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FORTIFIED Fund Rental Program

2025 Application

Overview

The Federal Home Loan Bank of Dallas (FHLB Dallas) will provide grants to support the upgrade of existing roofs on affordable rental housing to FORTIFIED™ Roofs. These roofs integrate research findings from the Insurance Institute of Business and Home Safety (IBHS) focusing on mitigating damage caused by severe weather events. For specific information relating to FORTIFIED™ construction standards, please visit IBHS's website here: <https://fortifiedhome.org/fortified-multifamily/>.

FHLB Dallas Member Institutions can submit applications in collaboration with Public Housing Authorities (PHAs) in the FHLB Dallas District of Arkansas, Louisiana, Mississippi, New Mexico, and Texas.

FHLB Dallas FORTIFIED Funds may be used to cover the labor and materials related to the roof replacement, FORTIFIED Evaluator fees and engineering fees.

To qualify, the sponsoring PHA and their affordable rental property must meet certain requirements:

- The sponsoring PHA must be a state chartered Public Housing Authority.
- The sponsoring PHA must be located and chartered in Arkansas, Louisiana, Mississippi, New Mexico, or Texas.
- The sponsoring PHA must own the property for which the roof replacement benefits. Alternatively, the property can be owned by a PHA-owned/controlled non-profit organization.
- The property must reserve all units for households at or below 80% of the Area Median Income until 12/31/2036 or beyond. Eligible properties may not contain market-rate units or commercial property (with the exception of on-site leasing and property management offices).
- The property may be a scattered-site property. In such cases, the Bank determines, in its sole discretion, what constitutes a subject property. Factors the Bank may consider include how the final legally enforceable retention agreement is attached to the real property, how other funders (if any) are defining a project, and how costs are allocated and accounted for. Scattered site rental properties that include single or multi-family housing units located in multiple non-contiguous sites may be grouped into a single project so long as all sites are located within the same county or parish.
- The property must be in a county declared by FEMA as a Very High, Relatively High, or Moderately High area based on the Risk Index for Hurricanes, Hail, Tornados, or Strong Wind. To check eligible counties, select the natural disaster in the top left corner on this map: <https://hazards.fema.gov/nri/map>
- The sponsoring PHA must have a Public Housing Assessment System (PHAS) score of 60 or above.
- The sponsoring PHA must have plans for the roof replacement in their most recent 5-year plan as submitted to HUD.
- The sponsoring PHA must contribute at least 10% of the total project cost as noted on the development budget

Program Process

The FORTIFIED Fund Rental Program will operate in a 3-stage process: Project Application, Disbursement Request, and submission of the FORTIFIED Certification. The project application is the first step. FHLB Dallas will receive applications in the designated submission period. Required documentation is listed below. Applications will be scored based on the scoring rubric available on fhlb.com. Once all applications are reviewed and scored, FHLB Dallas will make approval decisions and notify all applicants as to the results. Approved projects will then receive a funding commitment.

Once an approved project receives a commitment, they can begin going through the FORTIFIED certification process through IBHS. This entails submitting the project details to IBHS for approval, connecting with a FORTIFIED evaluator, and taking any other necessary steps in preparing for the roof replacement.

Approved commitment amounts may not be increased, any cost increases or unforeseen costs must be covered by the PHA or other funding sources.

Projects that have received a commitment and made appropriate preparations for roof replacement will then submit a request for disbursement. Required documentation in the disbursement submission are listed below. FHLB Dallas will review disbursement submission documentation. Upon approval, 70% of the committed funds will be disbursed to the submitting Member Institution.

Once the roof replacement is complete, the FORTIFIED Certificate issued by IBHS must be submitted to FHLB Dallas. Upon review and verification, FHLB Dallas will notify the Member Institution of project completion and disburse the remaining 30% of committed funds.

Note: Beginning November 1st, 2025 IBHS will require contractors to be FORTIFIED certified for FORTIFIED Home designations. If the properties submitted as part of the application will receive a FORTIFIED Home certification, FHLB Dallas will require evidence of the contractor certification as part of the disbursement request.

