FHLBank Topeka

FINANCIAL INTELLIGENCE / LIVE

A NEW WEBINAR FROM FHLBANK TOPEKA

- ✓ What's going on in the market and economy
- ✓ Peer analysis and member trends data
- ✓ Balance sheet strategies
- ✓ Tools and products available through your membership in FHLBank Topeka

Cautionary Statements Regarding Forward-Looking Statements & Disclaimer

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FHLBank cautions that by their nature forward-looking statements involve risks or uncertainties and that actual results may differ materially from those expressed in any forward-looking statements as a result of such risks and uncertainties, including but not limited to: changes in the general economy and capital markets, the rate of inflation, employment rates, housing market activity and pricing, the size and volatility of the residential mortgage market, geopolitical events, and global economic uncertainty; political events, including legislative, regulatory, judicial, or other developments that affect FHLBank; its members, counterparties or investors in the consolidated obligations of the FHLBanks, such as any government-sponsored enterprise (GSE) reforms, any changes resulting from the Federal Housing Finance Agency's (FHFA) review and analysis of the FHLBank System, including recommendations published in its "FHLBank System at 100: Focusing on the Future" report, changes in the Federal Home Loan Bank Act of 1932, as amended (Bank Act), changes in applicable sections of the Federal Housing Enterprises Financial Safety and Soundness Act of 1992, or changes in other statutes or regulations applicable to the FHLBanks; external events, such as economic, financial, or political disruptions, and/or wars, pandemics, and natural disasters, including disasters caused by climate change, which could damage our facilities or the facilities of our members, damage or destroy collateral pledged to secure advances, or mortgage-related assets, which could increase our risk exposure or loss experience; effects of derivative accounting treatment and other accounting rule requirements, or changes in such requirements; competitive forces, including competition for loan demand, purchases of mortgage loans and access to funding; the ability of FHLBank to introduce new products and services to meet market demand and to manage successfully the risks associated with all products and services; changes in demand for FHLBank products and services or consolidated obligations of the FHLBank System; membership changes, including changes resulting from member creditworthiness, member failures or mergers, changes due to member eligibility or housing mission focus, or changes in the principal place of business of members; changes in the U.S. government's long-term debt rating and the long-term credit rating of the senior unsecured debt issues of the FHLBank System; soundness of other financial institutions, including FHLBank members, non-member borrowers, counterparties, and the other FHLBanks and their members, non-member borrowers, and counterparties; the ability of each of the other FHLBanks to repay the principal and interest on consolidated obligations for which it is the primary obligor and with respect to which FHLBank, along with the other FHLBanks, has joint and several liability; the volume and quality of eligible mortgage loans originated and sold by participating members to FHLBank through its various mortgage finance products (Mortgage Partnership Finance® (MPF®) Program). 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Presenters



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Discussion Topics

- Economic Update
- Potential Policy Implications
- Member Financial Trends
- Funding Strategies & Considerations
- FHLBank Housing and Community Development Grant Programs

Poll Questions

Do you need CPE credit for today's webinar?

a. Yes
b. No

Which area of the webinar are you most excited to learn about today?

a. market and economic update
b. potential policy implications
c. member financial trends
d. funding strategies and considerations
e. FHLBank housing and community development grant programs

FHLBank Topeka

Economic Update

Economic Outlook

Inflation Increasing & Policy Uncertainty

- Fed in a Holding Pattern
- GDP | 2.80%
- Core PCE | 2.80%
- Core CPI | 3.50%
- U3 Unemployment Rate | 4.00%
- HPI YOY | 4.24%
- Stagflation???



Poll Question

What is your outlook for the Fed's Policy Decisions for 2025?

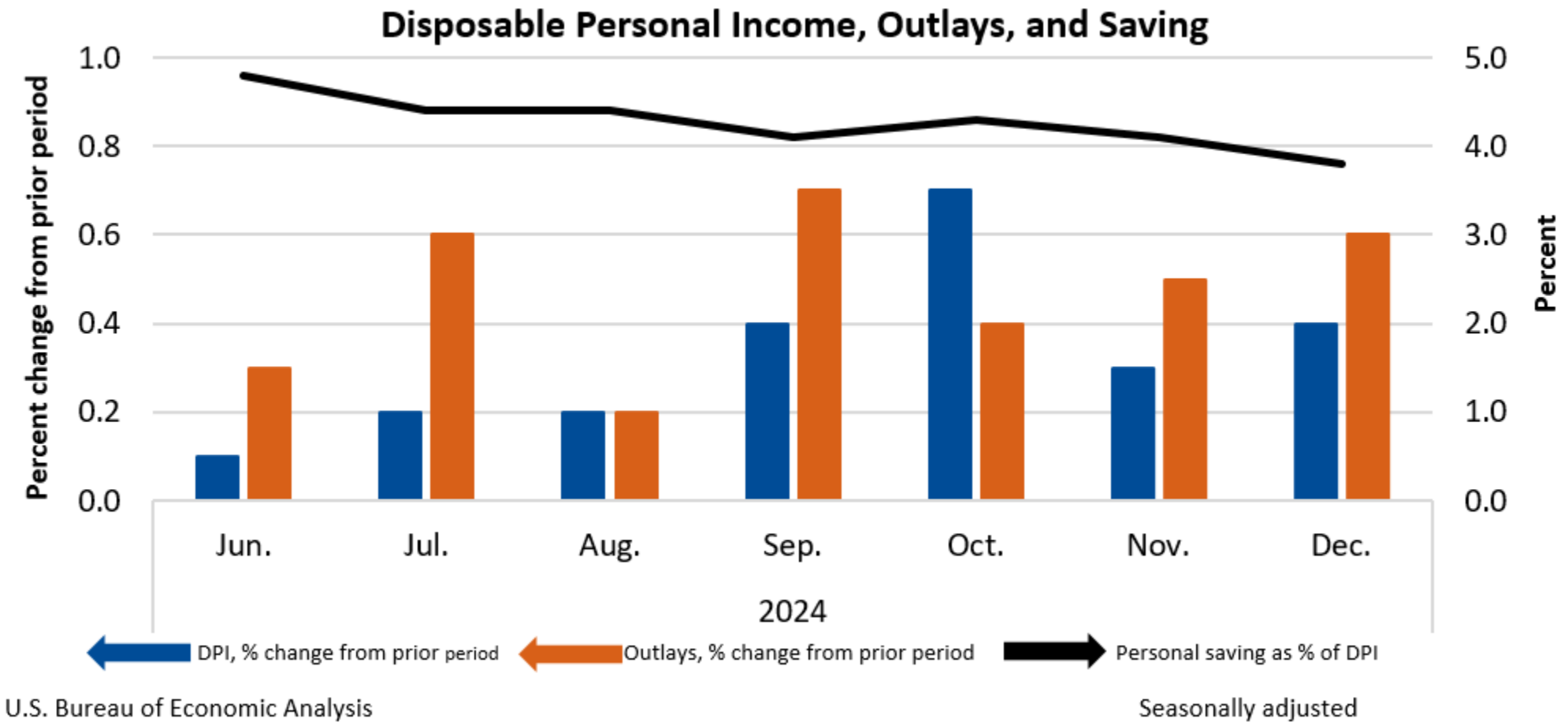
a. Pause followed by a few rate cuts
b. Pause followed by a few rate hikes
c. Unsure

Fed Rate Cut Expectations Have Plummeted.



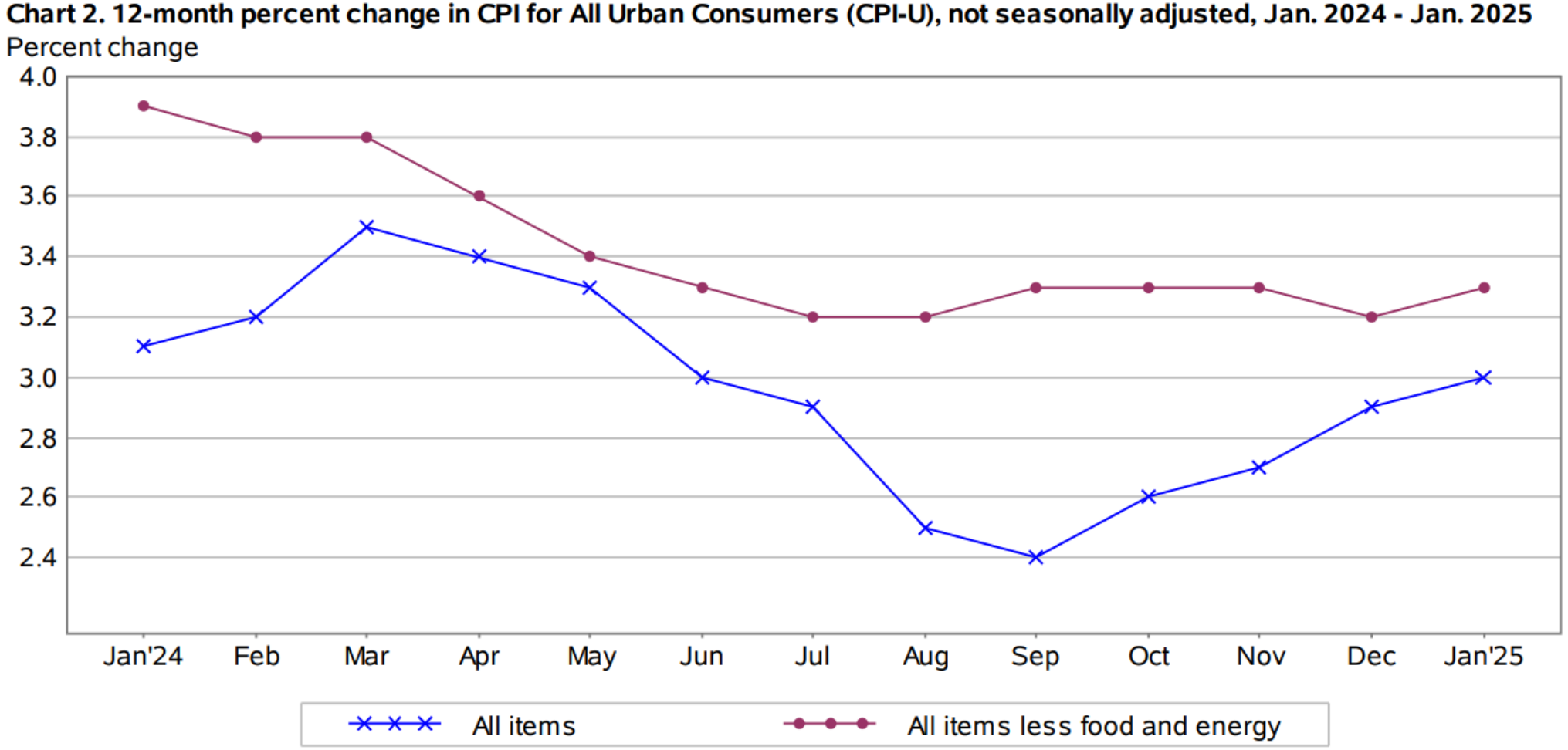
Source: Bloomberg.

Savings and PCE Moving in Opposite Directions

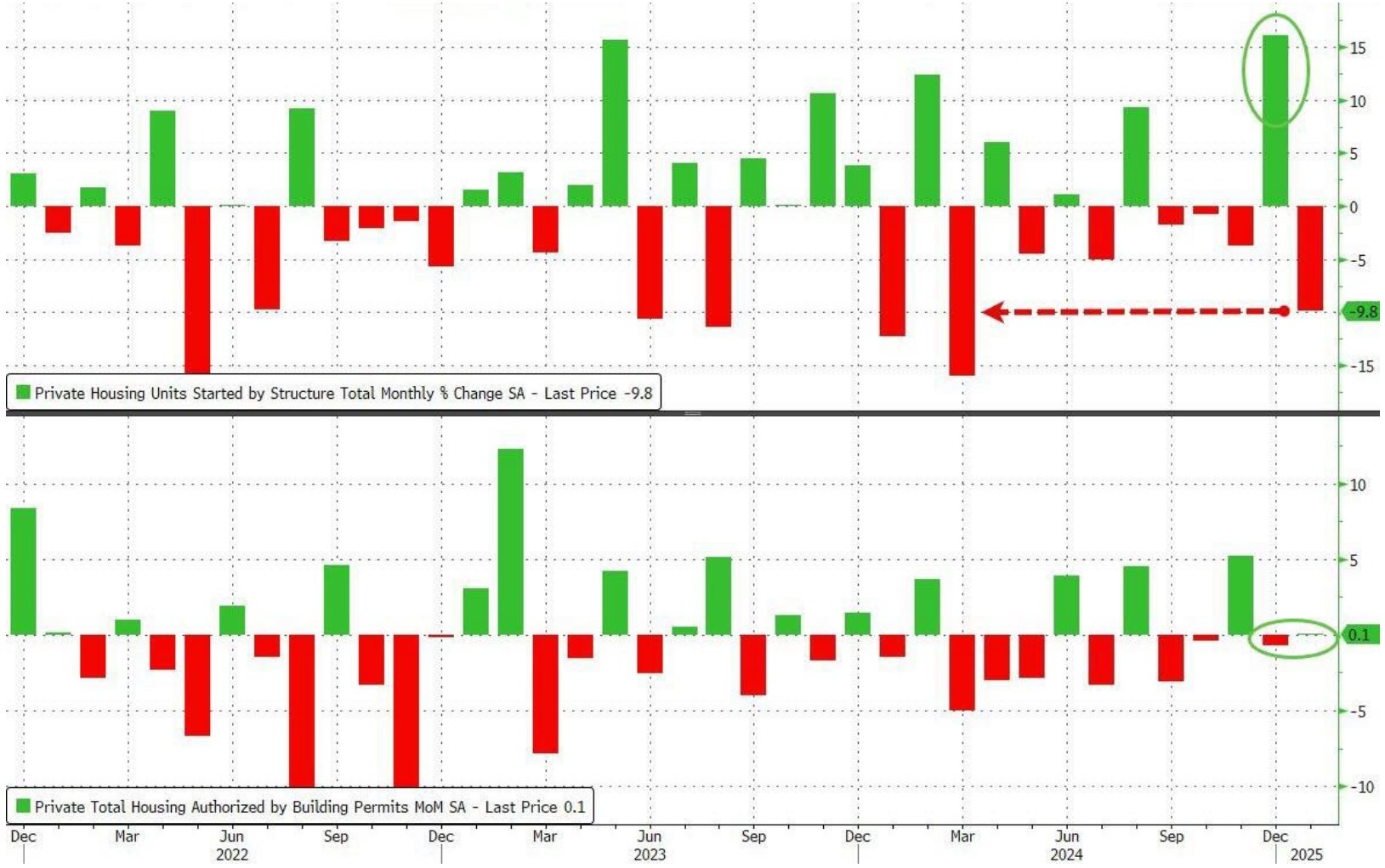


CPI – Core CPI Inching Higher

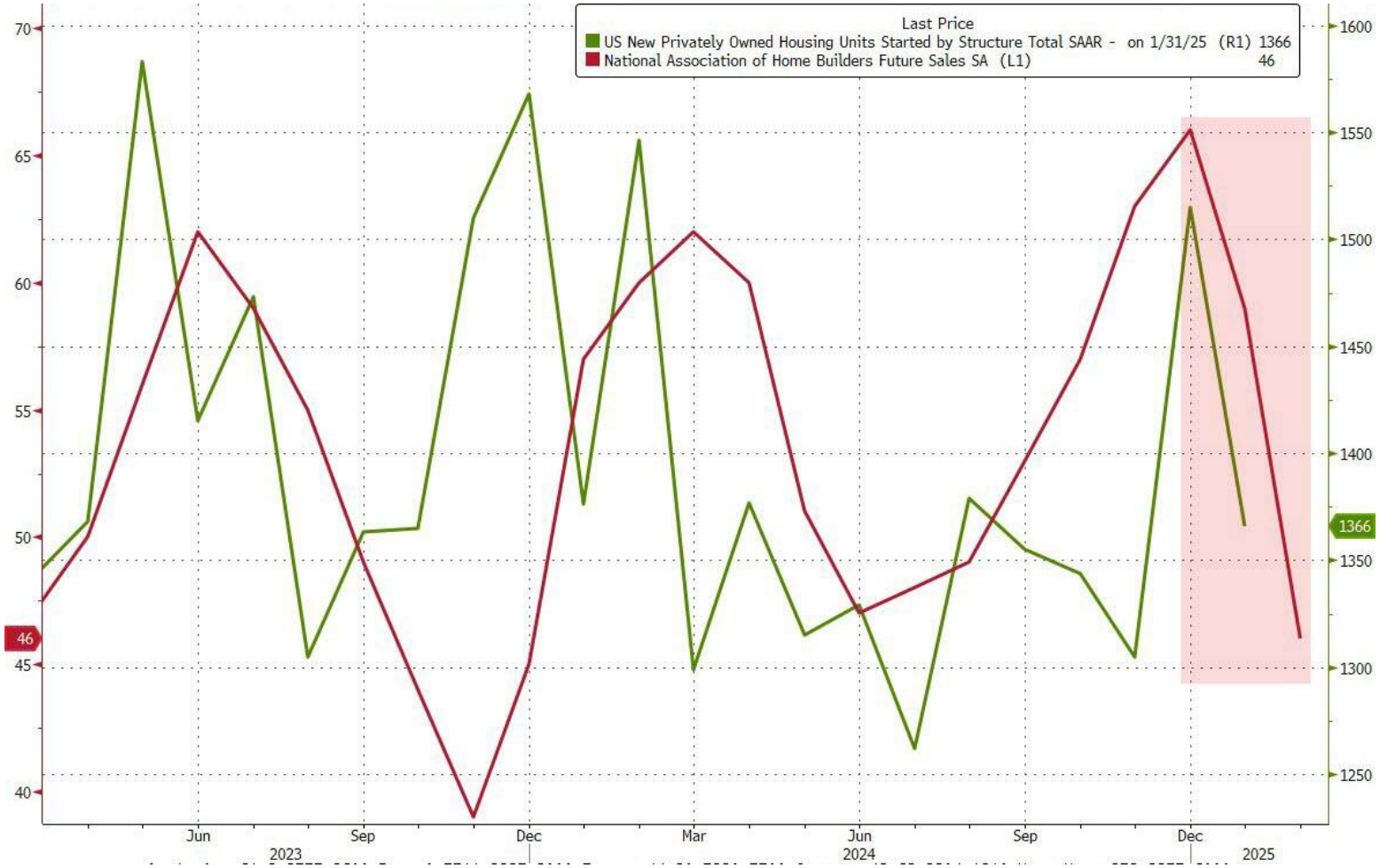
Chart 2. 12-month percent change in CPI for All Urban Consumers (CPI-U), not seasonally adjusted, Jan. 2024 - Jan. 2025



Housing Starts Plummet – Worst Decline Since March 2024

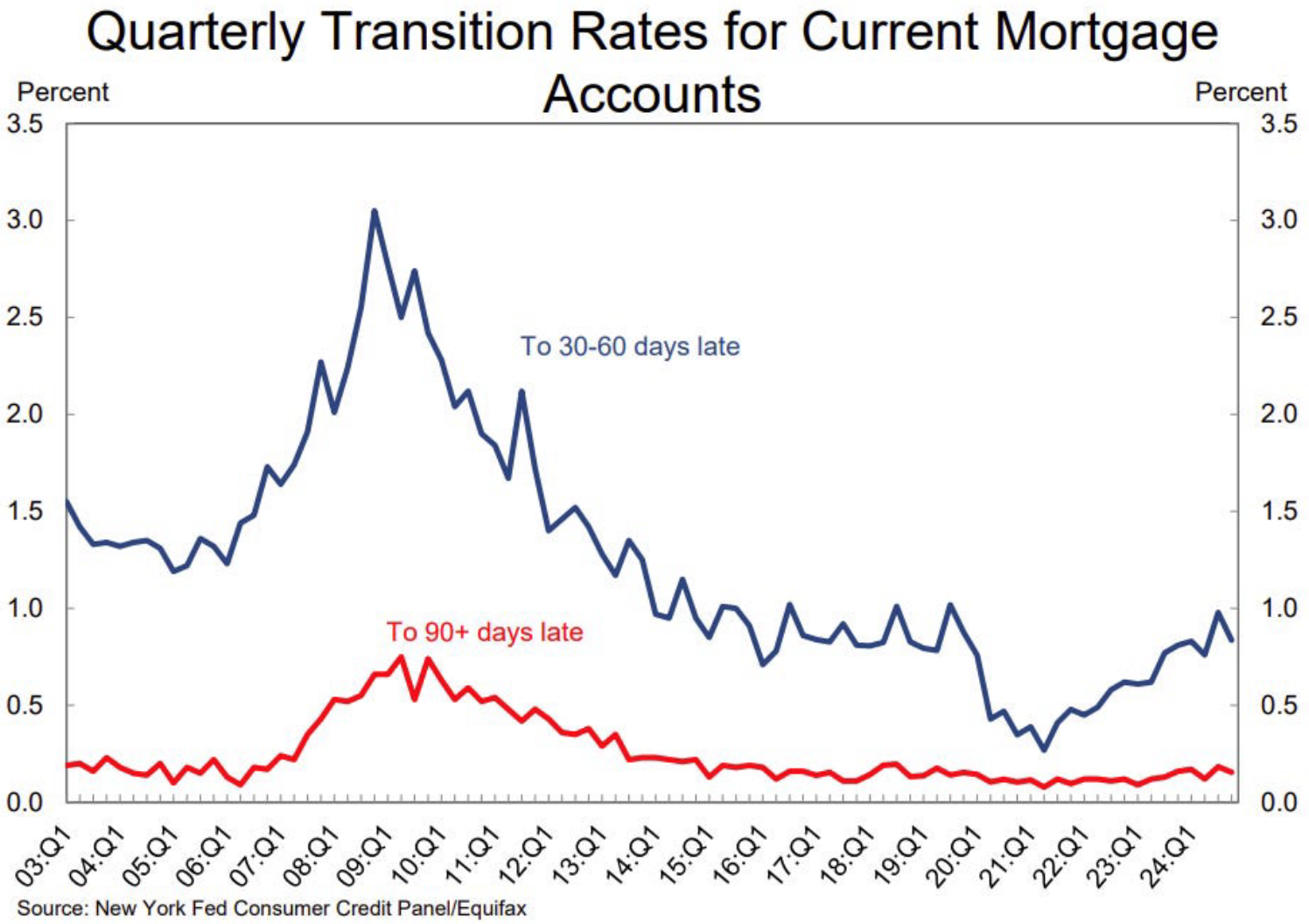


Homebuilder Confidence Declines

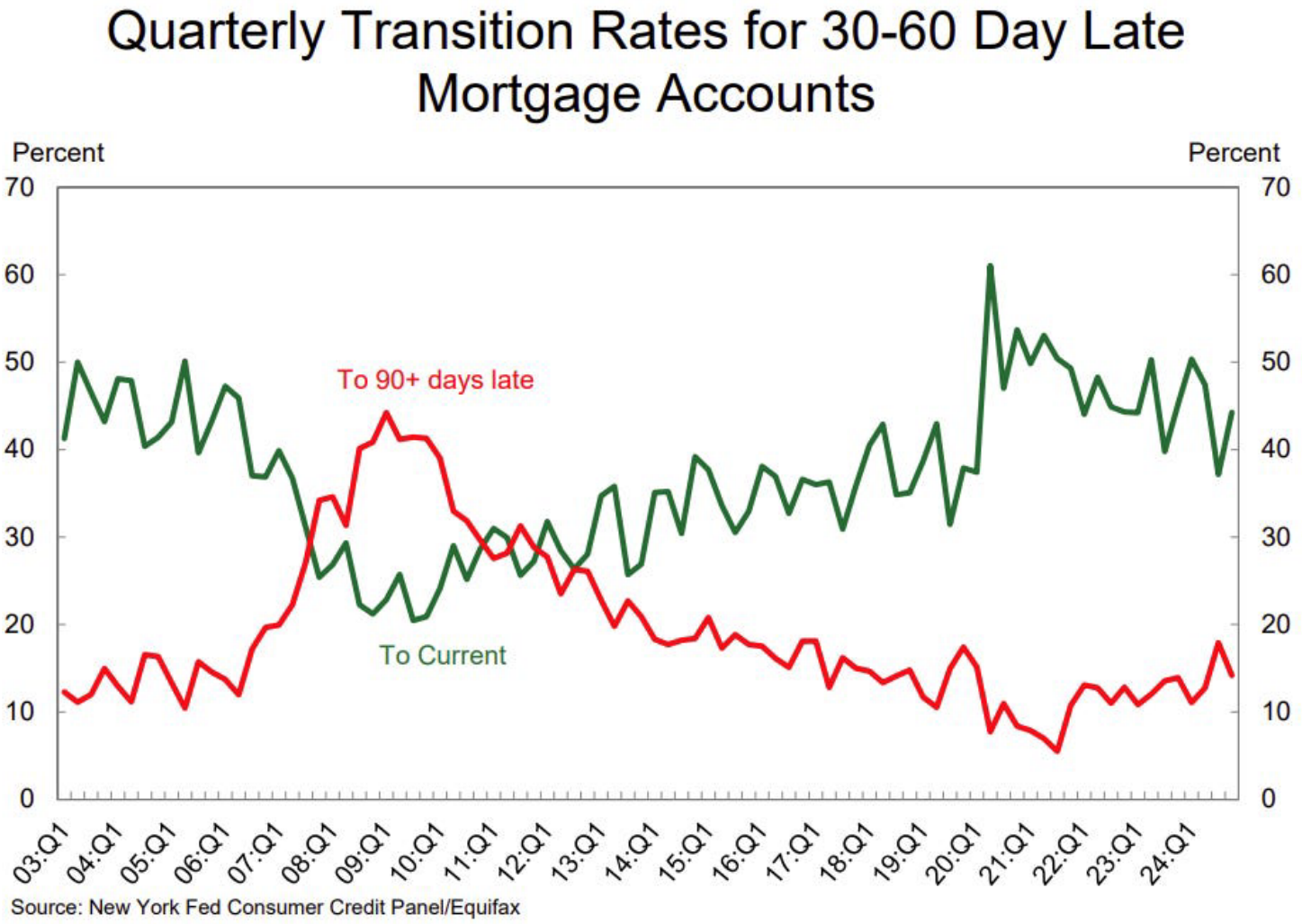


Source: Bloomberg.

