

Existing and New Homes Homebuyer Assistance

Funds are available to eligible homebuyers purchasing an existing or new property as a primary residence. Homebuyers must contact us to pre-qualify for assistance.

The amount of the assistance provided will be determined based on need and may not exceed the following limits:

DHAP:

High Opportunity Areas—\$60,000

Non-High Opportunity Areas—\$50,000

Targeted Occupations:

Up to \$50,000 (must work in educational instruction & library occupations, healthcare or protective services and meet the program income requirements)

Anti-Displacement Homebuyer Assistance:

Up to \$50,000 (must be a current Dallas resident with at least 10 years of residency in the city)

Applicants must have an executed real estate sales contract and prequalified for a mortgage loan from an approved mortgage lender.

The assistance is a second lien as a forgivable deferred loan. Forgiveness is based on the residency terms of the loan (affordability period). Partial repayment is due upon sale, lease, transfer or other disposition of the property.

Program rules and subsidy amounts are subject to change.



1500 Marilla Street, Suite 6CN
Dallas, Texas 75201

Phone: 214.670.3644

Fax: 214.670.7831

Hours of Operation:
Monday through Friday
8:15 a.m. to 5:15 p.m., CST

For more information visit:
www.dallascityhall.com/DHAP



Department of
**Housing & Neighborhood
Revitalization**





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) using HOME Investment Partnership and Community Development Block Grant funds. To date, the City of Dallas has provided homebuyer assistance to over 7,900 families.

Eligible Homebuyer Requirements

- Homebuyer(s) must be a U.S. citizen, permanent resident or eligible immigration status, with a valid Social Security Card.
- Employed homebuyers must have continuous, satisfactory employment history for the past six months.
- Homebuyer must invest at least \$1,000 toward the purchase of the property and have at least 2 months of monthly mortgage payments in savings after closing.
- Homebuyers may have up to \$10,000 available in liquid assets. Assets in excess must be used toward the purchase of the property. Funds in IRS-recognized retirement accounts are 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%.
- Homebuyers must receive homebuyer education by a DHAP and HUD certified counseling agency.
- Homebuyer requirements are subject to change.
- Mortgage Credit Certificate Program (MCC) may also be combined with DHAP. Contact your mortgage lender for further details.

Income Eligibility Chart

- DHAP – Household income at or below 80% AMI.
- Targeted Occupations – Household income must be above 80% and up to 120% AMFI.
- Anti-Displacement Homebuyer Assistance - Household income 50% to 120% AMFI.

| Income | 50% AMI | 80% AMI | 120% AMI |
|----------------|------------------|------------------|------------------|
| Household Size | Household Income | Household Income | Household Income |
| 1 | \$34,100 | \$54,550 | \$81,816 |
| 2 | \$39,000 | \$62,350 | \$93,504 |
| 3 | \$43,850 | \$70,150 | \$105,192 |
| 4 | \$48,700 | \$77,900 | \$116,880 |
| 5 | \$52,600 | \$84,150 | \$126,230 |
| 6 | \$56,500 | \$90,400 | \$135,581 |

*As published by HUD eff. June 15, 2022

**Incomes are projected annual incomes

Eligible Property Requirements

1. Property must be located within the city limits of Dallas.
2. Property must meet the City’s Minimum Housing Standards (MHS).
3. Property must appraise for at least 100% of sales price.