



AFFORDABLE HOUSING PROGRAM: APPLICATION ESSENTIALS

Dustie Humphreys - AVP, AHP Competitive Manager

FHLBANK SYSTEM – WHO WE ARE AND WHAT WE DO

- Congress approved the Federal Home Loan Bank Act in 1932
 - Government Sponsored Enterprise
 - Essential mission – Provide liquidity to members to support housing finance and community development
- 11 FHLBank system banks throughout the United States
- Owned and operated independently
 - Privately capitalized cooperative owned by its members
 - Members are commercial banks, credit unions, savings banks, insurance companies, and community development financial institutions (CDFIs)

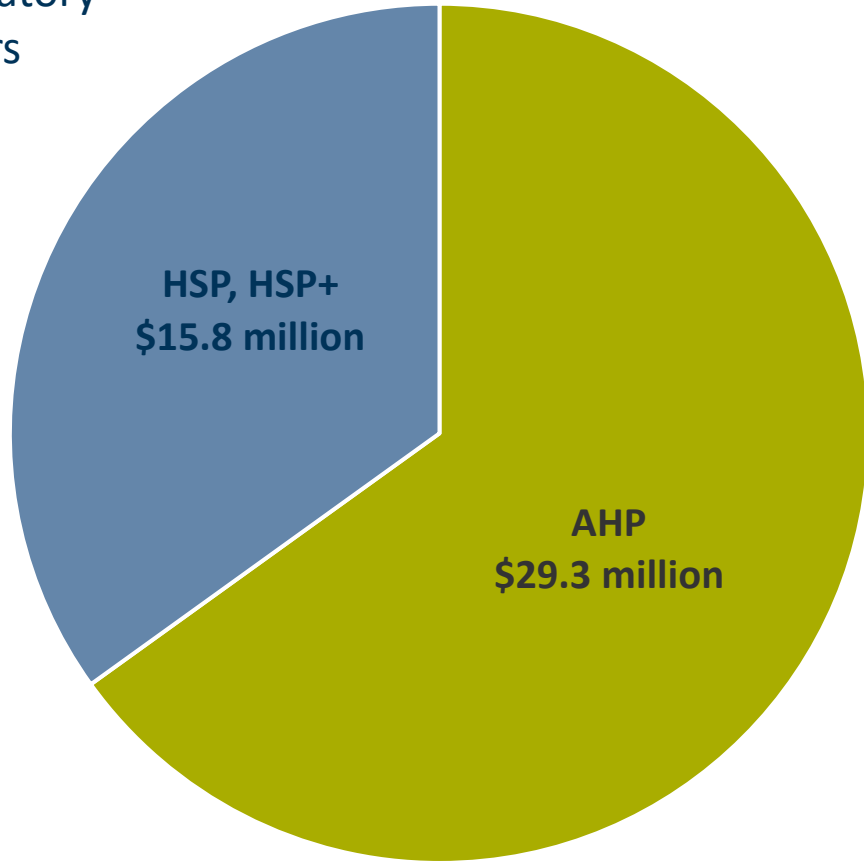
Membership Breakdown

<u>Member Type</u>	<u>FHLBank System</u>	<u>FHLBank Topeka</u>
Commercial Bank	3,622	522
Credit Union	1,648	92
Insurance Company	596	29
Savings Institution	541	20
CDFI	79	4
Total	6,486	667