Project Application

Project applications must be submitted by an FHLB Dallas Member Institution via email to fortifiedfund@fhlb.com. The email must come from an employee of the FHLB Dallas Member Institution. Applications must include the following documentation as attachments:

- 2025 per project maximum: \$1,000,000
- FHLB FORTIFIED Fund Rental Program Application Questions (pages 5-9 of this document)
- The sponsoring PHA's 5-year plan as submitted to HUD
- Proof of ownership verifying PHA ownership of the property being re-roofed
- FEMA disaster zone verification (screenshot of FEMA map linked above with the property county highlighted)

- Existing affordability agreements with State Housing Finance Agencies, lenders or other stakeholders
- Roof replacement cost estimate from a qualified roofer. This will include a detailed list of all materials to be used, labor cost, and the breakdown contractor profit and overhead for the job.
- Detailed project development budget
- The sponsoring PHA's most recent PHAS report. Both the Asset Management Project (AMP) and PHA Composite reports must be submitted.

Request for Disbursement

The request for Disbursement must be submitted by an FHLB Dallas Member Institution via email to fortifiedfund@fhlb.com. Disbursement submissions must include the following documentation as attachments:

- Approval confirmation from IBHS
- Authorization to proceed from HUD, SHFA, or any other relevant authority
- Report from evaluator indicating requirements to obtain a FORTIFIED Certificate
- Roof replacement cost estimate (if changed from initial submission) or verification of no change
- Construction schedule/timeline
- Evidence that the contractor is FORTIFIED certified, if applicable

FORTIFIED Certification

Upon completion of the project, the IBHS-issued FORTIFIED Certificate(s) must be submitted by an FHLB Dallas Member Institution via email to fortifiedfund@fhlb.com.

Scoring

Applications will be scored according to the FORTIFIED Fund Rental Program scoring rubric available on fhlb.com. To receive points for specific categories, additional documentation must be submitted along with the above required documents.

- Evidence the property is located in a Qualified Census Tract
- Evidence the property is located in a Difficult Development Area
- Insurance Acceptance (see scoring rubric for details)

Key Dates

Applications will be accepted from 8:00 am CST on July 21, 2025 through 5:00 pm CST September 5, 2025. FHLB Dallas will review applications and release awards in the months following the application window. **The roof replacement must be completed by August 30, 2026 or 1 year after the notification of award in the event the award recipients are announced after November 30, 2025.** Upon completion of the roof replacement, a FORTIFIED Certificate must be obtained and submitted to FHLB Dallas.



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FORTIFIED Fund Rental Program Application

Please answer the following questions and submit this document as an attachment along with the other required documentation as mentioned above to fortifiedfund@fhlb.com.

General Information:

FHFA ID:

Member Institution:

Member Contact:

Member Contact Email:

Phone #:

Public Housing Authority:

PHA Mailing Address:

PHA Executive Director:

PHA ED Email:

Phone #:

PHA Primary Contact:

PHA Contact Email:

Phone #:

Project Application Information:

Amount of funds requested from FHLB Dallas:

Total project cost (should match the development budget total):

Please list project funding sources, including PHA funds, and corresponding amounts:



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Unit type(s) (multi-family, single family):

Number of units in the project:

Project address(es) (can be included as an attachment for scattered site properties):

Are any authorizations required by a governmental agency (aside from the sponsor PHA), funders, or other entities required to complete this project? No Yes

If Yes, please provide additional information for required approvers and expected timelines for approval:



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Please provide a detailed description of your project:

PHA Overview

Please describe activities conducted by the PHAs to support affordable housing. Include unit counts, dollar amount, and other pertinent information.



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Please describe the PHA's recent experience in building or renovating housing stock. Please specifically note if the PHA has engaged in FORTIFIED Roof, Silver, or Gold construction.

Please highlight the key PHA personnel including leadership, in-house contractors, and property managers. Alternatively, provide the resumes of key personnel as attachments in the application.



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FORTIFIED Fund Rental Program Member and Public Housing Authority Certification

The undersigned Member Institution hereby applies for a grant, pursuant to and subject to the terms of the previously executed Advances, Specific Collateral Pledge and Security Agreement (as such agreement may be amended, restated, or otherwise modified) and the Member Products and Credit Policy of the Bank in effect at the time of disbursement.

The Member Institution and the Public Housing Authority certify that any grant which will not be, or ceases to be, used for the purpose approved by the Bank will be recaptured and the unused or improperly used grant will be returned to the Bank.

The organization agrees to deliver to the Bank all reports, certifications, and supporting documents as the Bank may request.

By signing below, the member institution and the organization each certifies to the best of their knowledge the information in this application is true and correct and has met all the above eligibility criteria for the FORTIFIED Fund Rental Program.

Member Signature:

Print Name:

Member Title:

Date:

Sponsoring PHA Signature:

Print Name:

Sponsoring PHA Title:

Date: