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2025 Affordable Housing Program (AHP) and Voluntary Housing Grant Initiative Webinar

May 8, 2025

Agenda

- FHLBank Pittsburgh Overview
- Affordable Housing Program Overview
- Scoring
- Feasibility
- Voluntary Housing Grant Initiative
- Key Dates
- Contact Information

An aerial photograph of Pittsburgh, Pennsylvania, featuring a semi-transparent overlay. The image shows the city's dense urban landscape, including the prominent Cathedral of Learning on the left with its large dome, and the downtown skyline in the distance. The text 'FHLBank Pittsburgh Overview' is centered in the lower half of the image.

FHLBank Pittsburgh Overview

FHLBank System Overview

Government-Sponsored Enterprise (GSE)



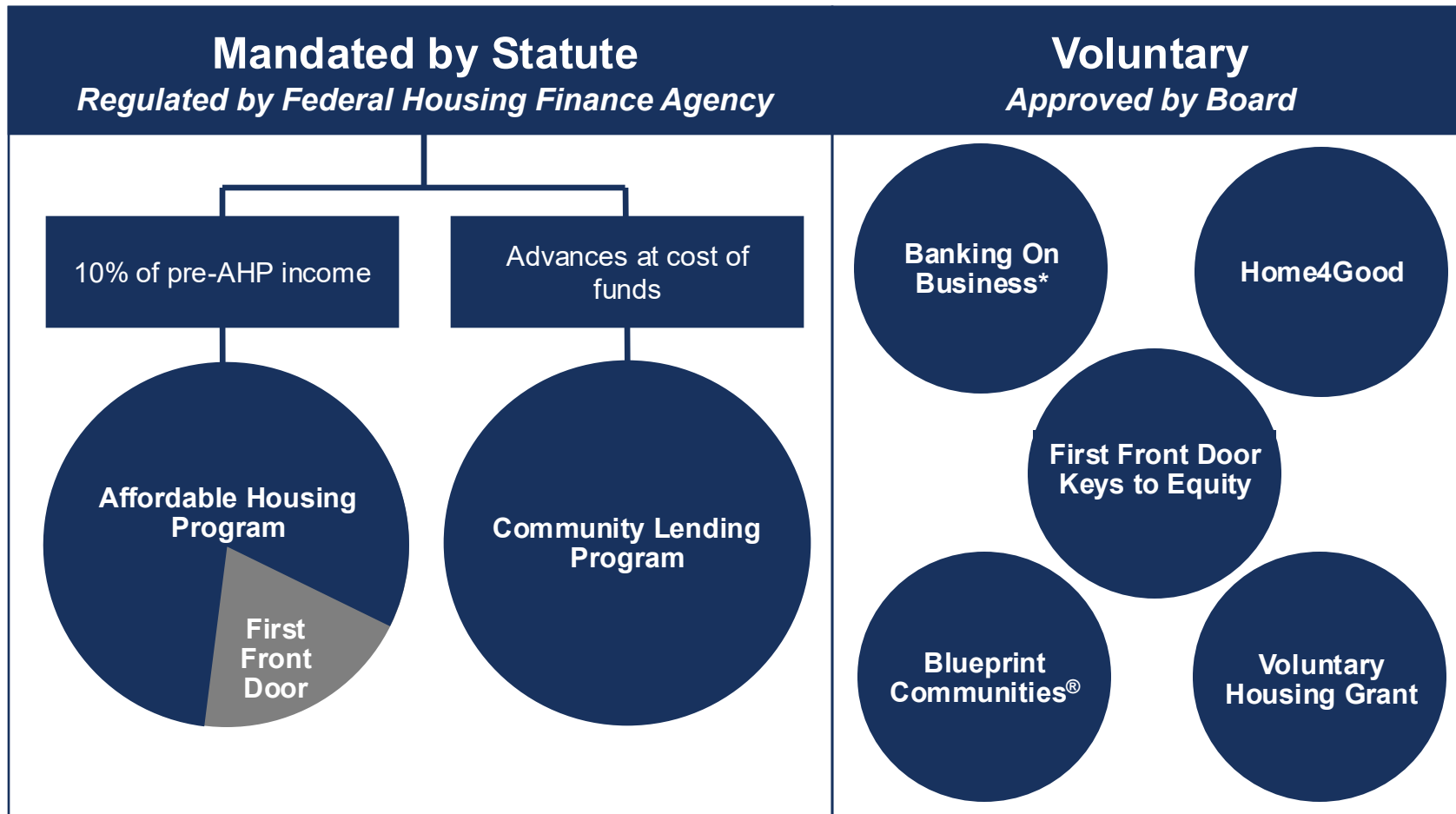
- Established by Congress in 1932
 - The 11 regional FHLBanks have individual business models, management teams and Boards of Directors
 - Each FHLBank is a cooperative whose member institutions own capital stock
 - Members include commercial banks, thrifts, credit unions and insurance companies, as well as community development financial institutions (CDFIs)
 - Over 6,000 members nationwide
-