Mortgage Delinquencies Increasing

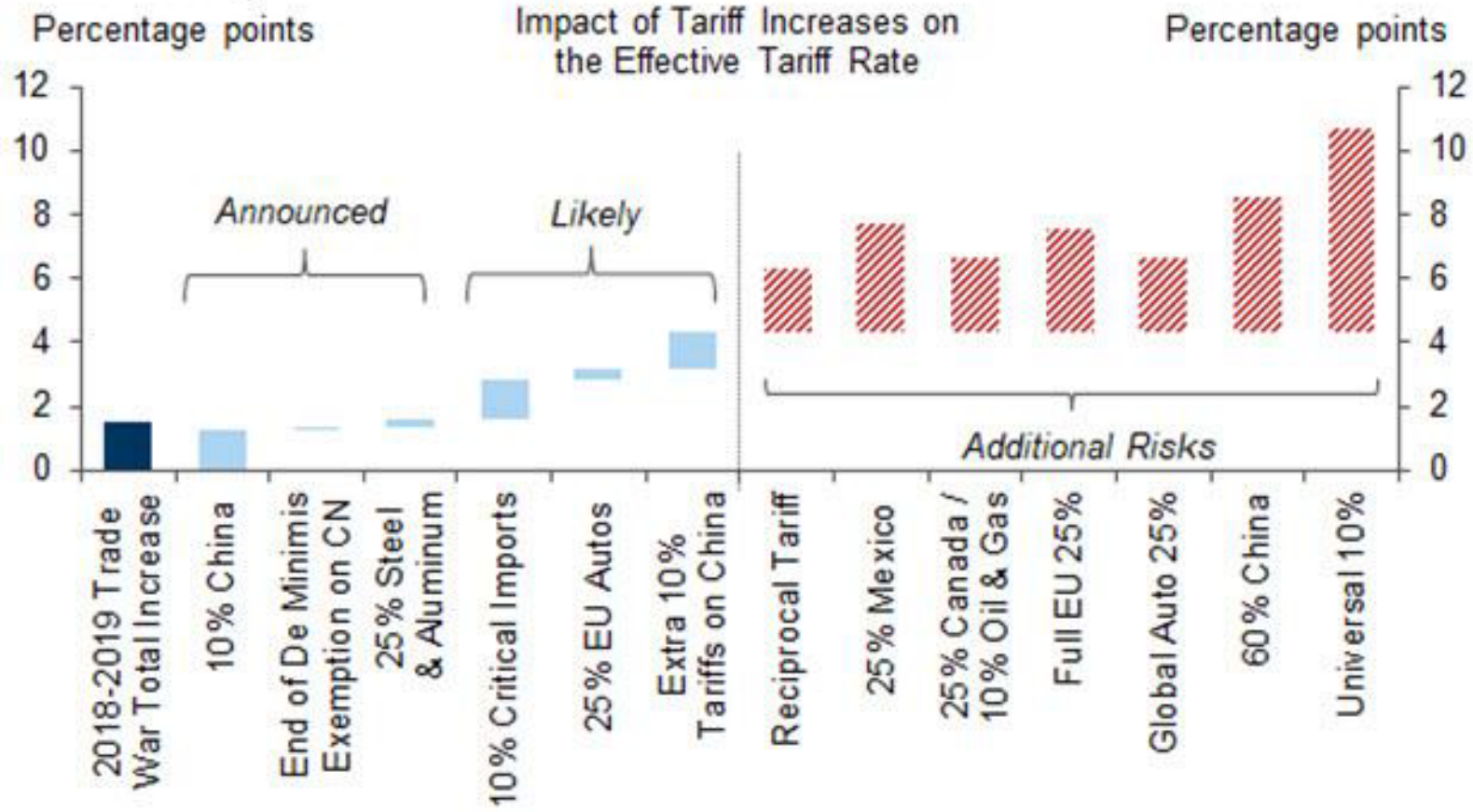


Most Are Getting Back to Current – Transitions to 90+ Increasing



Impact on Tariff Increases on the US Effective Tariff Rate

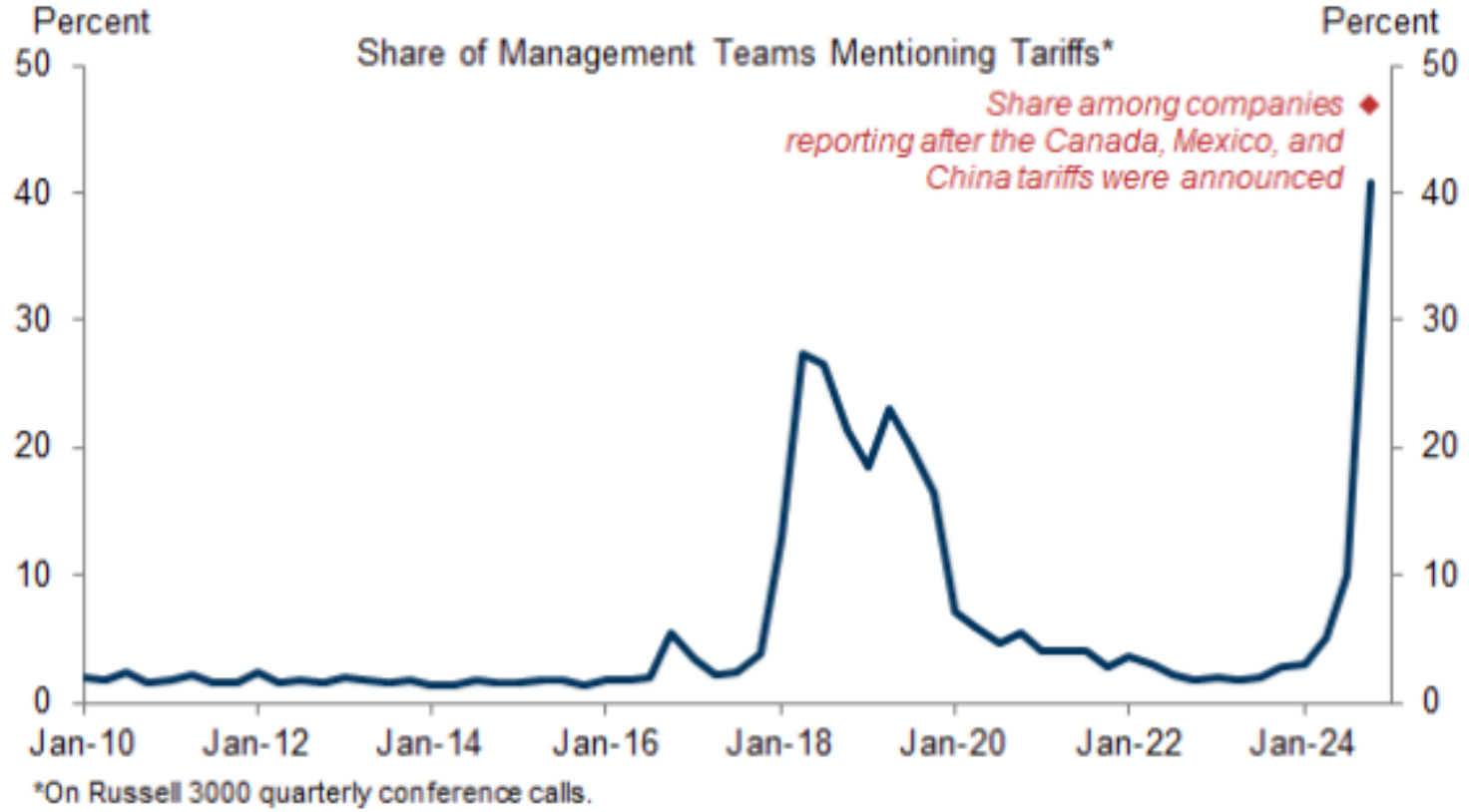
Exhibit 1: Impact of Tariff increases on the US Effective Tariff Rate



Source: Goldman Sachs Global Investment Research

Talk of the Tariffs

Exhibit 3: Tariffs Are Already a Much More Prominent Feature of Management Discussion Than at Any Point During the Last Trade War



*On Russell 3000 quarterly conference calls.

Source: GS Dataworks, Goldman Sachs Global Investment Research

Today’s CPI vs 1985

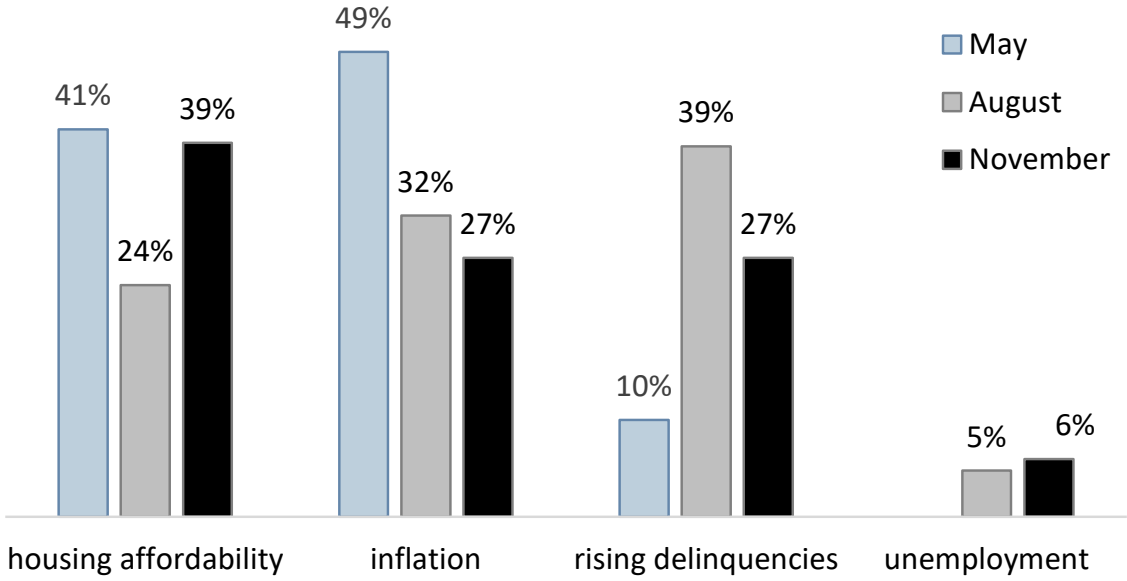


Source: Bloomberg.

Poll Question

What's the biggest concern you have for your local economy?

a. Inflation
b. Housing Affordability
c. Unemployment
d. Rising Delinquencies



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Potential Policy Implications







Top Line Issues

- We anticipate nomination hearing on Bill Pulte for FHFA Director (rumor is late February, early March)
- HUD Nominee Scott Turner on talks of Recap and Release of Fannie/Freddie
- CFPB Remains in Chaos – Trump Nominates Jonathan McKernan as CFPB Director
- Trump Nominates Jonathan Gould as Comptroller of the OCC
- Goal of FHLBank is to be Depoliticized
- Expect the closer we get to March, deficit, debt ceiling will be front and center

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Member Financial Trends

Poll Question

Top concerns for 2025 (select top 3):

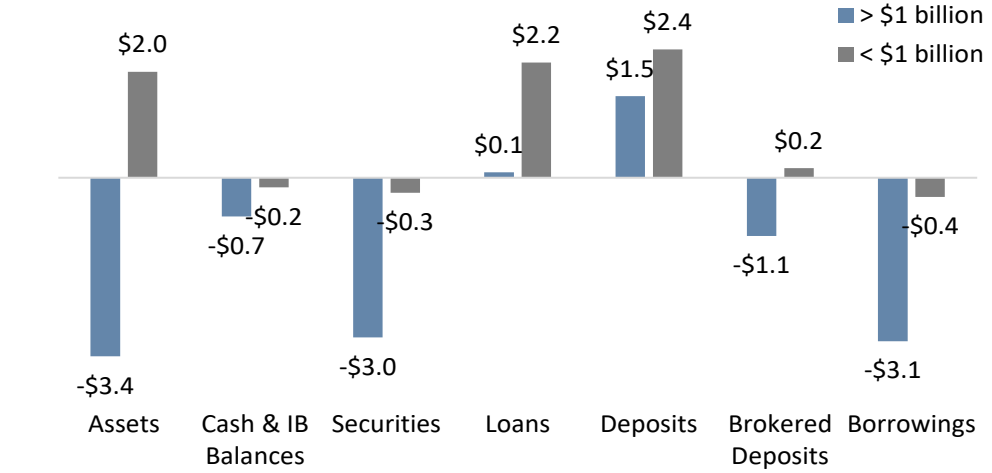
a. cost of funds
b. liquidity
c. deposit growth
d. asset quality
e. capital
f. technology
g. regulatory
h. other

Balance sheet trends

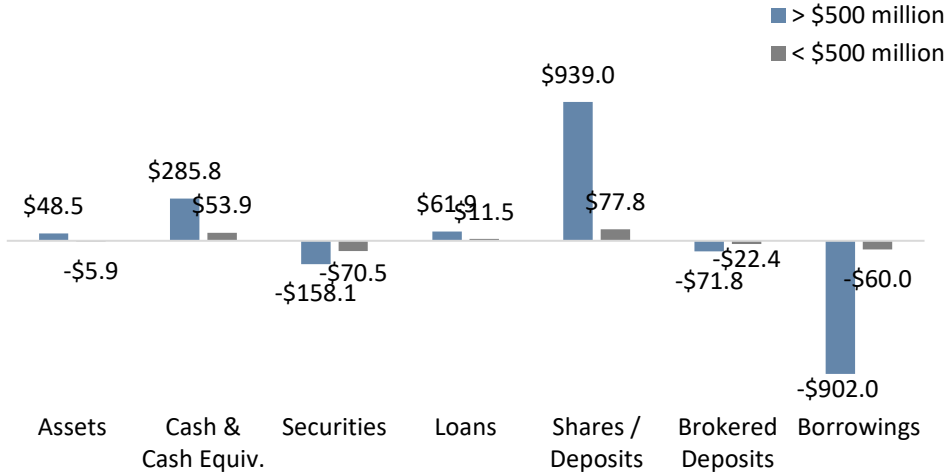
Change in asset and funding composition

Quarter-over-Quarter ($bn)

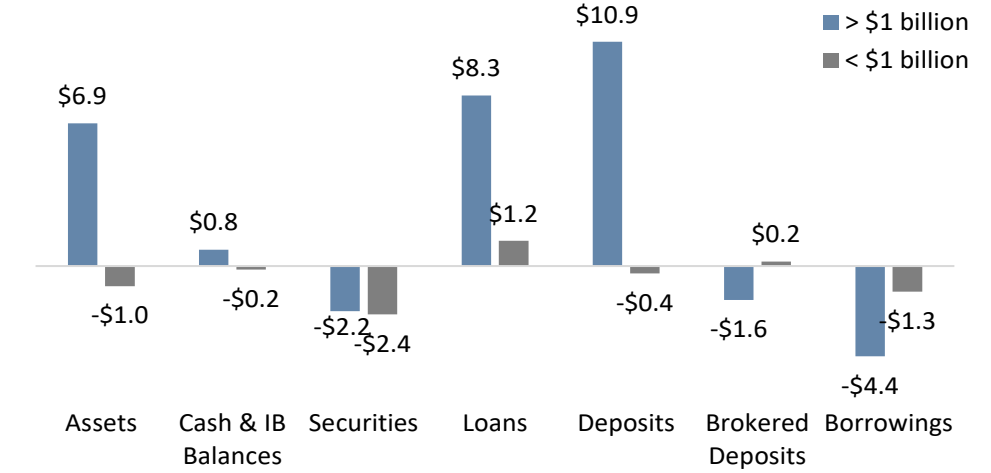
Banks

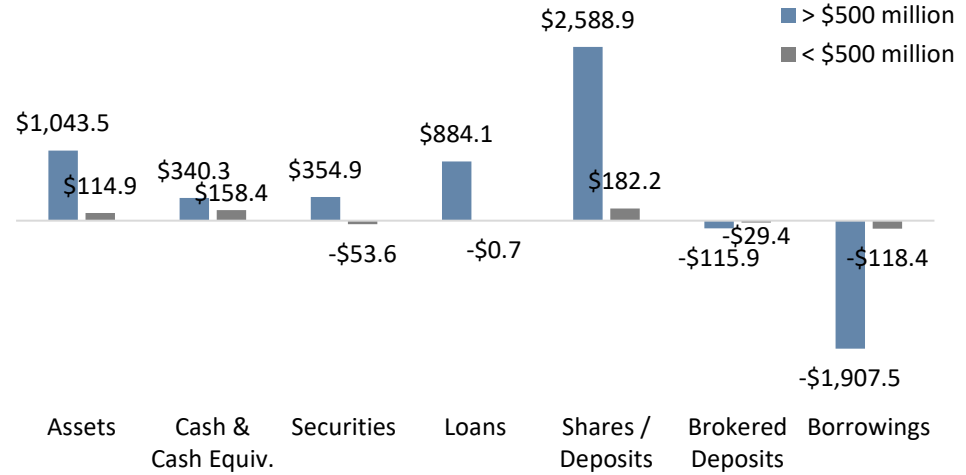


Credit Unions



Year-over-Year ($bn)





Source: S&P Global Market Intelligence.
Note: Brokered deposits excludes reciprocal brokered deposits.

4th Quarter Key Balance Sheet Takeaways

- Change in on-balance sheet **liquidity positions mixed across entity type**
  - Credit union liquidity positions expanded while bank member positions waned
- Pick up in loan growth for bank members while loan growth contracted at credit unions
- Need for alternative funding remains elevated, but borrowings fell due to repayment of BTFP
- **Deposit growth across all segments**
  - Retail CD balances continued to increase, except at larger bank members
- Provision expense continues to grow as credit union provisions reach a new peak, **reserve build mode underway** at credit unions, reserves unchanged at bank members
  - Net charge-offs surge across larger institutions, smaller institutions trending up
- **Equity positions stable**, unrealized loss position in securities portfolio persists

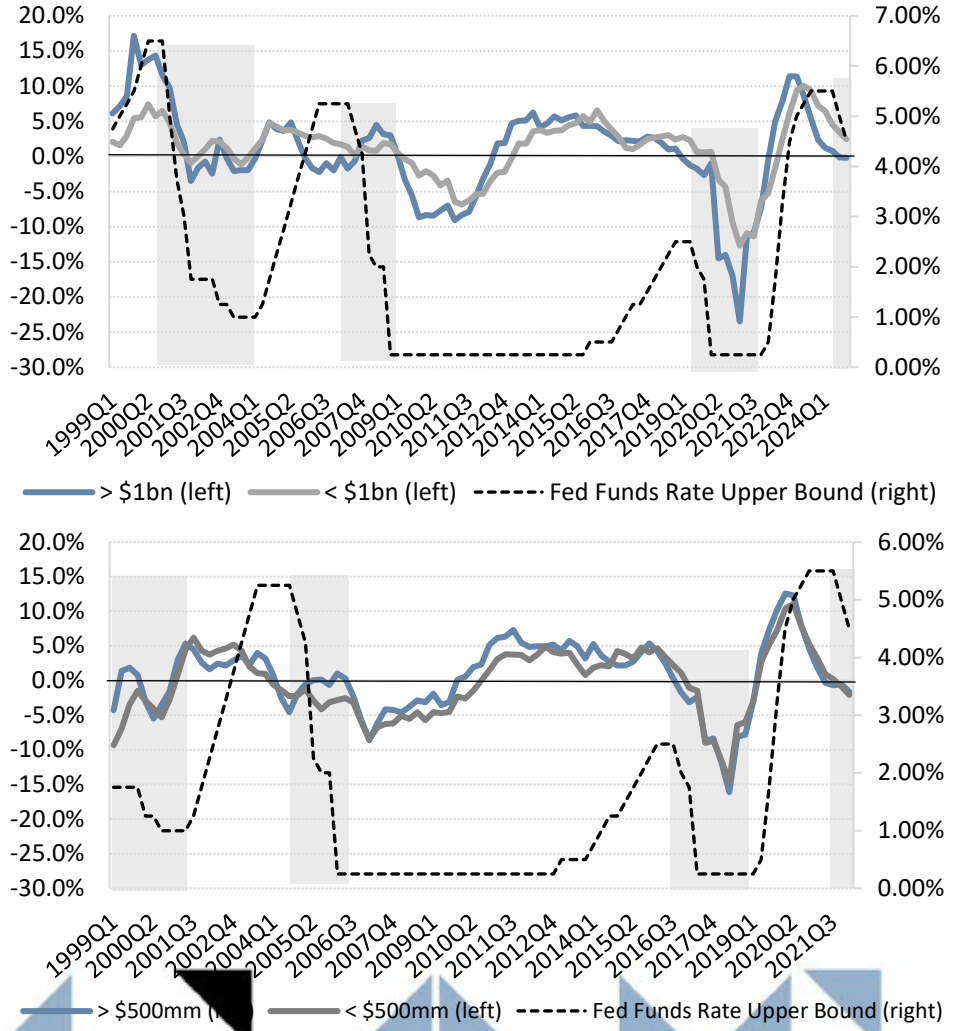
Wholesale funding use remains elevated amid tight liquidity

Loan growth trending down while deposit growth improves

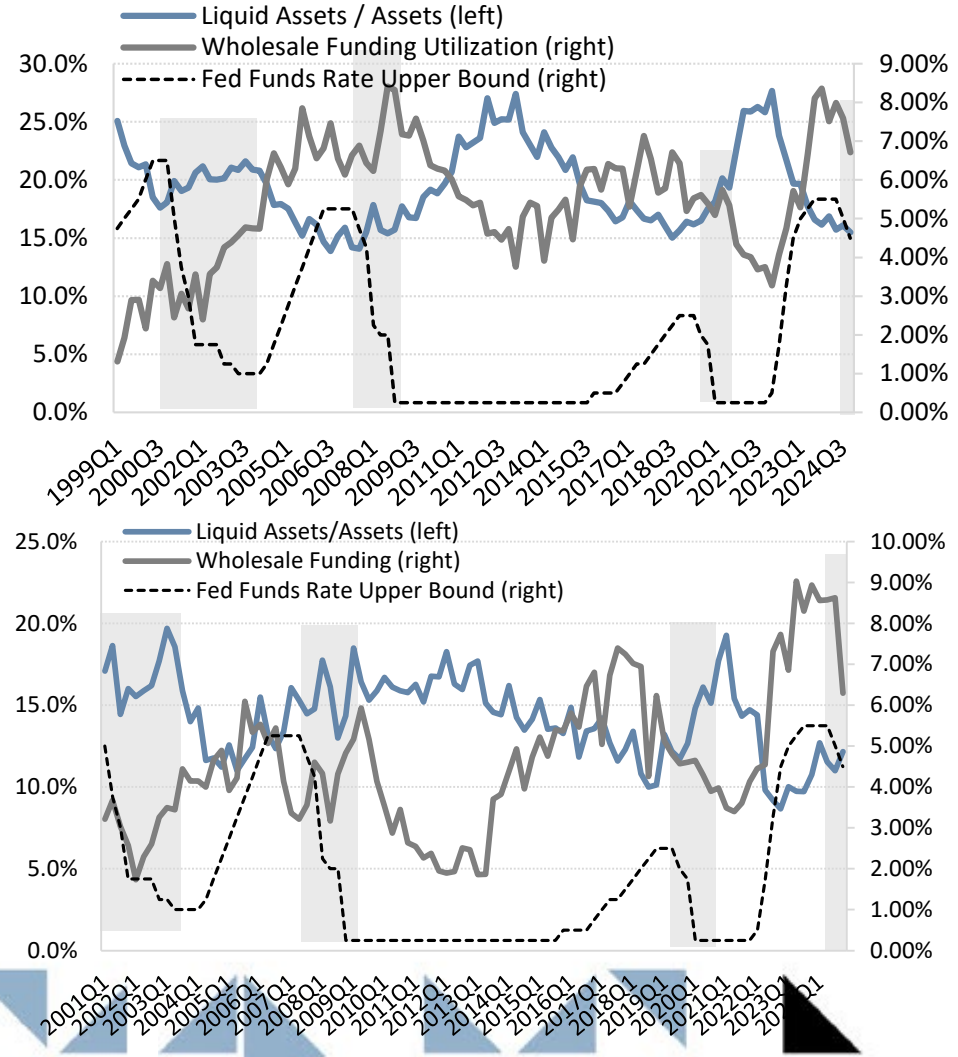
Banks

Credit Unions

Loan Growth less Deposit Growth



Liquidity vs. Wholesale Funding vs. Fed Funds Rate

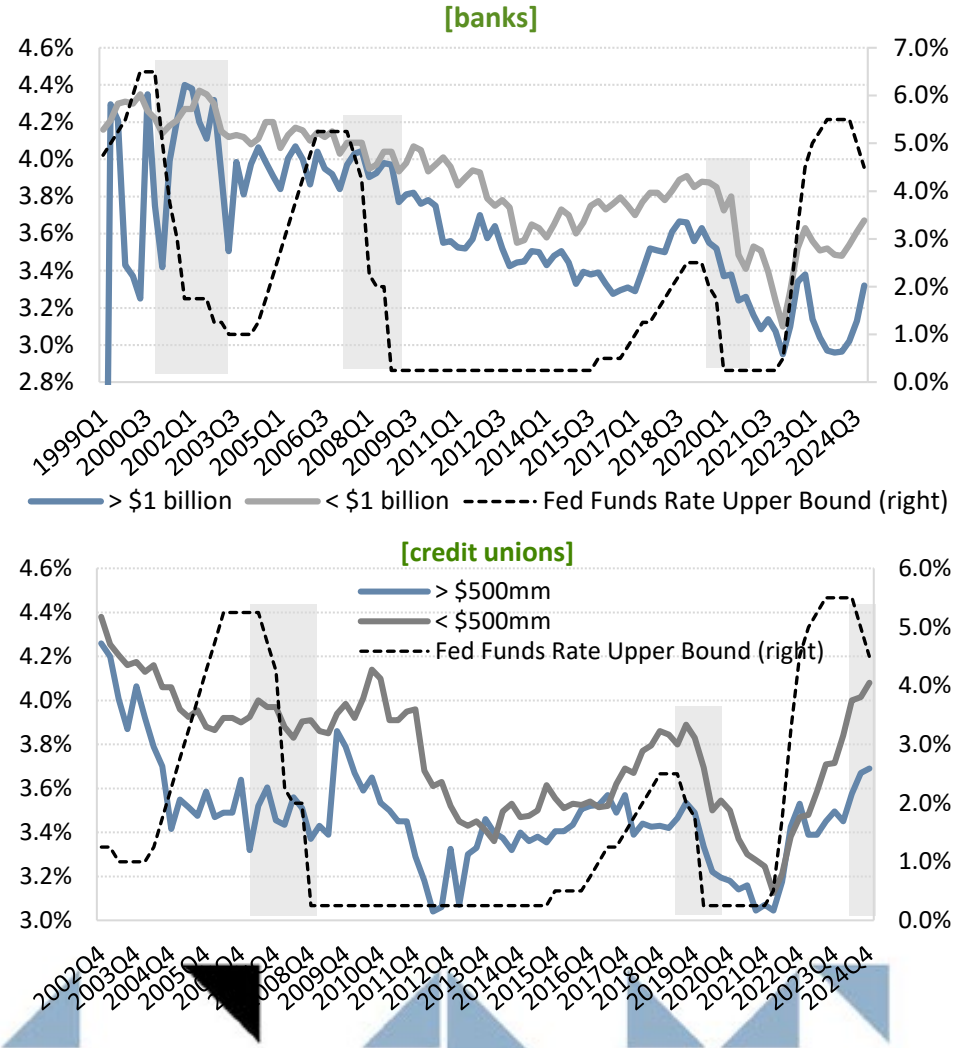


Source: S&P Global Market Intelligence.

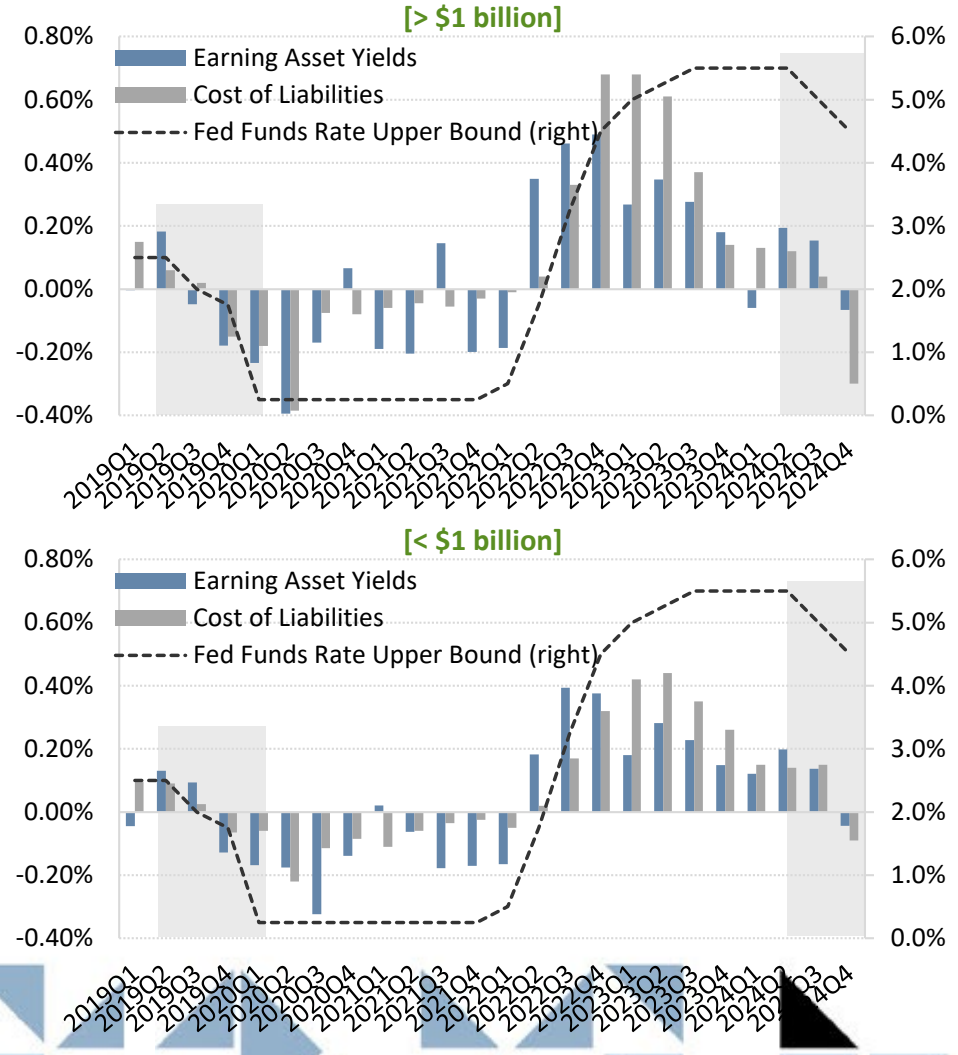
Continued margin expansion across institutions