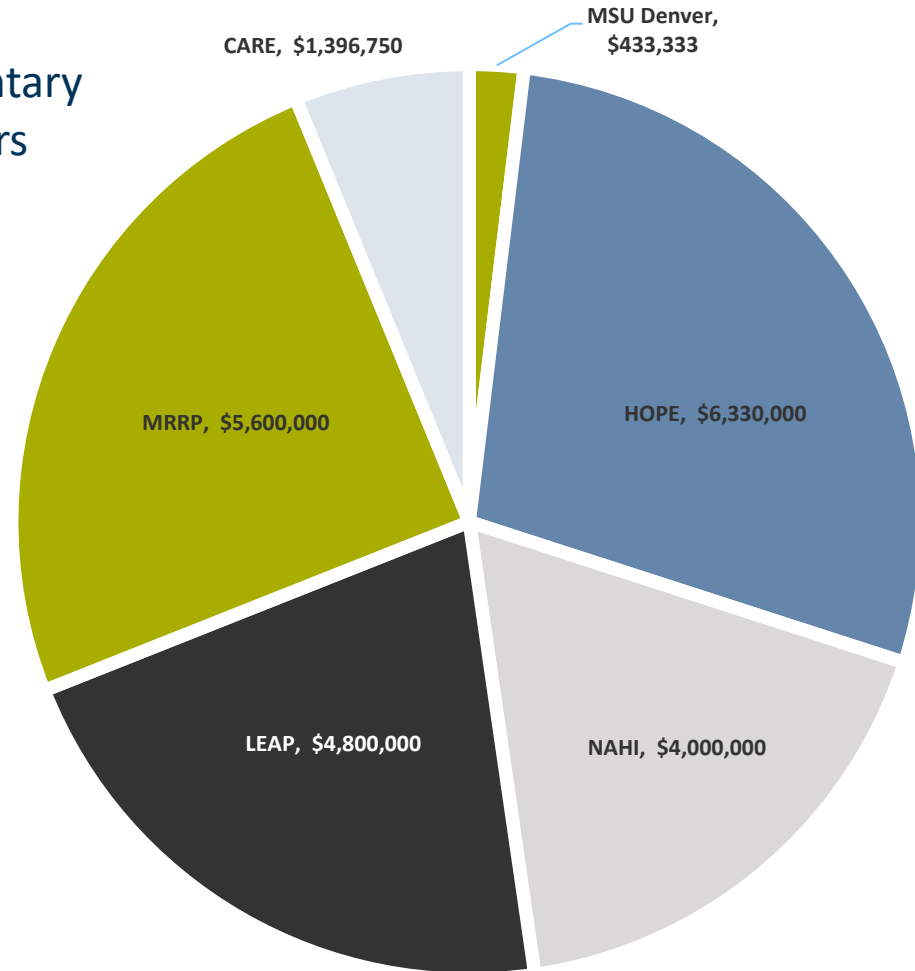


PROGRAM FUNDING

Regulatory Dollars



Voluntary Dollars



AHP

Since 1990, the Affordable Housing Program (AHP) has provided funding to support the finance, acquisition, construction and rehabilitation of single family and multi-family housing to assist owner-occupied and rental housing remain accessible and affordable for very low-, low-, and moderate-income households. FHLBank members, in partnership with public and private housing development organizations, prepare and submit a detailed application for this competitive program.



GENERAL INFORMATION

AHP is funded entirely through FHLBank earnings and is one of the largest sources of private sector grants for housing and community development in the country.

- Members and sponsors (community-based organizations) partner together to submit applications
 - Community-based organizations types; public housing authorities, non-profit and for-profit agencies, city & state government agencies, housing developers, Native American Tribes, etc.
- Funds are available through one competitive round each year
- Applications are scored using criteria listed in the AHP Implementation Plan
 - 100 points possible
 - Scoring commitments agreed to in the application **will be verified later in the project lifecycle**
 - Attend next webinar for in-depth review of scoring criteria



GENERAL INFORMATION, CONT.

Feasibility workbook must:

- Show a need for subsidy (gap in financing)
- Indicate all sources and uses (it's ok to leverage our funding with other grants, mortgages, etc.)
- Be feasible (do you have enough sources and uses & can project start and finish within 4 years)
- Rental projects - be viable for at least 15 years (can your project last for it's intended purpose & does it make sense)
- Rental projects - complete a sample operating budget

Feasibility guidelines include (but not limited to):

- Project reserves (capitalized & annualized)
- Costs/fees (appraisal, title, architect, developer, etc.)
- Debt coverage ratio (permanent debt)
- Effective gross income percentage (little to no debt)
- Cost reasonableness
- Front Ratio/Mortgage Terms
- Cash back

Eligible uses can include but are not limited to:

<u>Rental</u>	<u>Owner-occupied</u>
Financing for acquisition	Down payment
Development/Construction costs	Lender fees
<ul style="list-style-type: none"> • New construction • Rehabilitation 	Closing costs (title work/origination/etc.)
Construction/Permanent loan fees	Principal reduction
Infrastructure and site work	Roof repairs/plumbing/sewer/etc.
Professional fees (developer/consultant/contractor)	Siding/foundation/windows/doors/etc.
	Accessibility upgrades

See the AHP IP for **OUR** definitions!!! We are required to use our definitions & guidelines, especially if it's a regulation.

