

HOME BUYER DREAM PROGRAM® (HDP®) SUITE OVERVIEW

FHLB NY members can take advantage of our suite of first-time homebuyer programs to facilitate homeownership. HDP funds are provided as grants for use towards down payment, closing cost assistance and homebuyer counseling services for eligible first-time homebuyers who meet certain income criteria, as well as additional parameters that are defined for each HDP offering: HDP, HDP Plus, and HDP Wealth Builder.

Annual enrollment is required for members to participate and receive an allotment of HDP funds for disbursement to eligible households. Submit a completed [Member Participation Agreement \(MPA\)](#) by January 9, 2026, to participate in the 2026 round. All HDP rounds open simultaneously on Monday, February 9, 2026, at 8:30 AM ET.

• Homebuyer Dream Program (HDP)

HDP is a Homeownership Set-Aside program managed within regulatory requirements established by the Federal Housing Finance Agency (FHFA) 12 C.F.R. Part 1291, as may be amended from time to time (Affordable Housing Program Regulation). HDP assists very low-, low-, and moderate-income first-time homebuyers by providing grants for use towards down-payment, closing cost assistance and first-time homebuyer counseling services for households earning at or below 80% of the Area Median Income (AMI) and purchasing homes in any U.S. state or territory.

• HDP Plus

HDP Plus was created in 2024 to further our efforts to increase access to homeownership and is a complementary program to HDP. It provides support for first-time homebuyers who purchase a home within the FHLB NY District and who meet the following income thresholds:

- New York and New Jersey: Earning income greater than 80% AMI, not to exceed 120% AMI
- Puerto Rico and the U.S. Virgin Islands: Earning income greater than 80% AMI, not to exceed 150% AMI

• HDP Wealth Builder

HDP Wealth Builder enters its second year as a program supporting first-time homebuyers who meet the following income thresholds and additional criteria:

Income Thresholds:

- New York and New Jersey: Earning income equal to or less than 120% AMI
- Puerto Rico and the U.S. Virgin Islands: Earning income equal to or less than 150% AMI

Additional Criteria:




- Qualify as first-generation homebuyers

Benefits of HDP Participation

- Supports homeownership opportunities in members' communities
- Increases residential lending opportunities
- Enhances public relations
- Fosters customer relationships and partnerships with local non-profit counseling agencies
- Improves CRA credit

View the next page for a comparison of HDP Suite program parameters.

HOMEBUYER DREAM PROGRAM® (HDP®) SUITE COMPARISON

Program Parameters:	 HDP	 HDP PLUS	 HDP WEALTH BUILDER
First-Time Homebuyer Requirements	First-Time Homebuyer	First-Time Homebuyer	First-Time Homebuyer must qualify as First-Generation Homebuyer
Income Limits	≤ 80% AMI	NY/NJ: > 80% but not to exceed 120% AMI PR/USVI: > 80% but not to exceed 150% AMI	NY/NJ: ≤ 120% AMI PR/USVI: ≤ 150% AMI
Income Standards	NY/NJ/PR: Mortgage Revenue Bond USVI & Other States/ Territories: HUD	NY/NJ/PR: Mortgage Revenue Bond USVI: HUD	NY/NJ/PR: Mortgage Revenue Bond USVI: HUD
Purchase Property Location	All states and US territories	FHLBNY District: NY/NJ/PR/USVI	FHLBNY District: NY/NJ/PR/USVI
Purchase Property Occupancy	Must be an owner-occupied primary residence		
Grant Usage	Down payment, closing cost assistance, and first-time homebuyer counseling		
Maximum Grant	Up to \$30,000 per household		
Optional Program Layering	HDP Wealth Builder	HDP Wealth Builder	HDP or HDP Plus (never both)
Minimum Contribution from the Homebuyer	\$1,000 total (regardless of FHLBNY program layering)		
5-year Retention Period	Regulatory Requirement	Not Required	Not Required
Homebuyer Counseling	Recipients are required to complete a homebuyer counseling program		

Member Requirements:

Annual Enrollment	Required to participate
Enrollment Period	October 9, 2025 – January 9, 2026 <i>Enroll by completing the Member Participation Agreement (MPA) and submitting it to HDP@fhlbny.com.</i>
Application Period	February 9, 2026 - November 27, 2026

Learn how to participate in our HDP suite at www.fhlbny.com/hdp-suite

*HDP Plus and HDP Wealth Builder are not funded as statutory contributions to the FHLBNY's Affordable Housing Program. Funding is assessed annually, and program availability is subject to change.

The information provided by the Federal Home Loan Bank of New York (FHLBNY) in this communication is set forth for informational purposes only. The information should not be construed as an opinion, recommendation or solicitation regarding the use of any financial strategy and/or the purchase or sale of any financial instrument. All customers are advised to conduct their own independent due diligence before making any financial decisions. Please note that the past performance of any FHLBNY service or product should not be viewed as a guarantee of future results. Also, the information presented here and/or the services or products provided by the FHLBNY may change at any time without notice.

UPDATED: May 2026