FHLBank Topeka

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

Member Type	FHLBank System	FHLBank Topeka
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**

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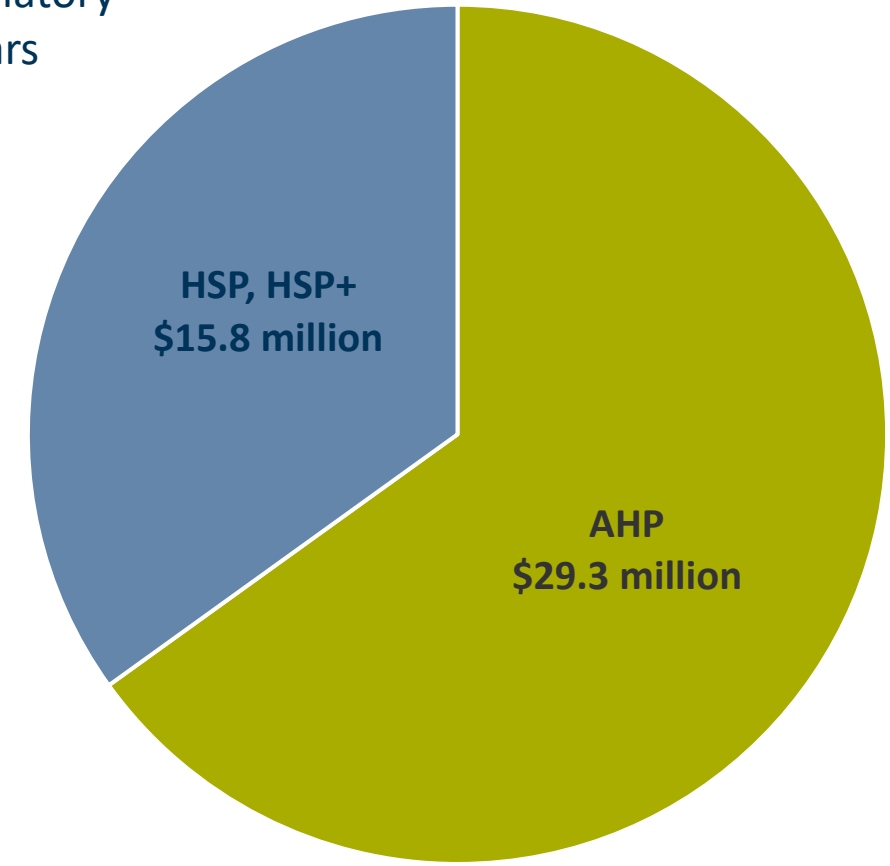
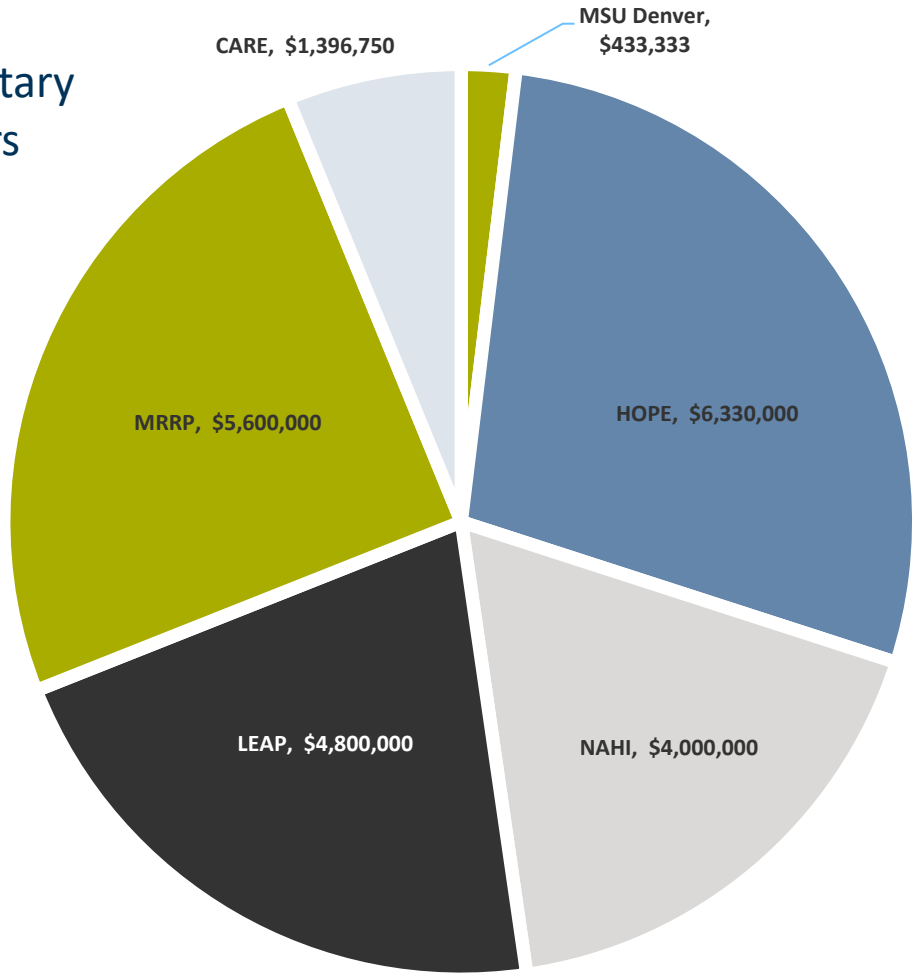
PROGRAM FUNDING

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.

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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

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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

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.