Exceptions can be done to our IP, but never a regulation.



2026 AHP OVERVIEW

- AHP subsidy available – at least \$29.3 million
- Round opened – July 1, 2026
- Round closed – July 31, 2026 (5:00 pm CST)
- Announcement of awards – No later than December 31, 2026
- Maximum subsidy per project - \$1,500,000
- Maximum subsidy per unit - \$75,000

To get the maximum subsidy per unit, the application would need to include 20 units

If awarded, money is set aside specifically for your organization to use



AHP ONLINE REGISTRATION

FHLBANK TOPEKA'S MISSION

WE MAKE A DIFFERENCE BY HELPING OUR MEMBERS BUILD THEIR COMMUNITIES

Thank you for partnering with us.



This is a secure site for FHLBank Topeka Affordable Housing Program participants.

Sponsor Sign In

Member Sign In

Returning users must use the original username established for AHP Online. Contact HCD at 866.571.8155 for assistance with forgotten usernames. DO NOT create a new account

AHP Online hours: 6:30 a.m. to midnight CT

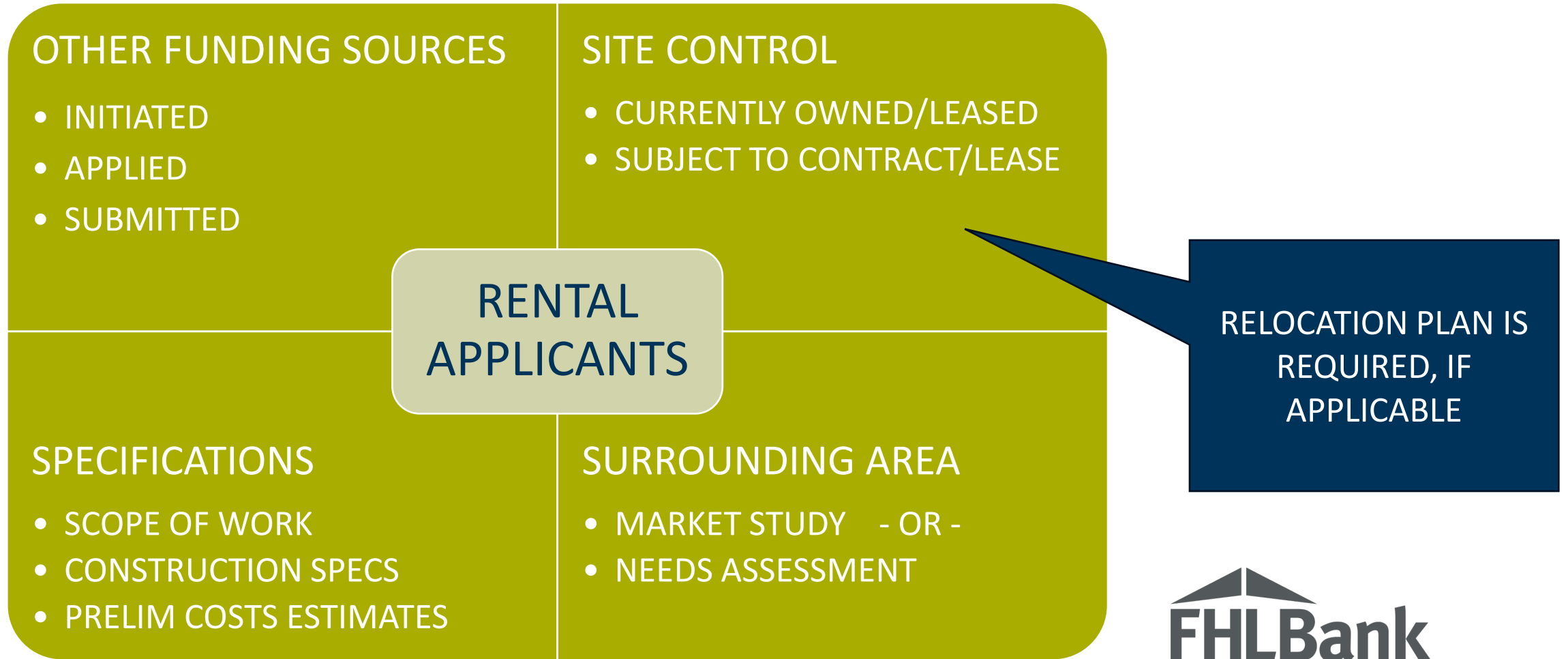
Questions? Click on the link to contact FHLBank's [Housing and Community Development Department](#) via email or call 866-571-8155.

