

## What is the SHARE 2026 advance program?

SHARE (Support for Housing Affordability Resource Enhancement) 2026 is a new advance program aimed at providing members with access to discounted advances priced at 100 or 200 basis points below the Bank's posted rates, depending on the term length.

## What can the SHARE 2026 advance program be used for?

The SHARE 2026 advance program supports:

- New construction, renovation or the financing of single-family or multifamily affordable housing for households earning 80 percent or less of the area median income where the property is located
- The purchase of Low-Income Housing Tax Credits (LIHTCs) that support the development or preservation of affordable housing

## What is the total amount available under the SHARE 2026 advance program?

The program offers a total of \$250 million in advances, with a maximum limit of \$40 million per member.

## What is the duration of the SHARE 2026 advance program?

The program will be available from May 4, 2026, through December 31, 2026, or until funds are fully allocated.

## What types of advances are available under this program?

Members can book either fixed-rate, fixed-term or Secured Overnight Financing Rate (SOFR)-based advances under the SHARE 2026 program.

## What are the terms and conditions for the advances?

- Advance terms of six months to two years are available
- Advance rate reductions from standard, posted rates
  - Six- to 12-month term: 200 basis points reduction
  - Greater than 12-month and up to 24-month term: 100 basis points reduction
  - The rate on SOFR-indexed floating rate advances cannot go below zero
- \$50 million in capacity is reserved for members with total assets under \$1.541 billion for the first three months of the program

## Can I book an amortizing (PRAM) or structured advance (FOTO) under SHARE 2026?

No, you cannot book an amortizing or structured advance under SHARE 2026.

## How can members request funding?

- Funding requests must be submitted by completing the SHARE 2026 Application via Adobe Sign, available on the [SHARE 2026 advance page](#)
- Funding provided on a first-come, first-served basis
- Members may draw only the amount certified in their original application. Additional funds require a new application supported by new housing units, and previously covered units may not be resubmitted

## What are the key steps for members to participate in SHARE 2026?

To apply, navigate to the [SHARE 2026 webpage](#), open the “[How to Apply](#)” section, and follow the steps provided:

1. Open the SHARE 2026 webpage (on our website, navigate to the following tabs: Products > Advances)
2. Review the How to Apply section
3. Complete the Adobe Sign application using the required member information
4. Download, complete and save the SHARE 2026 Property Information Excel Template
5. Upload the completed template within Adobe Sign
6. Certify and submit the application

For a more detailed walkthrough, please review the [SHARE 2026 Advance Program Application Instructions and Walkthrough Guide](#).

## If demand from institutions with total assets under \$1.541 billion exceeds the initial \$50 million set-aside, can they still access funds while within the reserve capacity time window?

Yes. The initial \$50 million is reserved to ensure initial access for members with total assets under \$1.541 billion, but once it is fully used, CFIs may continue to request SHARE 2026 advances from the remaining overall program allocation. Availability then depends on remaining program capacity at the time of the request.

## Can loans originated in early 2026 qualify for SHARE 2026 advance?

Yes. Loans originated on or after January 1, 2026, through December 31, 2026, may be included in the Property Information Template if they meet all program eligibility requirements.

## Is backup documentation required when submitting the SHARE 2026 application?

No supporting documentation is required at the time of application beyond the completed Adobe Sign form and the Property Information Template. However, the Bank may request documentation at a later date for quality assurance, internal review or audit purposes. Members should be prepared to provide verification if requested.

## Must the loans listed in the SHARE 2026 application already be pledged as collateral?

Not necessarily. The specific loans listed in the Property Information Template do not need to be pledged as collateral prior to submitting the SHARE application. However, the member must maintain sufficient overall pledged collateral capacity to support the full advance amount.

## Does future construction without a current renter qualify for SHARE 2026?

Yes, it may qualify. For projects without current occupants—such as new rental construction—the member and developer must be able to certify that the future residents of the property will meet the required affordability criteria (households earning 80 percent or less of area median income (AMI)). This certification is made within the SHARE 2026 application. FHLB Dallas may request supporting documentation at any point to confirm that the property being financed serves income-qualified households.

## What factors help verify that future renters will meet affordability requirements?

Members may use several indicators to support anticipated affordability, including:

- Developer commitments to lease units to income-qualified households
- Projected rents that fall within local affordability guidelines
- Requirements from other funders (e.g., LIHTC, state agencies) mandating income limits

These factors help establish reasonable expectations that the units financed through SHARE 2026 will serve eligible households.

## Why is the Maximum Qualified Advance Amount (MQAA) not populating in the Excel Template?

The MQAA auto-calculates based on required fields within the Property Information Template. If the MQAA does not populate, it is typically because one or more required fields—such as total units, affordable units or total project amount—were left blank. Completing all required fields allows the template to calculate the eligible portion of each loan and display the MQAA.

## Can a member reuse the same loan or property to qualify for another SHARE 2026 advance if they prepay the original advance?

No. Prepaying a SHARE advance does not reset eligibility. Once a loan or property has been used to qualify for a SHARE 2026 advance, it cannot be reused for a subsequent discounted advance. Each SHARE advance must be supported by new, eligible affordable-housing activity.

For more information contact Member Services at 844.345.2265 or [Member.Services@fhlb.com](mailto:Member.Services@fhlb.com).

