household.

Refer to the *Homebuyer Dream Program Guidelines* for additional details including a list of required supplemental documentation.

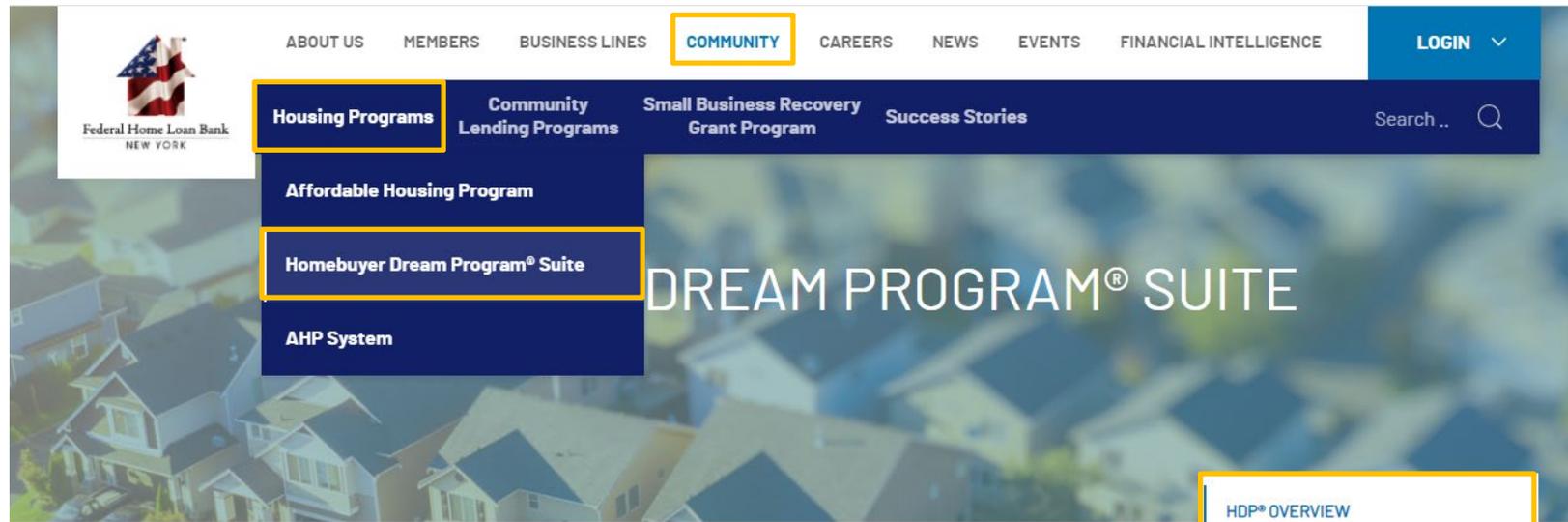
### Field Symbol Legend

Required <span style="color: orange; font-weight: bold;">!</span>	Valid Entry <span style="color: green; font-weight: bold;">✔</span>	Invalid Entry <span style="color: red; font-weight: bold;">✘</span>	No Entry Required
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Table of Contents			
Section	Progress	Section	Progress
1 <a href="#">FHLBNY Member</a>	Complete <span style="color: green; font-weight: bold;">✔</span>	4 <a href="#">Purchase Property</a>	Complete <span style="color: green; font-weight: bold;">✔</span>
2 <a href="#">Household Information</a>	Data Error(s) <span style="color: red; font-weight: bold;">✘</span>	5 <a href="#">Household Qualification</a>	Complete <span style="color: green; font-weight: bold;">✔</span> <span style="color: orange; font-weight: bold;">!</span>
3 <a href="#">Grant Summary</a>	67% Done	6 <a href="#">Member Certification</a>	Not Started

# HDP<sup>®</sup> Resources

The HDP<sup>®</sup> Request Form, tutorials for HDP<sup>®</sup> Reservation Requests, Funding Requests, Recaptures, along with other forms, guidelines and agreements, are located on the FHLBNY's website.