Strengthening Communities



- FHLBanks' mission is to provide reliable liquidity to member institutions
- Liquidity in the form of advances, or loans to members, and supports housing finance and community lending
- Additional programs administered by the FHLBanks:
 - Provide affordable homeownership and rental opportunities for hundreds of thousands of very low- and low- or moderate-income households
 - Support community development

2025 Community Products



**Includes Banking On Business Inclusion and Equity fund*

"Blueprint Communities" is a registered service mark of the Federal Home Loan Bank of Pittsburgh.

Board approval: AHP Implementation Plan, Targeted Community Lending Plan, Community Investment Products Policy and annual operating plan.

An aerial photograph of a city, likely Pittsburgh, showing a large cathedral with a green dome on the left, a dense urban area with various buildings in the center, and a skyline with several tall buildings in the background. The sky is blue with white clouds. The text "Affordable Housing Program Overview" is overlaid in a dark blue, bold font.

Affordable Housing Program Overview

Highlights

- Competitive grants or low-cost advances
- Member and sponsor (developer) submit joint application in AHP Online system
- Up to \$1,500,000 per project; \$150,000 per unit limit
- \$57.5 million available for AHP; \$17 million for voluntary housing grant initiative for in-district projects

Member Responsibilities

- Every application must include an FHLBank Pittsburgh member
- Member responsibilities:
 - Member is the AHP applicant
 - Review application
 - Two screens with questions directed toward member
 - “Member approves” the application in the system to formally submit to FHLBank by **5 p.m. EDT on Aug. 7, 2025 (no extensions)**
- Reach out to Community Investment Business Development Manager to discuss specifics and ongoing commitments to awarded projects

Sponsor Responsibilities

- Make sure application is complete and provide member adequate time to review/submit
- Promptly answer any clarification questions regarding the application during the review period
- If awarded:
 - Maintain application commitments throughout the project's lifecycle and post-completion compliance period
 - 5 years for homeownership projects; 15 years for rental
 - Owner-occupied rehabilitation projects – N/A
 - Execute and record subsidy retention agreements
 - Homeownership (For Sale): Real Estate Retention Agreement
 - Rental: Mortgage/Deed of Trust with Rider
 - Owner-Occupied Rehabilitation – N/A

Eligible Projects



Project Types

Rental (includes shelters)

Lease-Purchase

Owner-occupied for sale

Owner-occupied rehabilitation



Uses

New Construction

Rehabilitation

Acquisition

Income Requirements

- Families or individuals with incomes \leq 80% of adjusted Area Median Income (AMI)
- Delaware (state limit: \$87,050)
 - Dover: \$78,400
 - Wilmington: \$95,500
- Pennsylvania (state limit: \$81,600)
 - Allentown: \$80,150
 - Philadelphia: \$95,500
 - Pittsburgh: \$85,850
- West Virginia (state limit: \$63,450)
 - Charleston: \$61,450
 - Wheeling: \$65,700

Income limit examples above based on 2025 limits for a family of four. Review current HUD guidelines for income limits in your area: <https://www.huduser.gov/portal/datasets/il.html>

Important Documents and Resources

- AHP Implementation Plan
- Paper guide to the AHP Online application
- Webinars
- AHP application guide
- AHP forms
- Application assistance request form
- Matching request form
- Voluntary housing grant initiative program manual

Application Process





Scoring

Scoring Changes

- No new scoring categories
- Removed **Rental Projects Committed Funds** category
- Points for **Homeownership in Low-Income Minority Areas** increased from 6 to 7
- **Special Needs** and **Homeless** points for $\geq 20\%$ to $< 50\%$ reserved and $\geq 50\%$ reserved increased from 3.5 and 7 points to 4 and 8 points, respectively
- In-district points for **projects in Delaware** increased from 7 to 9
 - Points for projects in Pennsylvania and West Virginia remain at 5

Scoring Categories

Category	Maximum Score
Use of donated properties	5 fixed
Sponsorship by nonprofit or government entity	5 fixed
Targeting	0-20 variable
Housing for homeless	0-8 variable
Special needs and/or military veterans	0-8 variable
Rural	5 fixed
Rental housing for extremely low income	4 fixed
Promotion of empowerment	0-6 variable
Residential economic diversity	4 fixed
Projects serving low-income minority areas	4 fixed
Homeownership in low-income minority areas	0-7 variable
Community stability	0-15 variable
In-district (DE, PA, WV)	0-9 variable

100 points

Scoring: FHLBank Review Process

- Highest attempted score versus FHLBank determined score
 - Points are requested by sponsor
 - Points are maintained by FHLBank, or
 - Points are reduced by FHLBank due to: 1) technical problem with documentation or 2) not meeting the scoring priority
- Final score determined by FHLBank

THE APPLICATION MUST ACTIVELY REQUEST POINTS FOR CONSIDERATION AS PART OF THE APPLICATION PROCESS.
IF POINTS ARE NOT REQUESTED, FHLBANK WILL NOT ADD POINTS.

Donated Property – 5 points

- If land or units were acquired as follows:
 - 20% were acquired for a sales price of \leq \$100
 - 50% were acquired at \leq 50% of fair market value
 - 20% were acquired from federal government, federal agency or instrumentality thereof

REQUIRED DOCUMENTATION:

Property Conveyance Form

Sponsorship by Not-for-Profit or Government Entity – 5 points

- Integral involvement or ownership interest (rental projects only) by a qualified organization:
 - Not-for-profit
 - State or a political subdivision of a state
 - State or local housing authority
 - Native American tribe, Alaskan native village or government entity for Native Hawaiian Homelands

REQUIRED DOCUMENTATION:

Sponsorship by Qualifying Organization Form

Supporting documentation to evidence organization type

Income Targeting – Up to 20 Points

- Reserving a certain percentage of units based on a household's AMI as defined by HUD
 - More points are awarded for projects that serve a higher percentage of low-income populations
- Point structure differs for rental and owner-occupied properties

REQUIRED DOCUMENTATION:

None at application unless requested by FHLBank for currently occupied rental projects.

Tenant Income Workbook for currently occupied rental projects.

Income Targeting – Qualifying Households

- Owner-Occupied
 - Determined at time sponsor qualifies household for the program
- Rental (non-occupied)
 - Determined at move-in
- Rental (currently occupied)
 - Without an approved federal, state or local government funders relocation plan:
 - Determined at application for existing occupied
 - Tenant Income Workbook required
 - With an approved federal, state or local government funders relocation plan:
 - Determined at initial occupancy after completion of rehab or purchase

Serving Homeless Populations – Up to 8 Points

- Creation of housing, excluding overnight shelters that:
 - Is reserved for homeless individuals
 - Allows at least six months of occupancy
- Point value depends on percentage of units reserved for homeless households
- Must qualify as a homeless household

4 points

Reserve 20% to <50% of total units
for homeless households

8 points

Reserve \geq 50% of total units
for homeless households

REQUIRED DOCUMENTATION:

None required at application. Documentation collected at disbursement (homeownership) or monitoring (rental).

Populations with Special Needs and/or Military Veterans – Up to 8 Points

- Units reserved for persons with special needs as defined by FHLBank and/or military veterans

4 points

Reserve 20% to <50% of total units for households with special needs and/or military veteran

8 points

Reserve $\geq 50\%$ of total units for households with special needs and/or military veteran

REQUIRED DOCUMENTATION:

None required at application. Documentation collected at disbursement (homeownership) or monitoring (rental).