Funding cost relief realized in most recent quarter – mostly contributed to decrease in borrowings

NIM vs. Fed Funds Rate



Change in Yields/Costs vs. Fed Funds Rate [banks]

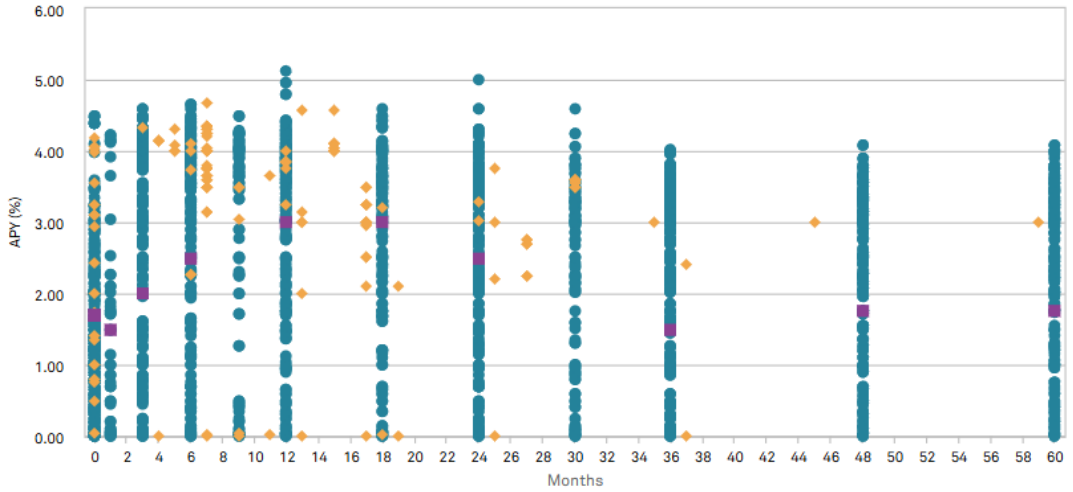


Source: S&P Global Market Intelligence.

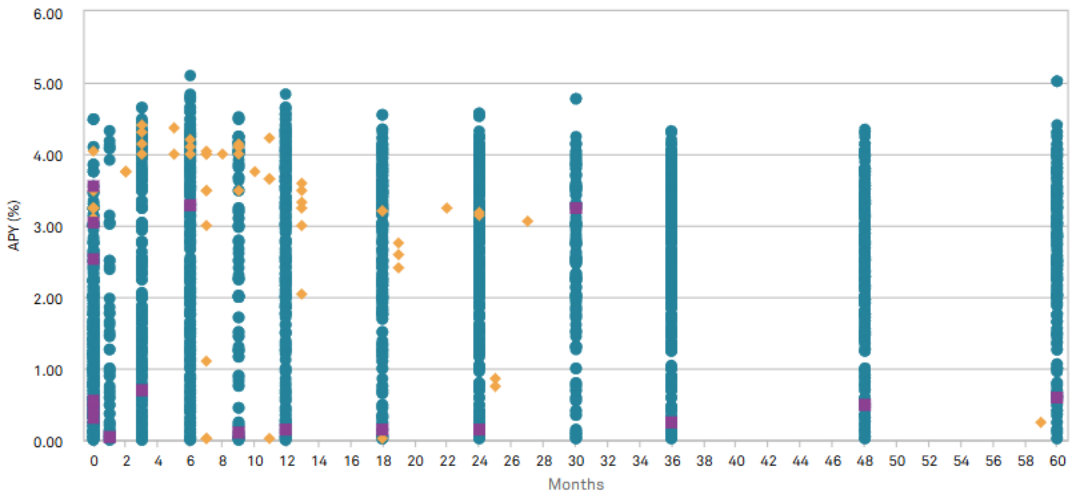
Shorter-term CD pricing remains high

Money market offerings (month 0 below) competitive with short-term CDs

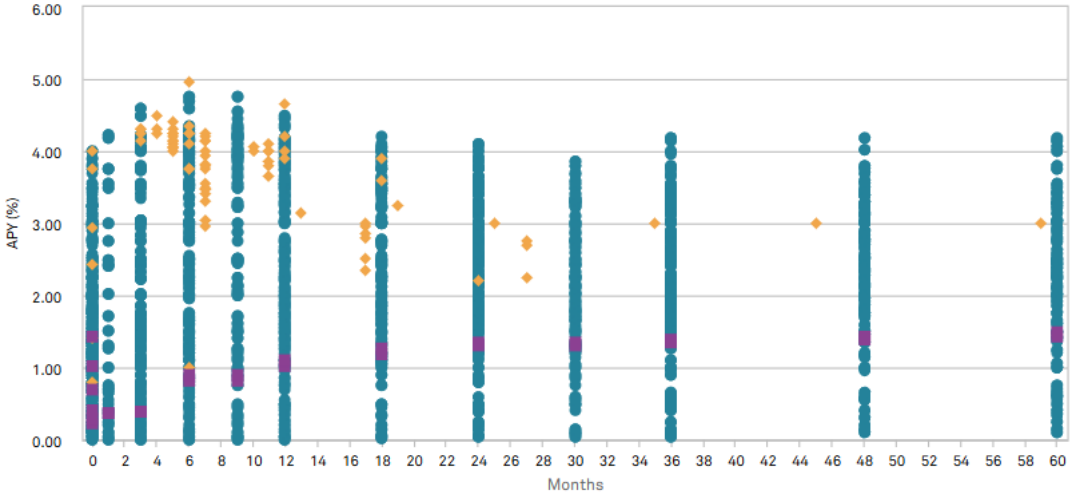
Jumbo Time Deposit, Money Market, Time Deposit - includes Colorado Market Rates



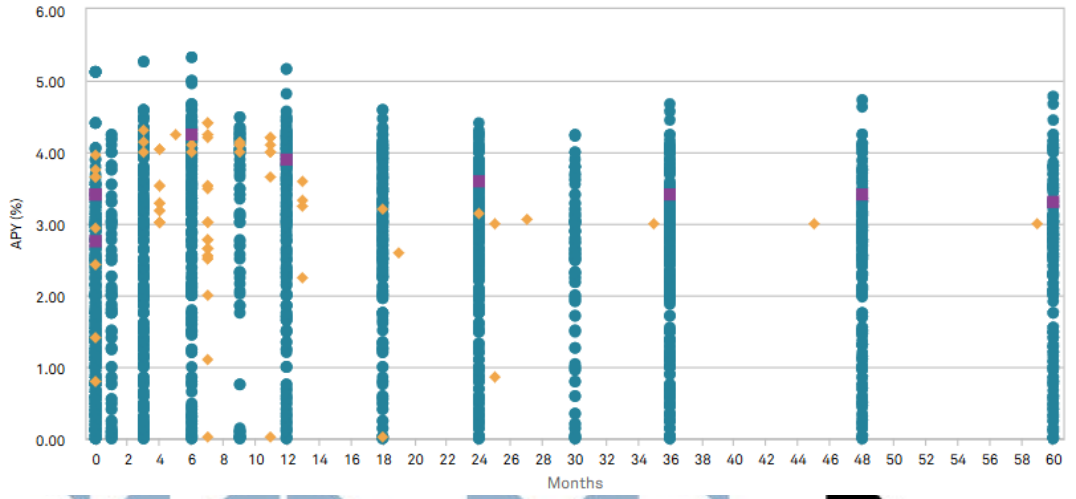
Jumbo Time Deposit, Money Market, Time Deposit - includes Kansas Market Rates



Jumbo Time Deposit, Money Market, Time Deposit - includes Nebraska Market Rates



Jumbo Time Deposit, Money Market, Time Deposit - includes Oklahoma Market Rates



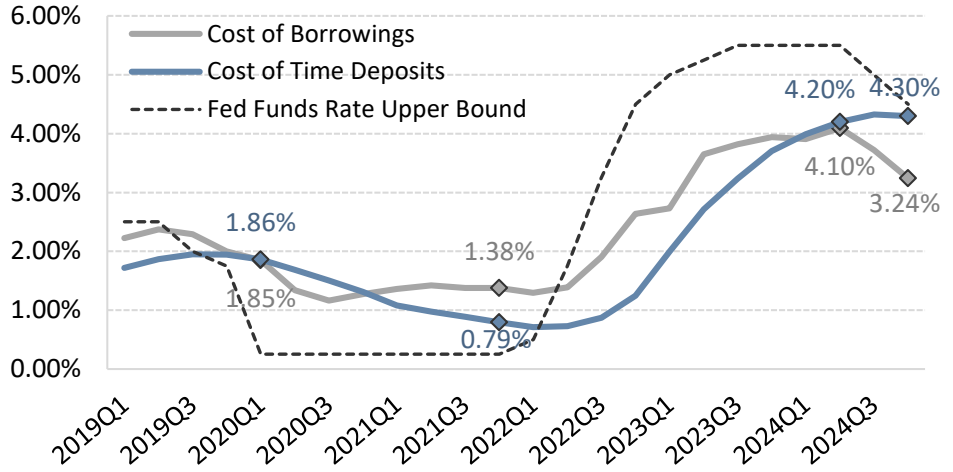
Source: S&P Global Market Intelligence.

Upcoming term maturities keeps pressure on funding costs

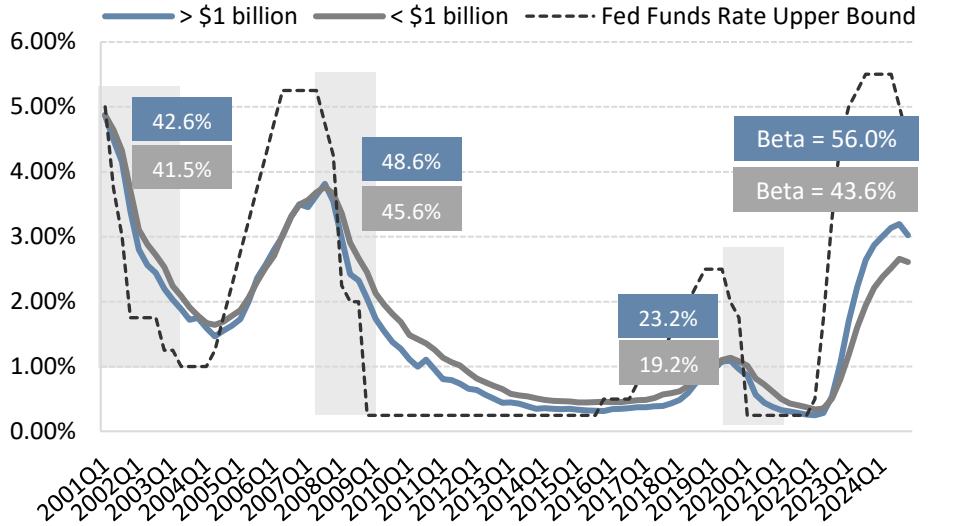
Standard and special deposit rate offerings remain elevated

Banks

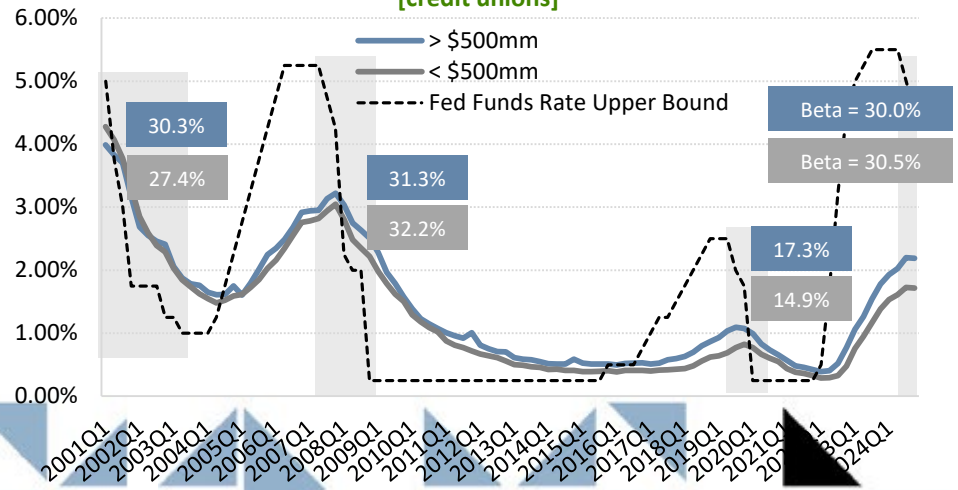
Cost of Time Deposits vs. Cost of Borrowings



Cost of Shares/Deposits vs. Fed Funds Rate



[credit unions]



$105bn
bank term funding maturing < 1 year

83%
retail CDs maturing < 1 year

66%
brokered deposits maturing < 1 year

$22bn
CU term funding maturing < 1 year

88%
share certificates maturing < 1 year

48%
brokered deposits maturing < 1 year

Source: S&P Global Market Intelligence.