## Homebuyer Dream Program<sup>®</sup> (HDP<sup>®</sup>) Suite

**The 2024 HDP<sup>®</sup> & HDP<sup>®</sup> Plus round closes November 29, 2024.  
COMING SOON IN 2025**

The Federal Home Loan Bank of New York (FHLBNY) is excited to announce that the following suite of housing programs will be offered in the first quarter of 2025: Homebuyer Dream Program<sup>®</sup> (HDP<sup>®</sup>), Homebuyer Dream Program<sup>®</sup> Plus (HDP<sup>®</sup> Plus) and introducing the new Homebuyer Dream Program<sup>®</sup> Wealth Builder (HDP<sup>®</sup> Wealth Builder). The upcoming training sessions will provide a review of each program criteria and in-depth technical training. In order to familiarize yourself

- HDP<sup>®</sup> OVERVIEW
- HOMEBUYER INFORMATION
- RESERVATION REQUEST
- FUNDING REQUEST
- PARTICIPATING MEMBERS
- FORMS, GUIDELINES & AGREEMENTS

**Key Contacts**  
HDP



# **MEMBER ADMINISTRATION OF THE PROGRAM**

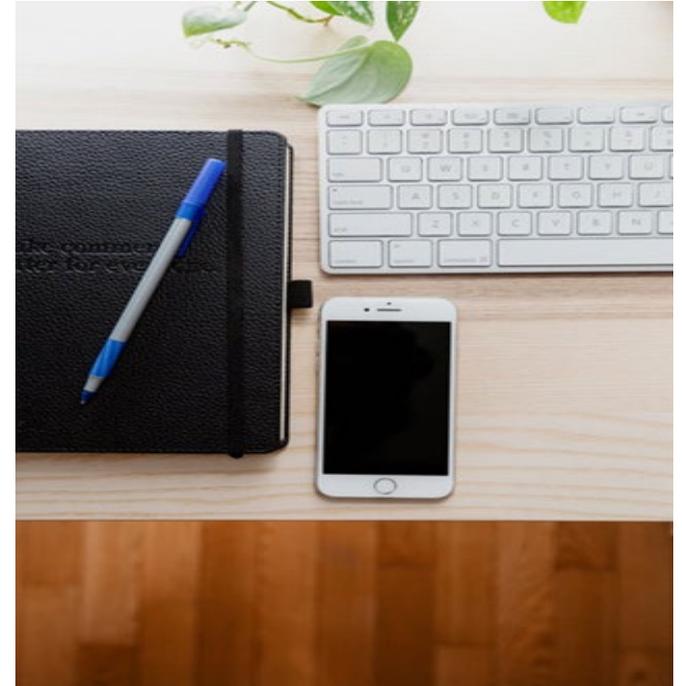
# Member Administration of the Program

## Forms & Documents

- Familiarize yourself with our AHP Implementation Plan, HDP® Guidelines, & HDP® tutorials
- An HDP® Request Form (.xlsx file extension) is required for all submissions (Reservations, Fundings, Other Documentation)
- Be sure to go over the request form in full to avoid errors or rejected submissions

## Member Communication & Contacts

- The creation of a group email ensures your internal partners keep abreast during the household's lifecycle
- Ensure primary contacts have an alternate resource
- Everyone affiliated with HDP® within the organization should be familiar with key dates of the program



# Member Administration of the Program

## Reservation/Funding Requests

- FHLBNY forms must be downloaded from our website and submitted for each individual intake
- Provide legible documents
- Review all packages prior to upload
- Reservation Requests with outstanding conditions are denied after 2 business days from receipt of email



## Counseling

- Grant funds may still be used for the counseling fee but must be paid directly to the agency — the fee cannot be reimbursed
- Counseling agency name and counseling cost should be itemized on the Closing Disclosure – regardless of being paid at or prior to closing
- Counseling program must be provided by an agency that is accredited by HUD, a State Government or State Housing Finance Agency (SHFA), or the National Industry Standards for Homeownership Education and Counseling

# Member Administration of the Program

## Tracking of Commitments

- It is the members' responsibility to monitor the commitment period
- Reimbursement of funds to occur by the commitment expiration date
- Upon commitment expiration, the household is withdrawn from the program
- Once a commitment is issued, increases to the grant amount are not permitted

## Pipeline Status Reports

- The FHLB NY uploads the report regularly via our File Transfer System
- Use the report to effectively manage the 120-day commitment period
- Provided to assist with the reconciliation of your active pipeline
- Manage expectations of turn around times during peak season

## Data Requirements for HDP Wealth Builder

- Participating members will be required to provide demographic data related to grant recipients at the conclusion of the round.