For optimum performance, FHLBank recommends the use of Microsoft Edge.

Member and sponsor must register for access to AHP Online



RENTAL APPLICATION MILESTONES



HOMEOWNERSHIP APPLICATION MILESTONES

HOMEOWNERSHIP APPLICANTS

OTHER FUNDING SOURCES

- Identified
- Applied
- Initiated

OPEN PROJECTS

- Prior year = 25%
- Two years prior = 50%
- Three years prior = 75%

SPECIFICATIONS

- Prelim Cost Estimates
- Scope of Work

SURROUNDING AREA

- Market Study - OR - Needs Assessment

MINIMUM SPONSORSHIP REQUIREMENTS

REGULATORY REQUIREMENTS

Rental – ownership interest

Homeownership – integral involvement



SPONSOR QUALIFICATIONS – WHAT DO WE LOOK AT

PUNITIVE LIST ENTRIES



EXCEPTIONS TO POLICY

MODIFICATIONS TO AHP AGREEMENT

FUND UTILIZATION

AFFIRMATIVE FAIR HOUSING

Protected Class	What It Covers
Race	Racial identity or characteristics
Color	Skin color or complexion
National Origin	Country of origin, ancestry, or ethnicity
Religion	Religious beliefs, practices, or lack of religion
Sex	Gender, sexual harassment, and (per HUD interpretation) sexual orientation and gender identity
Familial Status	Presence of children under 18, pregnancy, or securing custody of a child
Disability	Physical or mental impairments that substantially limit major life activities
Age	People older or younger
Source of Income	Type of income used to pay rent or mortgage
Other (Identify): _____	
No eligibility restrictions	

Required:

- Complete Affirmative Fair Housing Form
- Project Includes Protected Class Eligibility?
 - Must provide legal opinion

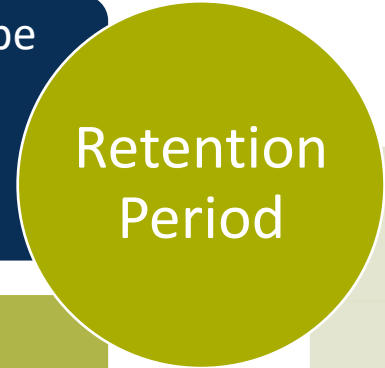


**EQUAL HOUSING
OPPORTUNITY**

APPLICABLE DEADLINES

Rental: Acceptable to apply if the construction has started but cannot be complete prior to award announcement.

Homeownership: Not yet closed on loan or completed rehab and households cannot be qualified prior to award announcement.



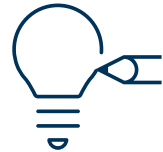
RENTAL PROJECTS:
15 YEARS

HOMEOWNERSHIP DPA:
5 YEARS

HOMEOWNERSHIP OOR:
NONE



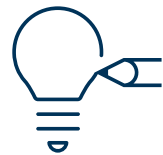
Application Deadline
July 31, 2026



Award Announcement
December 2026



12-month project start



42-month to request funds
48-months to complete project



QUESTIONS ABOUT AHP???



www.fhlbtopeka.com/ahp
<https://www.ahpfhlbtopeka.com>

**FHL Bank**
Topeka

