

## Dallas Homebuyer Assistance Program

**"Offering housing programs that strengthen communities"**

The City of Dallas Housing and Neighborhood Revitalization offers a variety of programs to assist Dallas residents and strengthen communities. The

Department's goals are to increase home ownership opportunities, especially for low-income families; preserve existing owner-occupied and rental housing stock; increase availability of affordable housing opportunities; and support neighborhood and community-based preservation and revitalization efforts.

Since 1991, the City of Dallas Homebuyer Assistance Program (DHAP) has provided a program for families purchasing homes within the city limits of Dallas with funding from the U.S. Department of Housing and Urban Development (HUD). To date, the City of Dallas has assisted with the closing and funding of more than 7,900 loans.



### ELIGIBLE HOMEBUYER REQUIREMENTS

Homebuyer must be a U.S. citizen or permanent resident, with a valid Social Security Card.

Permanent residents must provide a copy of their unexpired immigration documents.

Homebuyers requesting assistance must conform to IRS filing requirements.

Homebuyer must have continuous, satisfactory employment history for the past six months.

Homebuyer may not have more than \$4,000 plus two month's gross income after closing. Funds in IRS-recognized retirement accounts excluded.

Homebuyer's Housing Expense to Income ratio may not exceed 35%, while the Homebuyer's total Debt to Income ratio may not exceed 45%.

Homebuyer must receive homebuyer education by a DHAP and HUD approved agency.

Mortgage Credit Certificate Program (MCC) may also be combined with DHAP, to obtain a federal income tax credit. ([www.fschoosing.com](http://www.fschoosing.com))

### INCOME ELIGIBILITY CHART

Total household income must be 80% or less than the Dallas Area Median Family Income (AMFI) based on household size.

Subsidies are subject to fund availability on a first-come, first served basis.

Household Size	Household Income
1	\$41,100
2	\$47,000
3	\$52,850
4	\$58,700
5	\$63,400
6	\$68,100

As published by HUD eff. April 14, 2017



### ELIGIBLE PROPERTY REQUIREMENTS

Property must be located within the city limits of Dallas.

Property must meet the City's Minimum Housing Standards (MHS).

Property must appraise for at least 100% of sales price.



**CATEGORY 1**

**Existing and New Homes  
Homebuyer Assistance**

Eligible households may receive up to **\$14,000**.

Funds are available to eligible homebuyers purchasing an existing or new property as a primary residence.

Maximum sales price: Existing - \$195,000  
New - \$224,000

Up to **\$1,500** may be used for minor repairs on existing properties required by the City's Minimum Housing Standards.

**CATEGORY 2**

**Homebuyer Assistance for New Construction  
by: A Community Housing Development  
Organization (CHDO), on a Land Bank Lot,  
Neighborhood Investment Program or  
Approved Target Areas**

Eligible households may receive up to **\$20,000**.

Funds are available to eligible homebuyers purchasing a newly constructed Category 2 property as a primary residence.

Maximum sales price is \$224,000



**City of Dallas**

**1500 Marilla Street, Suite 6BN  
Dallas, Texas 75201**

**Dallas Homebuyer Assistance  
Program**

**Hours of Operation:**

**Monday through Friday  
8:30 a.m. to 5:00 p.m., CST**

**Phone: 214.670.4447  
Fax: 214.659.7041**

**For more information visit:**

**[www.dallasmap.org](http://www.dallasmap.org)**



**City of Dallas**

**DEPARTMENT OF  
HOUSING/NEIGHBORHOOD  
REVITALIZATION**

**Dallas Homebuyer ASSISTANCE  
PROGRAM**

**PROGRAM YEAR  
2016-2017**