Advance utilization provides benefit to earnings

(For members utilizing wholesale funding)

Funding Profile | Banks > $1 billion

	Quartile		
	Bottom	Middle	Top
Cost of Funds	2.00	2.47	3.04
Funding Composition			
Fed Funds/Repos/Other Borrowings	1.47%	0.91%	0.59%
FHLBank Advances	**2.75%**	**3.62%**	**6.29%**
Brokered Deposits	**1.03%**	**4.12%**	**11.32%**
Retail Time Deposits	14.43%	16.47%	18.41%
Non-maturity Deposits	80.26%	74.93%	63.34%
Cost of Borrowings	**3.44%**	**3.70%**	**3.90%**
Cost of Time Deposits > $250k	4.35%	4.52%	4.72%
Cost of Time Deposits <= $250k	4.07%	4.43%	4.69%
% Maturing < 1 year			
Other Borrowings	99.95%	2.22%	82.56%
FHLBank Advances	100.00%	82.56%	56.20%
Brokered Deposits	98.78%	98.82%	93.41%
Retail Time Deposits	93.31%	88.16%	88.80%
Loans/Deposits	74.16%	82.72%	94.96%
Wholesale Funding Utilization	7.08%	9.37%	19.64%
Net Interest Margin	**3.27%**	**3.32%**	**3.12%**
Yield/Cost Spread	2.51%	2.30%	2.40%
ROAA	0.96%	0.95%	0.98%
ROAE	11.05%	11.83%	10.23%
Tier 1 Capital	9.42%	9.76%	9.74%

Funding Profile | Banks < $1 billion

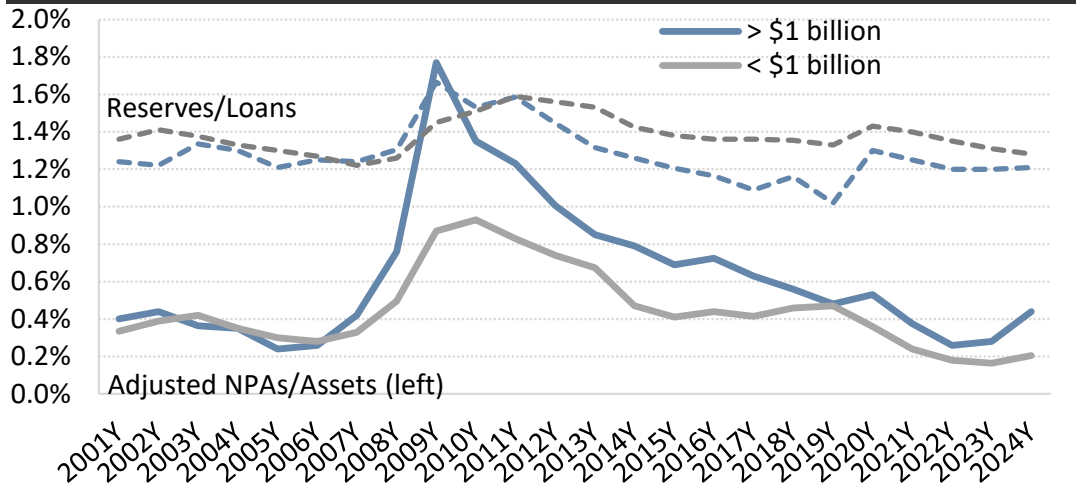
	Quartile		
	Bottom	Middle	Top
Cost of Funds	1.85	2.24	2.75
Funding Composition			
Fed Funds/Repos/Other Borrowings	1.64%	1.00%	1.30%
FHLBank Advances	**2.57%**	**4.72%**	**5.68%**
Brokered Deposits	**0.81%**	**3.80%**	**7.22%**
Retail Time Deposits	19.41%	25.84%	35.47%
Non-maturity Deposits	75.59%	64.51%	50.38%
Cost of Borrowings	**3.02%**	**3.73%**	**3.48%**
Cost of Time Deposits > $250k	4.23%	4.49%	4.69%
Cost of Time Deposits <= $250k	3.59%	4.25%	4.60%
% Maturing < 1 year			
Other Borrowings	97.37%	100.00%	100.00%
FHLBank Advances	64.29%	41.58%	67.40%
Brokered Deposits	100.00%	57.41%	57.73%
Retail Time Deposits	88.82%	90.81%	89.88%
Loans/Deposits	72.68%	81.93%	93.64%
Wholesale Funding Utilization	4.56%	9.07%	16.33%
Net Interest Margin	**3.73%**	**3.65%**	**3.53%**
Yield/Cost Spread	3.12%	2.87%	2.76%
ROAA	0.98%	0.90%	0.87%
ROAE	10.49%	9.58%	8.75%
Tier 1 Capital	11.29%	10.41%	10.57%

Source: S&P Global Market Intelligence.

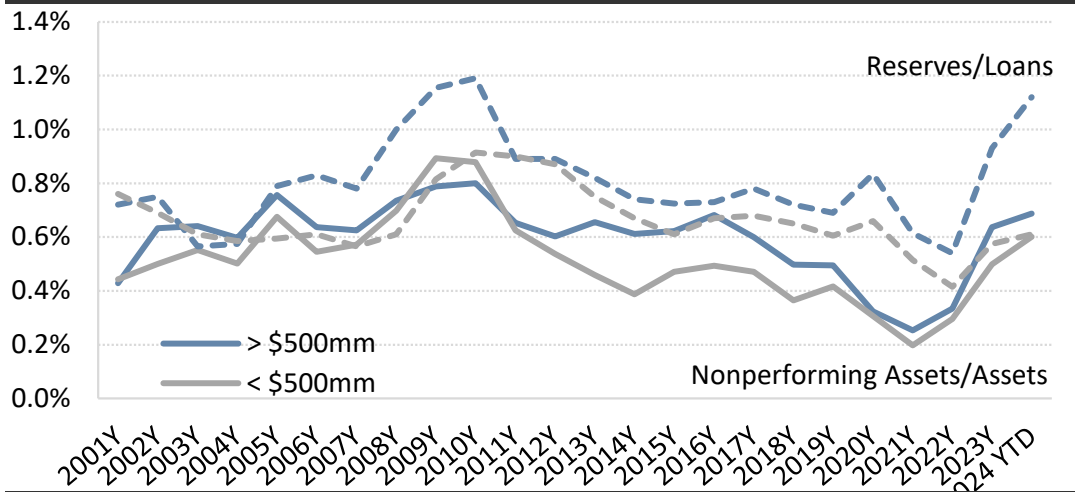
Credit normalizing to pre-Covid levels, capital position trending up

Consumer stress on high alert, CRE exposure on horizon

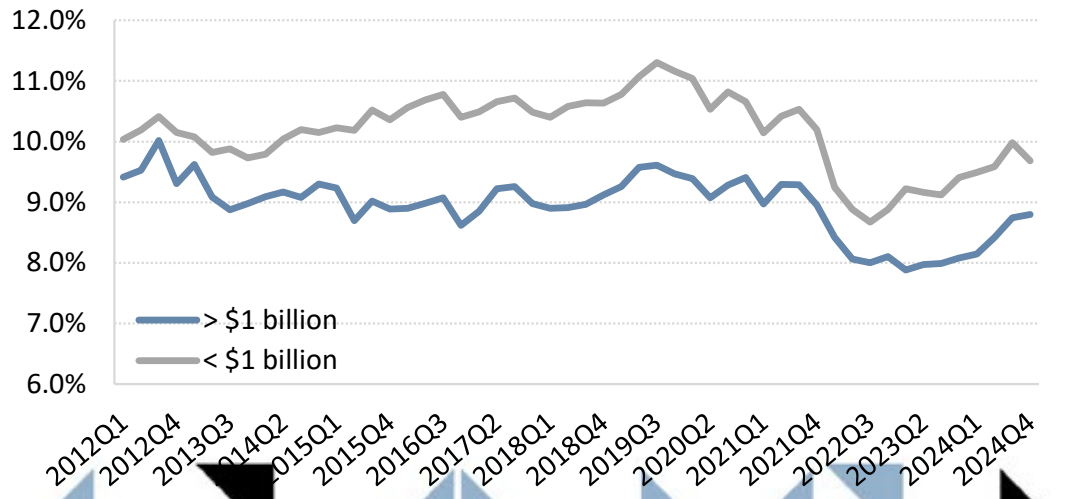
Adjusted Nonperforming Assets & Reserves [banks]



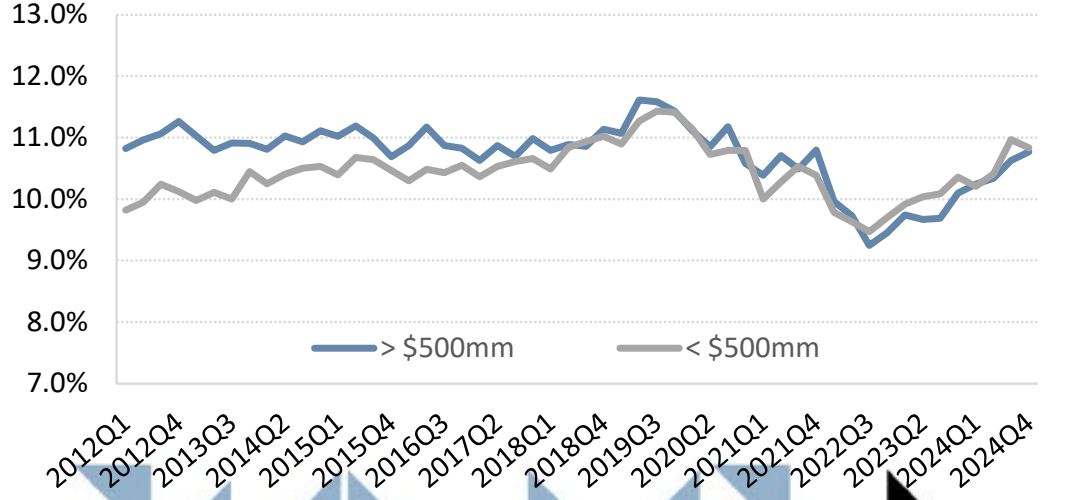
Nonperforming Assets & Reserves [credit unions]



Tangible Common Equity / Tangible Assets [banks]



Capital / Assets [credit unions]



Source: S&P Global Market Intelligence.

Poll Questions

Loan growth expectations for 2025?

a. > 5%
b. 3 – 5%
c. 0 – 2%
d. < 0%

Deposit growth expectations for 2025?

a. > 5%
b. 3 – 5%
c. 0 – 2%
d. < 0%

Current concentration of funding needs?

a. < 12 months
b. 12 – 24 months
c. 24 – 36 months
d. > 36 months

Looking ahead in 2025

▪ **EARNINGS!**/Margin management	→	Cost of funds remains top of mind
▪ Deposit funding environment	→	Playing defense, retain deposits
▪ Interest rate policy pivot	→	Outlook complicated
▪ Economic outlook	→	Uncertain
▪ Credit containment	→	Concerns linger
▪ **LIQUIDITY!**	→	Regulator emphasis on access and stress scenario analysis
▪ Regulatory landscape	→	In transition

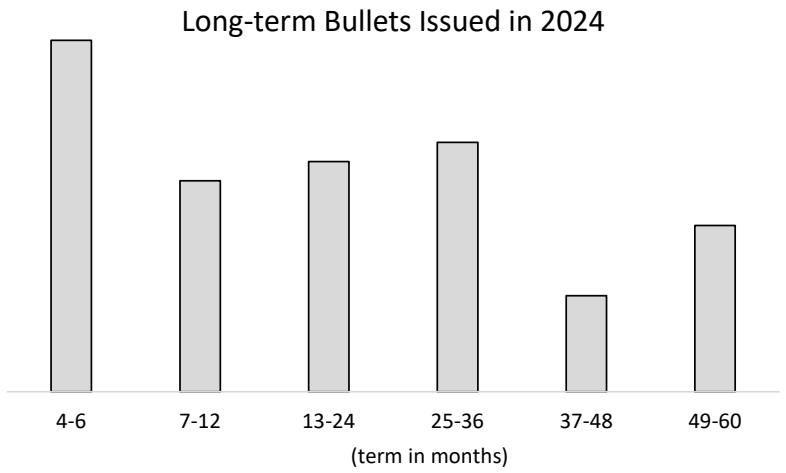
FHLBank Topeka

Funding Strategies & Considerations

Shift in FHLBank advance activity

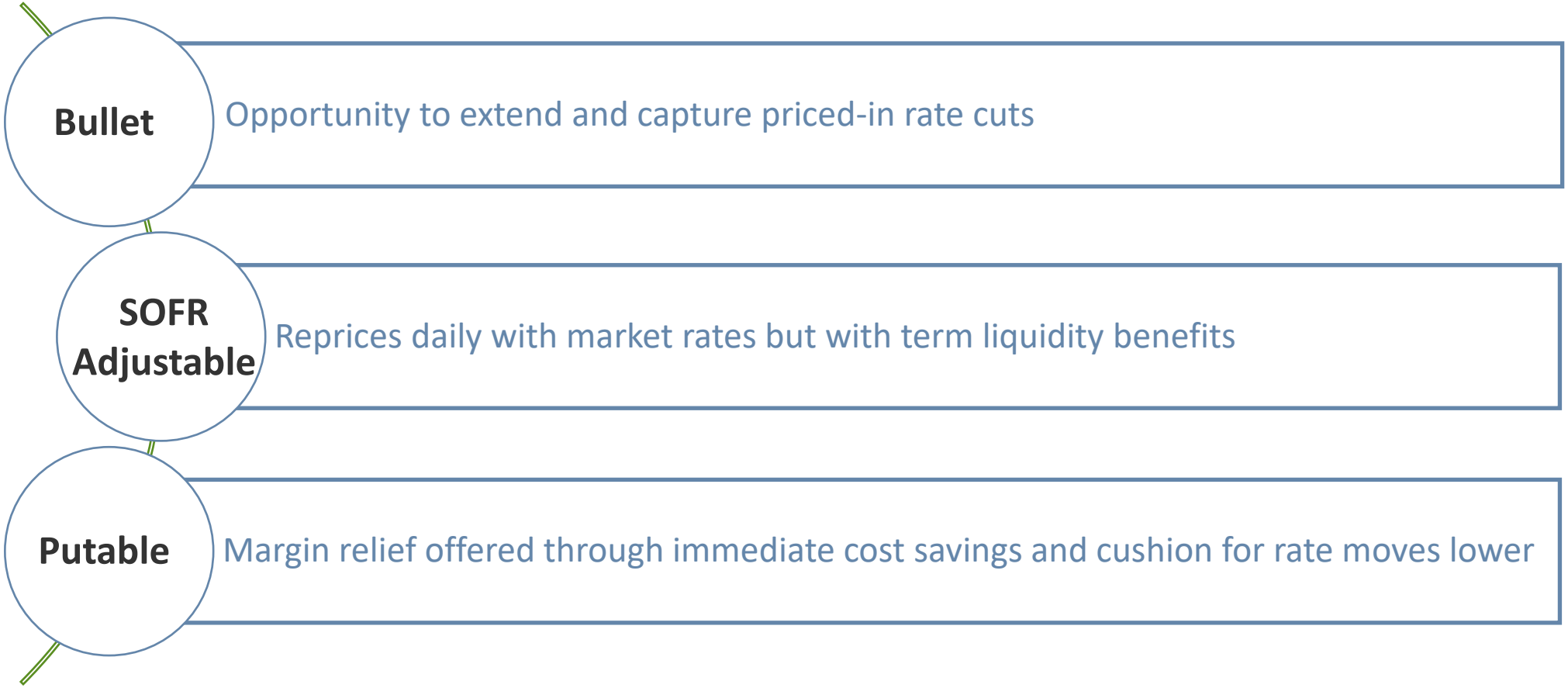
What are other members doing?