# **QUICK REFERENCES AND HISTORICAL DATA**

# HDP Suite Criteria & Parameters

Program Parameters:	 HDP®	 HDP® PLUS	 HDP® WEALTH BUILDER
First-Time Homebuyer Requirements	First-Time Homebuyer	First-Time Homebuyer	First-Time Homebuyer must either reside in a majority-minority census tract or qualify as First-Generation Homebuyer
Income Limits	≤ 80% AMI	<u>NY/NJ</u> : > 80% but not to exceed 120% AMI <u>PR/USVI</u> : > 80% but not to exceed 150% AMI	<u>NY/NJ</u> : ≤ 120% AMI <u>PR/USVI</u> : ≤ 150% AMI
Income Standards	<u>NY/NJ/PR</u> : Mortgage Revenue Bond <u>USVI &amp; Other states/territories</u> : HUD	<u>NY/NJ/PR</u> : Mortgage Revenue Bond <u>USVI</u> : HUD	<u>NY/NJ/PR</u> : Mortgage Revenue Bond <u>USVI</u> : HUD
Purchase Property Location	All states and US territories	FHLB NY District: NY/NJ/PR/USVI	FHLB NY District: NY/NJ/PR/USVI
Purchase Property Occupancy	Must be an owner-occupied primary residence		
Grant Usage	Down payment, closing cost assistance, and homebuyer counseling		
Maximum Grant	<b>Up to \$30,000 per household</b>		
Optional Program Layering	HDP Wealth Builder, and/or AHP General Fund	HDP Wealth Builder	HDP or HDP Plus (never both), and/or AHP General Fund
	<i>Note: If layering, capped at \$60K in grant funds provided by the FHLB NY (similar to AHP General Fund)</i>		
Homebuyer's Minimum Contribution	\$1,000 total (regardless of FHLB NY program layering)		
5-year Retention Period	Regulatory Requirement	Not Required	Not Required
Homebuyer Counseling	Recipients are required to complete a homebuyer counseling program		

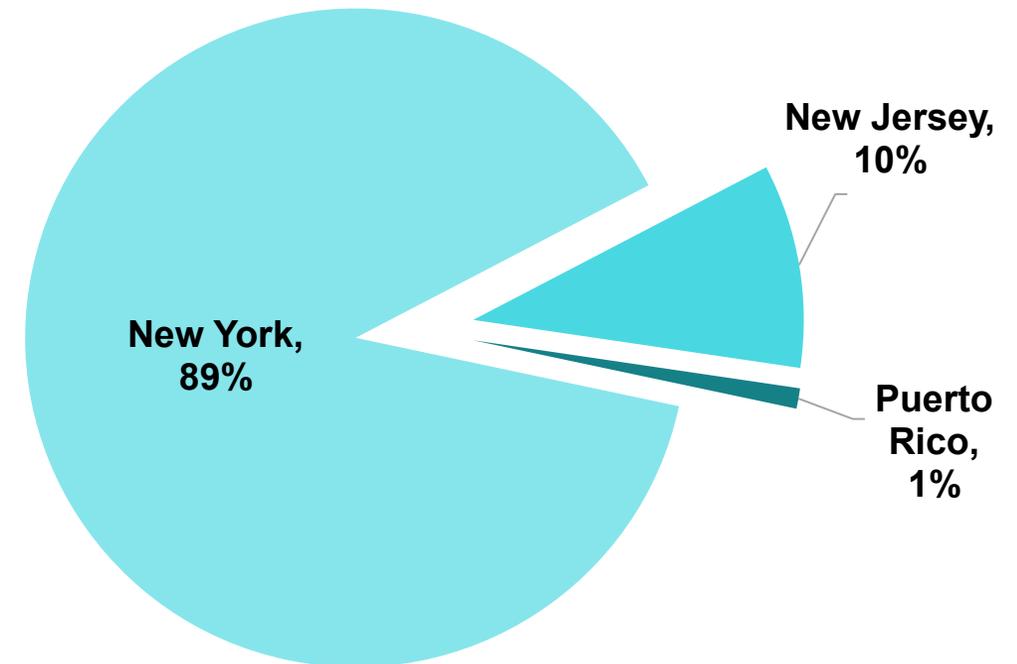
# 2023 Homebuyer Dream Program<sup>®</sup> Data

- ✓ \$9.9M Committed to Low/Moderate Income Households
- ✓ 1,095 Households Assisted
- ✓ 99% Commitment Success Rate

## 2023 HDP HOUSEHOLD DEMOGRAPHICS

Region	Average Purchase Price	Average Household Income
New York	\$171,091	\$64,395
New Jersey	\$245,549	\$71,389
Puerto Rico/USVI	\$36,857	\$36,086