Eligible uses can include but are not limited to:	
Rental	**Owner-occupied**
Financing for acquisition	Down payment
Development/Construction costs	Lender fees
• New construction	Closing costs (title work/origination/etc.)
• Rehabilitation	Principal reduction
Construction/Permanent loan fees	Roof repairs/plumbing/sewer/etc.
Infrastructure and site work	Siding/foundation/windows/doors/etc.
Professional fees (developer/consultant/contractor)	Accessibility upgrades

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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

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

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

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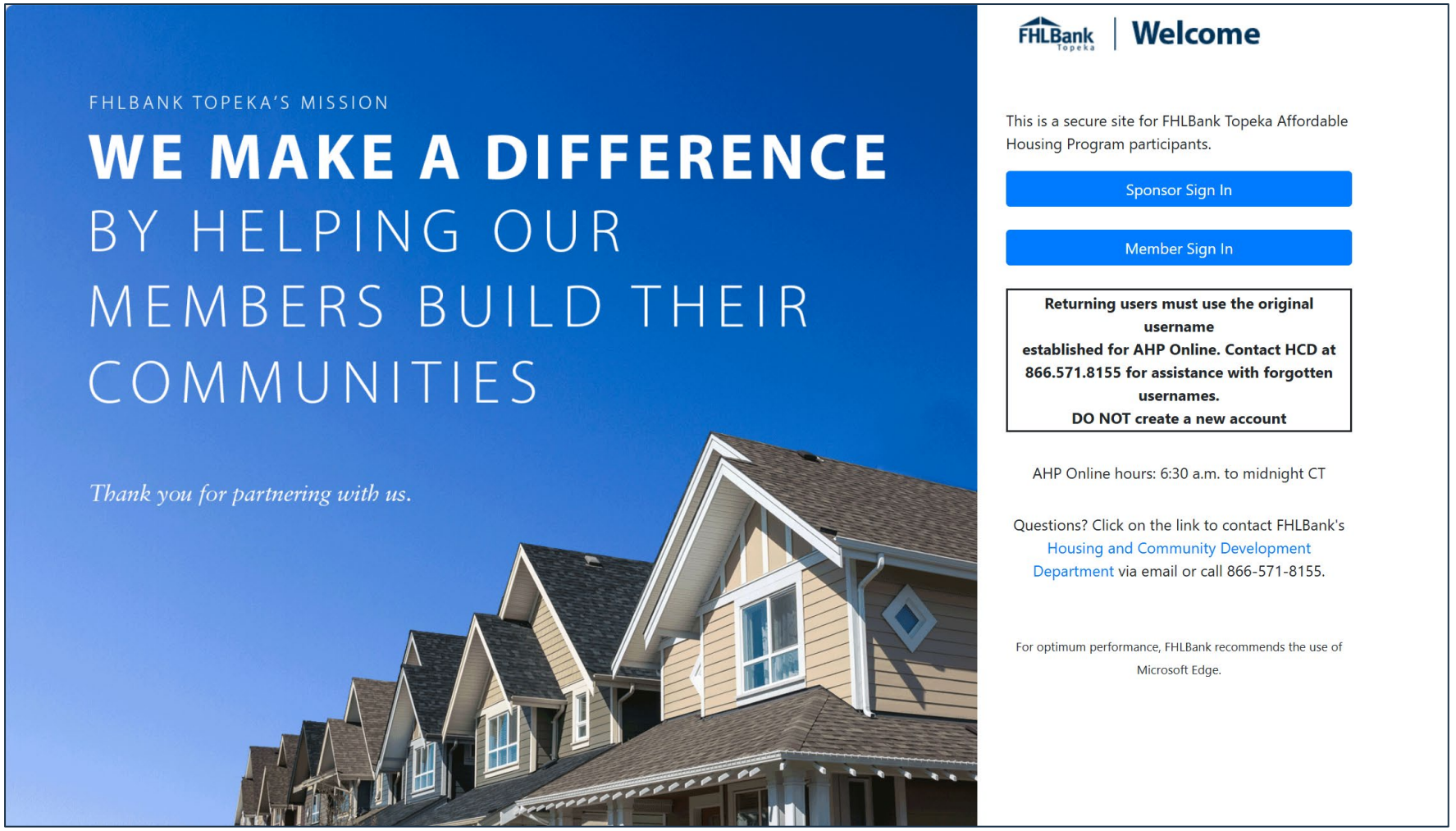
AHP ONLINE REGISTRATION



Member and sponsor must register for access to AHP Online

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RENTAL APPLICATION MILESTONES

OTHER FUNDING SOURCES

- INITIATED
- APPLIED
- SUBMITTED

SITE CONTROL

- CURRENTLY OWNED/LEASED
- SUBJECT TO CONTRACT/LEASE

RENTAL APPLICANTS

SPECIFICATIONS

- SCOPE OF WORK
- CONSTRUCTION SPECS
- PRELIM COSTS ESTIMATES

SURROUNDING AREA

- MARKET STUDY - OR -
- NEEDS ASSESSMENT

RELOCATION PLAN IS REQUIRED, IF APPLICABLE

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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

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MINIMUM SPONSORSHIP REQUIREMENTS

REGULATORY REQUIREMENTS	
Rental – ownership interest	Homeownership – integral involvement

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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**

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.

Application Deadline

July 31, 2026

Award Announcement

December 2026

12-month project start

42-month to request funds

48-months to complete project

Retention Period

RENTAL PROJECTS:

15 YEARS

HOMEOWNERSHIP DPA:

5 YEARS

HOMEOWNERSHIP OOR:

NONE

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QUESTIONS ABOUT AHP???

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

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