- OLOC and short-term fixed rate advances ⟹ SOFR adjustable-rate advances
  - SOFR adjustable-rate advances **+$9.9 billion** from year-end 2023 to 9/30/2024
  - 1-month, 2-month and 3-month SOFR terms added in 2024
- Putable advances popular funding option
  - Growth in balances of **+$1.1 billon (+54%)**
  - 5-year/6-month Bermudan most popular structure, followed by 10-year/6-month Bermudan
  - Utilized by wide range of members
- Some members extending with fixed rate advance structures
  - Longer-term fixed rate bullets (term > 3 months) and fixed rate amortizing bullets combine for increase of $1.3 billion over first nine months in 2024



Source: FHLBank Topeka.

Alternative funding strategies to consider in today's environment



SOFR adjustable advance

Attributes

- ✓ Spread component to SOFR fixed for life of advance
- ✓ Reprices daily
- ✓ 1-month to 10-year maturity
- ✓ Correlates well with the Effective Fed Funds Rate
- ✓ Call options available (one- to five-year terms only)
- ✓ Prepayment benefits

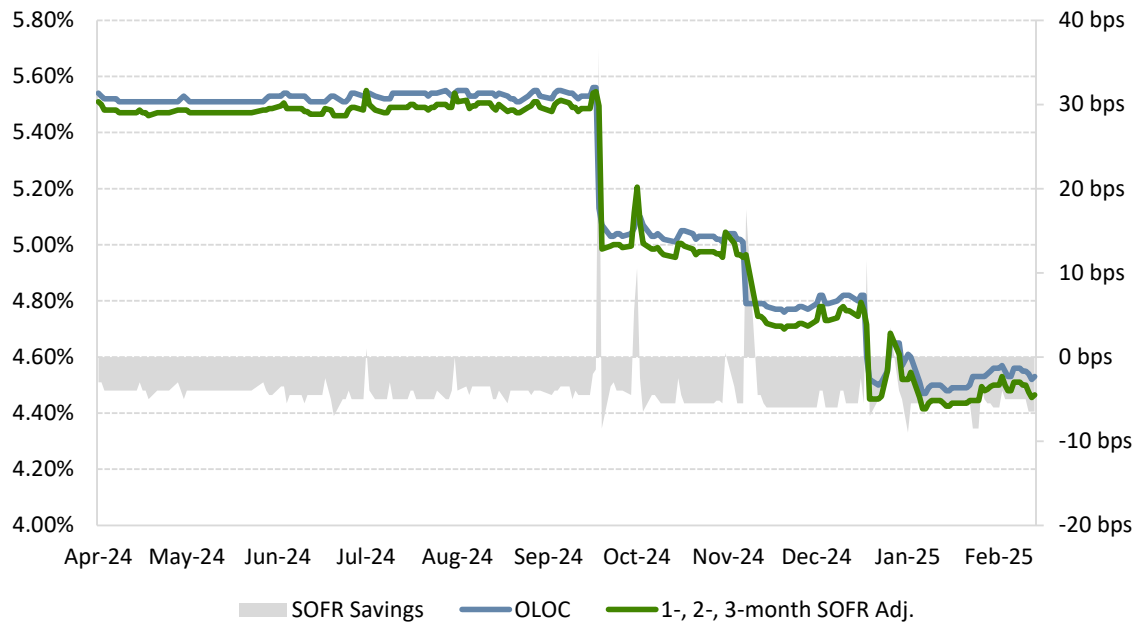
Application

- ✓ Provides benefit to liquidity metrics
- ✓ Protects against falling rates
- ✓ Match funds with adjustable-rate assets
- ✓ Opportunity to reduce funding costs

Case Study: SOFR adjustable advance opportunities

Shift portion of OLOC to SOFR Adjustable

Pricing Comparison | OLOC vs. Short-term SOFR



Cost Comparison Example:

Member consistently maintains an OLOC balance, what if a portion of funding moved into a 1-month SOFR adjustable advance?

Remaining amount on OLOC provides flexibility should funding needs change.

Assumptions:

- $10 million
- Date range: 9/10/2024 – 2/7/2025
- OLOC vs. rolling 1-month SOFR advance

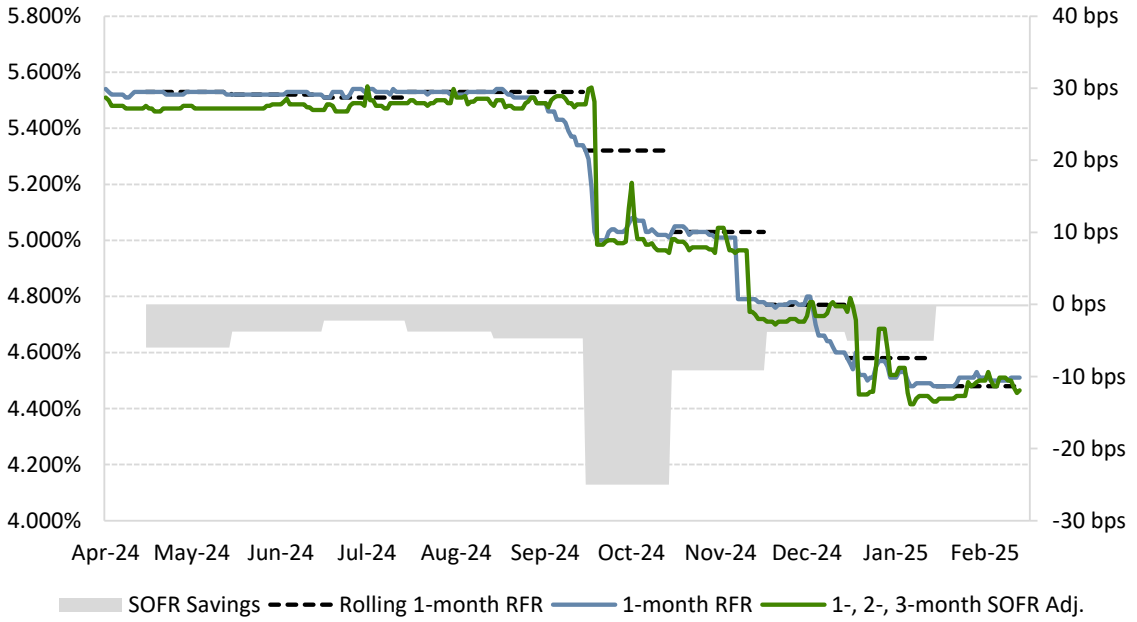
	Avg Rate	Interest Cost
OLOC	4.83%	$ 201,411
1-mo SOFR	4.794%	$ 199,749
SOFR Savings	**-0.040%**	**$ (1,662)**

Source: FHLBank Topeka.

Case Study: SOFR adjustable advance opportunities

Short-term Fixed-rate Bullet vs SOFR Adjustable

Pricing Comparison | 1-month Bullet vs. Short-term SOFR



Note: 3-month SOFR adjustable advance term available April 2024. 1- and 2-month SOFR adjustable advance terms available in November 2024. Analysis assumes 1-month SOFR pricing would have remained consistent with 3-month pricing.

Cost Comparison Example:

Member consistently rolls a 1-month short-term fixed-rate bullet, what if member instead utilized a 1-month SOFR adjustable advance?

Assumptions:

- $10 million
- Date range: 4/16/2024 – 2/18/2025

Strategy Summary			
Rolling 1-mo	**Avg Rate**	**Interest Cost**	
Fixed-rate	5.18%	$	442,822
SOFR Adj.	5.112%	$	437,402
SOFR Savings	**-0.068%**	**$**	**(5,421)**

Source: FHLBank Topeka.

Sign up for daily rate indications!

FHLBank Topeka

Rate Indications as of February 18, 2025

Contact Lending at 800.809.2733 to discuss your funding options.

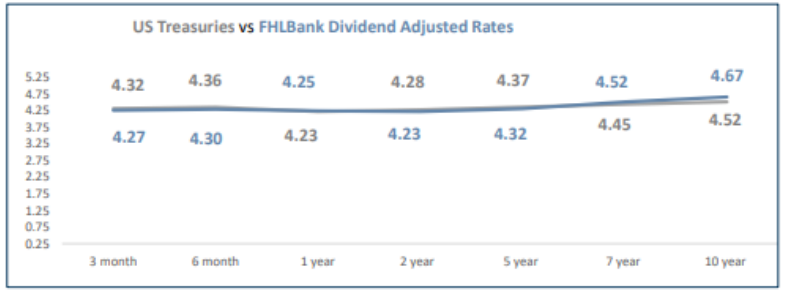
Start of day indications. Visit members only for the most current rates. Under rates/historical advance rates

Join Leslie Mondesir, Marketing and Member Solutions Manager, and Drew Simmons, Regional Account Manager, for a quarterly webinar called Financial Intelligence Live Thursday, February 20th, at 2:00 CT.

Short Term Bullet		
Term	Rate	Div Adj [1]
Overnight	4.53	4.30
1 week	4.53	4.30
2 week	4.53	4.30
3 week	4.53	4.30
1 month	4.51	4.28
2 month	4.51	4.28
3 month	4.50	4.27

Amortizing [2]		
Term	Rate	Div Adj [1]
1 year	4.522	4.292
2 year	4.512	4.282
3 year	4.521	4.291
5 year	4.561	4.331
7 year	4.654	4.424
10 year	4.776	4.546
15 year	4.986	4.756

Regular Fixed Callable		
Term	Rate	Div Adj [1]
5yr/3yr	4.85	4.62
7yr/3yr	5.07	4.84
10yr/3yr	5.30	5.07
10yr/5yr	5.16	4.93
15yr/3yr	5.70	5.47
15yr/5yr	5.51	5.28
20yr/5yr	5.75	5.52



Long Term Bullet		
Term	Rate	Div Adj [1]
6 month	4.53	4.30
1 year	4.48	4.25
2 year	4.46	4.23
3 year	4.48	4.25
4 year	4.53	4.30
5 year	4.55	4.32
6 year	4.67	4.44
7 year	4.75	4.52
8 year	4.83	4.60
9 year	4.86	4.63
10 year	4.90	4.67
15 year	5.14	4.91
20 year	5.37	5.14
30 year	5.44	5.21

SOFR Adjustable [3]		
Term	Rate	Div Adj [1]
1 month	4.460	4.230
2 month	4.460	4.230
3 month	4.460	4.230
4 month	4.465	4.235
6 month	4.475	4.245
1 year	4.510	4.280
2 year	4.570	4.340
3 year	4.725	4.495
4 year	4.805	4.575
5 year	4.855	4.625
6 year	4.890	4.660
7 year	4.960	4.730
8 year	5.020	4.790
9 year	5.050	4.820
10 year	5.070	4.840

Inclusive of SOFR at 4.33%

Regular Adjustable Callable [3]		
Term	Rate	Div Adj [1]
1yr/one time	4.580	4.350
1yr/quarterly	4.585	4.355
1yr/monthly	4.590	4.360
2yr/one time	4.700	4.470
2yr/quarterly	4.730	4.500
2yr/monthly	4.740	4.510
3yr/one time	4.965	4.735
3yr/quarterly	4.985	4.755
3yr/monthly	5.000	4.770
4yr/one time	5.130	4.900
4yr/quarterly	5.150	4.920
4yr/monthly	5.165	4.935
5yr/one time	5.230	5.000
5yr/quarterly	5.250	5.020
5yr/monthly	5.260	5.030

Inclusive of SOFR at 4.33%

Putables		
Term/First Put	Rate	Div Adj [1]
2yr/6mo Berm	4.20	3.97
3yr/6mo Berm	3.96	3.73
3yr/1yr Euro	4.10	3.87
5yr/6mo Berm	3.66	3.43
5yr/1yr Berm	3.80	3.57
5yr/1yr Euro	3.97	3.74
5yr/2yr Berm	4.05	3.82
5yr/2yr Euro	4.10	3.87
5yr/3yr Berm	4.24	4.01
10yr/6mo Berm	3.34	3.11
10yr/1yr Berm	3.49	3.26
10yr/2yr Berm	3.67	3.44
10yr/3yr Berm	3.93	3.70
10yr/3yr Euro	4.06	3.83
10yr/5yr Berm	4.33	4.10

Other structures available upon request

Forward Settlement		
Term	1 year	2 year
1 year	4.54	4.63
2 year	4.58	4.69
3 year	4.64	4.71
4 year	4.67	4.88
5 year	4.81	4.97
6 year	4.95	5.10
7year	5.02	5.12
8 year	5.06	5.15
9 year	5.09	5.20
10 year	5.14	5.25

These rates are for FHLBank use only and are not intended to be used by third parties as reference rates or in any manner other than conducting FHLBank business.
These rates are indications only and are subject to change. Contact the Lending Desk for advance pricing and dividend adjusted pricing for products not shown above.

1 The dividend adjusted rate assumes funding is fully supported by Class B stock and the Class B stock expected dividend rate for the current quarter (see announcement for details) of 9.50%, and an opportunity cost of buying stock, estimated to be the average Interest on Reserve Balances rate for the same dividend period of 4.40% . Current advance activity stock requirement of 4.50%.) [(0.23% = (9.50 - 4.40%) * 4.50%]This is an approximation and for illustration purposes only.