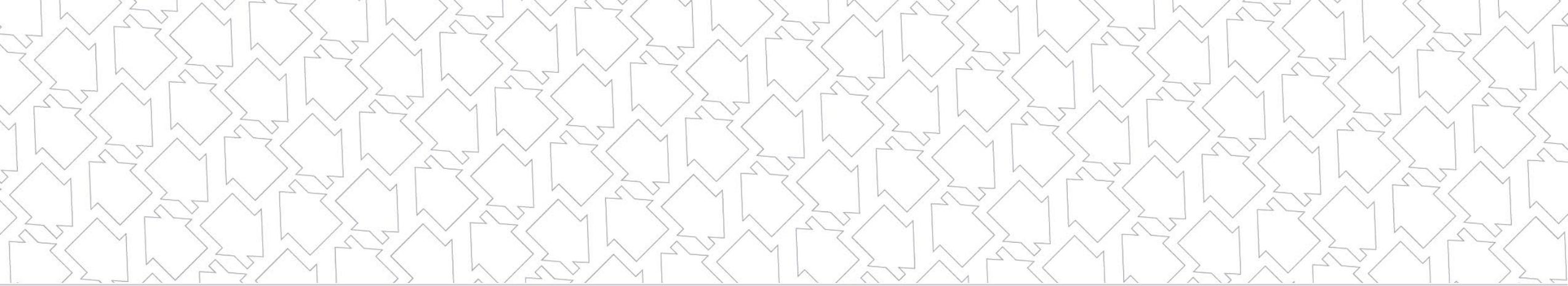
## Geographic Distribution of 2023 HDP Commitments



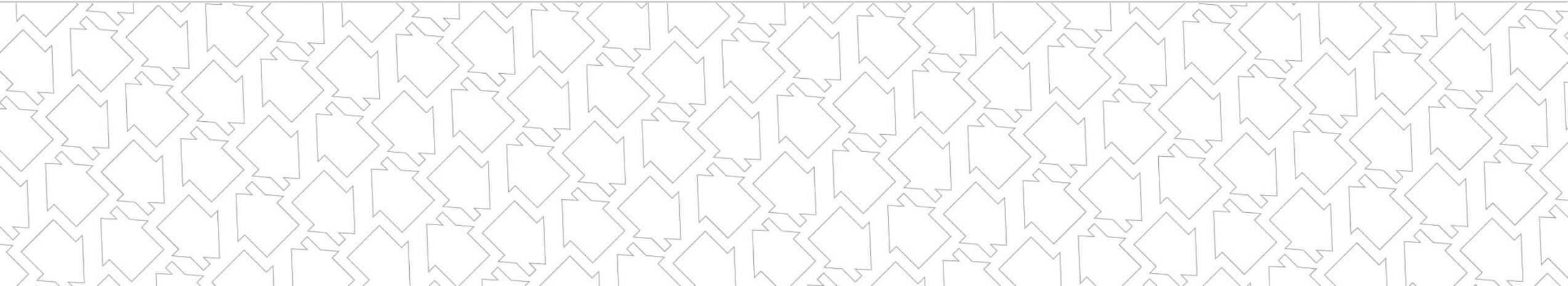
# Consumer Protection Laws

The FHLBNY is committed to promoting fair lending practices and ensuring equal access to credit for all AHP and HDP applicants. The FHLBNY adheres to all applicable consumer protection laws in accordance with all federal, state and local laws and regulations related to or governing anti-predatory lending, fair housing and fair lending, including, as applicable, the Equal Credit Opportunity Act (15 U.S.C. § 1691, et seq.), Regulation B (12 C.F.R. Part 1002), the Fair Housing Act (42 U.S.C. § 3601, et seq.), Regulations of the U.S. Department of Housing and Urban Development (24 C.F.R. Part 100), and unfair or deceptive acts or practices prohibited under Section 5 of the Federal Trade Commission Act (15 U.S.C. § 45), as all such acts or regulations are amended from time to time.

Members, Sponsors, project owners, their subsidiaries, agents, employees, and other third parties, when participating in AHP or HDP programs, agree that they will comply with the consumer protection and fair lending laws, and warrant that they will not discriminate against any applicant or potential applicant on any prohibited basis under applicable federal, state or local fair lending laws, and agree to fully comply with all applicable fair lending and fair housing laws and regulations.



# **QUESTIONS & ANSWERS**





Federal Home Loan Bank  
NEW YORK

# Advancing Housing and Community Growth

Questions or additional  
information:

[HDP@fhlbny.com](mailto:HDP@fhlbny.com)

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