Funding Strategy Illustrations

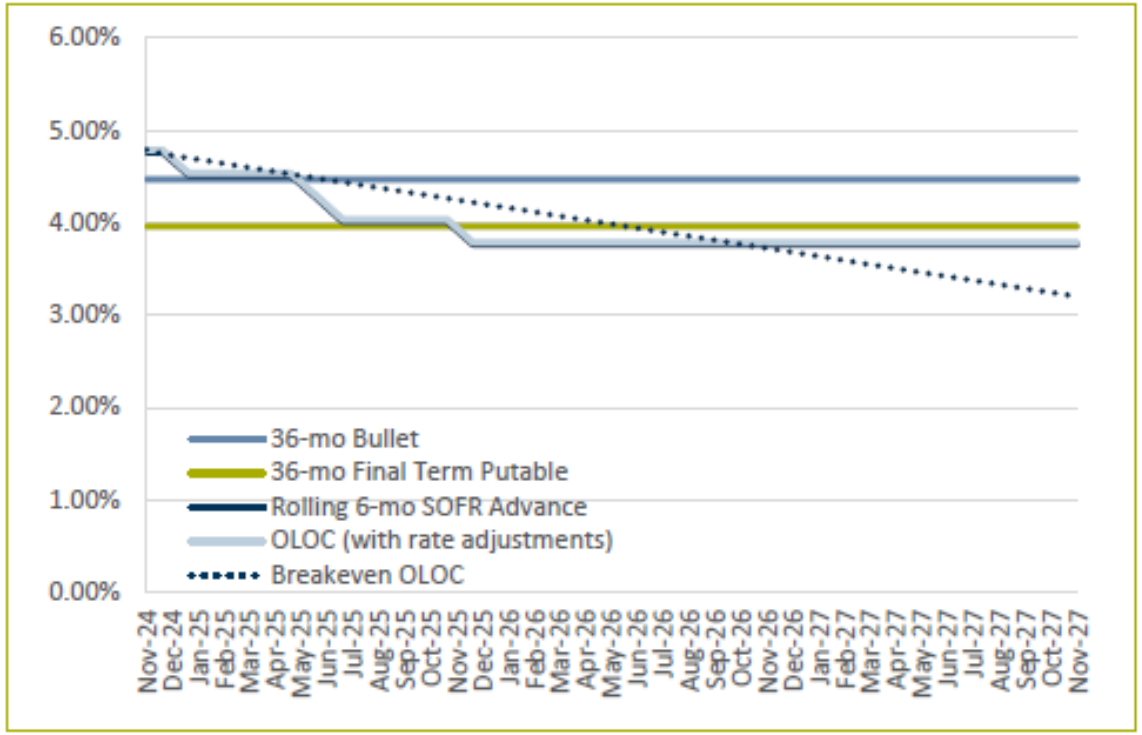
New tool offered by Member Solutions

36-months Funding Scenario | WIRP + Dot Plot Expectations

Funding Assumptions			
Funding Amount:	$ 5,000,000	Settlement Date:	11/12/2024
Funding Term:	36-months	Maturity Date:	11/12/2027

Funding Strategy Comparison	Total Interest Paid Over Life	Weighted Average Rate
36-month Bullet Advance	$ 670,468.21 *actual/actual*	4.47%
Putable Advance (3yr/6-mo Berm)	$ 593,971.84 *actual/actual*	3.96%
Rolling 6-mo SOFR Advance	$ 598,427.08 *actual/360*	3.94%
OLOC Funding (w/rate adjustments)	$ 602,229.17 *actual/360*	3.97%

Expected FOMC Rate Adjustments			FOMC Rate
Reset 1: 2-mos	(25 bps)	January-25	4.50%
Reset 2: 7-mos	(25 bps)	June-25	4.25%
Reset 3: 8-mos	(25 bps)	July-25	4.00%
Reset 4: 13-mos	(25 bps)	December-25	3.75%



Note: Interest is collected on the first business day of each month.

Breakeven OLOC rate reflects average monthly interest rate change of -0.044% or quarterly rate change of -0.131% at which OLOC has same average lifetime rate as the 36-month putable rate.

Cumulative FOMC Rate Adjustments = (100 bps)

Funding Strategy Wrap-up

- FHLBank Topeka provides access to funding solutions that can be tailored to meet your desired balance sheet needs
- Scenario and breakeven analysis: when comparing funding strategies, look at the tradeoff between what the cost savings may be initially – in the shorter-term – and how much rates may have to move in order for one strategy to look better than another
  - **Contact your account manager to utilize our Funding Strategy Illustrations tool**
- Improve earnings with liability side of the balance sheet
  - Blended funding strategies
  - If you have capital and liquidity capacity, consider staying invested to support earnings in near-term
  - Advance products can provide a strong alternative to brokered deposits and alternative funding sources
    - Use marginal cost of funds analytics to help manage cost of funds as retail CD portfolios near maturity

FHLBank Topeka

FHLBank Housing and Community Development Grant Programs

Housing & Community Development (HCD) Programs

Affordable Housing Program (AHP)

The FHLBank system's Affordable Housing Program is the largest privately funded housing grant program in the United States. FHLBank members, in partnership with public and private housing development organizations, prepare a detailed application for this competitive program.

TurnKey (HSP, HSP+, HOPE)

TurnKey, FHLBank's new suite of products designed to provide assistance and address the challenges of attaining homeownership in Colorado, Kansas, Nebraska and Oklahoma.

Community Housing Program (CHP)/Community Development Program (CDP)

CHP and CDP provide advances priced below FHLBank's regular advance rates to help members finance housing in their communities, and finance qualifying commercial loans, farm loans and community and economic development initiatives in the areas they serve.

Voluntary Programs

Programs funded beyond the regulatory requirement to assist with housing or community lending related initiatives within our district that are not met through our regulatory programs.

Housing and Community Development Programs

PROGRAM	USES	BENEFICIARIES	FUNDING	AVAILABILITY
Affordable Housing Program (AHP) Owner-occupied and Rental	Gap financing for the acquisition, rehabilitation, or new construction of owner-occupied and rental housing	Owner-occupied and tenant households with income at or below 80% of the Area Median Income (AMI)	Grants of up to $1.5 million per project	Application period July 1 – Aug. 15
Homeownership Set-aside Program (HSP)	Down payment, closing cost and purchase-related repair assistance	First-time homebuyer households in FHLBank's district with incomes at or below 80% of the AMI	Grants of up to $15,000 per household	Reservation period March 3 – Nov. 28
Homeownership Set-aside Program Plus (HSP+)	Down payment, closing cost and purchase-related repair assistance	First-time homebuyer households in high-cost and difficult development areas* of FHLBank's district with incomes at or below 80% of the AMI	Grants of up to $25,000 per household	Reservation period March 3 – Nov. 28
Homeownership Possibilities Expanded (HOPE)	Down payment, closing cost and purchase-related repair assistance	Households in FHLBank's district with incomes at or below 150% of the AMI	Grants of up to $12,500 per household	Reservation period March 3 – Nov. 28
Community Development Program (CDP)	Financing for qualifying commercial loans, farm loans, and community and economic development initiatives	Small businesses, production agriculture, agribusinesses, public or private utilities, schools, medical and health facilities, or other community and economic development projects	Non-competitive program available year-round — Regular, callable and amortizing fixed rate or adjustable rate advances with a minimum amount of $10,000 priced below FHLBank's regular rates	Available advance terms four months to 30 years
Community Housing Program (CHP)	Financing for owner-occupied and rental housing	Households earning at or below 115% of the AMI	Non-competitive program available year-round — Regular, callable, and amortizing fixed rate or adjustable rate advances with a minimum amount of $10,000 priced below FHLBank's regular rates	Available advance terms four months to 30 years

AHP
CELEBRATING 35 YEARS

TurnKey
Unlocking Homeownership

click here:
TurnKey Resources, Links and Guides

Housing and Community Development Programs

PROGRAM	USES	BENEFICIARIES	FUNDING	AVAILABILITY
Native American Housing Initiatives Grants Program (NAHI)	Grant funds intended to build the capacity of Tribal organizations in support of housing for Tribal members in FHLBank's District	Native American Tribes and Tribally designated housing entities impacting housing for Native Americans including Tribal members residing in FHLBank's District	Grants of up to $500,000 per recipient	Application period June 2 – July 11
Community Assistance Recovery Effort (CARE)	Grants matching up to $3 for every $1 a member institution spends on natural disaster recovery efforts	Relief efforts such as emergency housing or supplies and equipment	$75,000 per member, per disaster	Reservation period Jan. 1 – Nov. 30
FHLBank Topeka Affordable Housing Institute at MSU Denver	The institute will prepare MSU Denver students for careers in affordable housing	MSU's Affordable Housing Institute and its students	$333,333 contributed in 2025	—
Mortgage Rate Reduction Product (MRRP)	Reduced mortgage interest rate compared to the current market rate	Borrower households must be at or below 80% of the area median income (AMI) based on property location	$3,000,000 per member through the MPF® program	Application period Feb. 10 – Dec. 31

NAHI Native American Housing Initiatives Grants Program

CARE Community Assistance Recovery Effort

MSU DENVER FHLBANK TOPEKA Affordable Housing Institute

MRRP MORTGAGE RATE REDUCTION PRODUCT

NEW in 2025

Poll Questions

What HCD products would you like more education on?

a. TurnKey – Closing cost and down payment assistance
b. AHP – Affordable Housing Program
c. NAHI – Native American Housing Initiatives
d. MRRP – Mortgage Rate Reduction Program
e. CARE – Community Assistance Recovery Effort
f. CDP/CHP – special advance programs

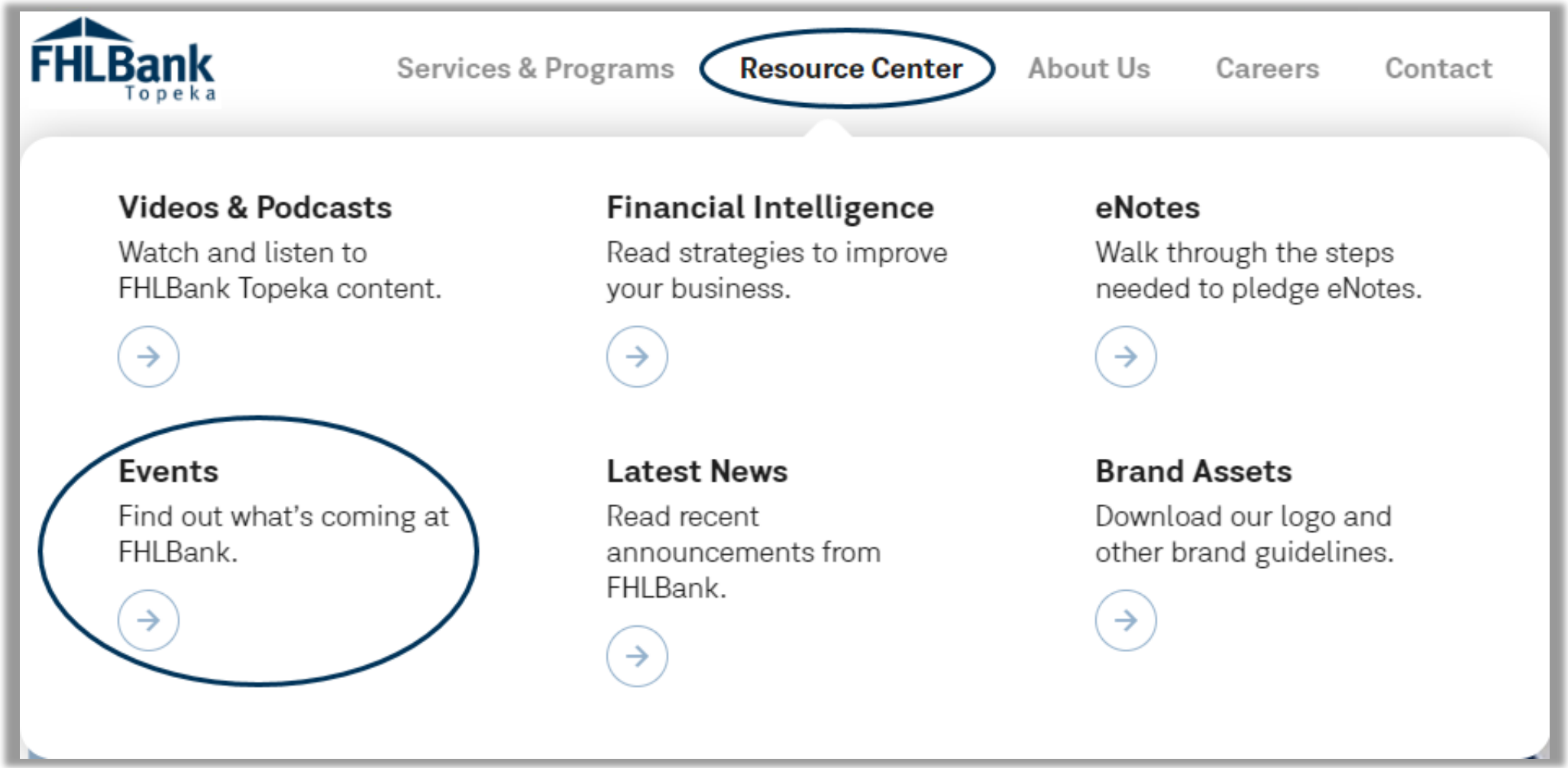
What form of education would that be?

a. webinars
b. emails
c. 1x1 in-person/teams call
d. product flyer/reference guides
e. other

FHLBank Topeka

FHLBank is Here to Help

Visit our Resource Center for upcoming events!



[Resource Center - Federal Home Loan Bank Topeka (fhlbtopeka.com)](#) [link]

NEW NAME. NEW LOCATION.

2025 AMC

FHLBANK'S ANNUAL **MEMBER** CONFERENCE IN WICHITA

Click to Register!

Join us for in a new location in 2025! Hear from industry experts and expect a packed agenda that includes the return of a special breakout track dedicated to helping new leaders sharpen their skills.

When: Wednesday, April 16 – Friday, April 18

Where: Wichita, Kansas | Hyatt Regency

RSVP by April 7th

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Wire Services
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Housing & Community Development
866.571.8155

MPF Program
866.571.8171

Collateral & Safekeeping Operations
877.933.7803

Member Credit Analysis
800.905.2733

THANK YOU FOR JOINING US TODAY!

2025 FI Live Sessions:

- Wednesday, May 21st
- Thursday, Aug. 21st
- Thursday, Nov. 20th

REGISTER HERE!