Housing in Rural Areas – 5 points

- AHP projects located in rural areas defined by USDA
 - At least 75% of site addresses are located in rural areas

REQUIRED DOCUMENTATION:

Known sites: Rural Certification Form or USDA print out for each qualifying address in the project, or

Unknown sites: Sponsor Rural Certification Form

Rental Housing for Extremely Low-Income Households – 4 Points

- Reserving at least 20% of total units for extremely low-income households (30% AMI defined by HUD)

REQUIRED DOCUMENTATION:

None required at application unless requested by FHLBank.
Documentation collected at monitoring (rental).

Tenant Income Workbook for currently occupied rental projects.

Empowerment Services – Up to 6 Points

- Programs or services that empower project residents
 - Case management
 - Counseling
 - Day care services
 - Education
 - Employment training
 - Financial
 - Financial literacy/credit counseling/budgeting
 - Life skills
 - On-site primary health care services
 - Resident serving on sponsor's board
 - Sweat equity
 - Tenant council
 - Transportation
 - Youth or after-school programs
 - Pre-homeownership counseling for for-sale owner-occupied projects only (mandatory for all units)
 - Post-homeownership counseling for owner-occupied projects only (mandatory for all units)

REQUIRED DOCUMENTATION:

Empowerment Memorandum of Understanding for each service provided

Community Stability – Up to 15 Points

Consists of six subcategories:

- Community Planning – 3 points
 - At least 75% of site addresses are located in eligible plan boundaries
 - Project must also meet targeted priorities in the plan
 - Plan must be active and approved or updated after Aug. 7, 2015

REQUIRED DOCUMENTATION:

Community Planning Certification Form

Community Stability – Up to 15 Points

- Rehabilitation of Existing Properties – 3 points
 - Project must involve rehabilitation of existing structures
 - Rehabilitation units must be at least 75% of total AHP units
 - Hard rehabilitation costs must be greater than \$25,000 per rehab unit (rental and for-sale owner-occupied)
 - Any currently occupied owner-occupied rehabilitation projects are eligible for point consideration

REQUIRED DOCUMENTATION:

None at application. Determined by number of rehab units and costs associated on Financial Feasibility Workbook.

Community Stability – Up to 15 Points

- Historic Property Rehabilitation – 2 points
 - Project rehabilitates a property of historic significance as determined by the State Historic Preservation Office
 - Hard rehabilitation costs must be more than \$25,000 per unit
 - Pennsylvania projects: See guidance in AHP Guidebook for SHPO process

REQUIRED DOCUMENTATION:

Property of Historic Significance Form

Costs on the Feasibility Workbook are used to calculate the greater than \$25,000 per unit amount

Community Stability – Up to 15 Points

- Preservation of Existing Subsidized Housing – 5 points
 - Project's existing subsidized units are within two years of permitted repayment, including expiration of the restricted use requirement
 - Preserved rehabilitation units must be for at least 75% of project's total units
 - Hard rehabilitation costs must be more than \$10,000 per unit

REQUIRED DOCUMENTATION:

Preservation of Existing Subsidized Housing Certification Form

Costs on the Feasibility Workbook are used to calculate the greater than \$10,000 per unit amount

Community Stability – Up to 15 Points

- Owner-Occupied Rehabilitation – 8 or 10 points
 - Any owner-occupied rehabilitation project is eligible, but you must select the category within AHP Online to receive points
 - Projects that meet the USDA rural requirements under the Rural Scoring category are eligible for 10 points
 - Projects in urban areas are eligible for eight points.

REQUIRED DOCUMENTATION:

None

Community Stability – Up to 15 Points

- Rental Housing Development – 5 points
 - Any rental project is eligible, but you must select the category within AHP Online to receive points

REQUIRED DOCUMENTATION:

None

Community Stability – Up to 15 Points

- Sustained Affordability – 5 points
 - For-sale owner-occupied projects:
 - Must use a Community Land Trust (CLT) model or other shared equity model for all addresses receiving AHP assistance. CLT or shared equity model must have an affordability compliance period of at least 30 years
 - Resale restrictions must include formula for equity sharing
 - Provide CLT/shared equity model education to homebuyers
 - Rental projects:
 - Must use a CLT for all addresses in the project receiving AHP assistance
 - CLT must retain the units as affordable for at least 30 years

REQUIRED DOCUMENTATION:

Sustained Affordability Form (Owner-Occupied and Rental versions)

Projects Serving Low-Income Minority Areas – 4 Points

- At least 75% of properties that meet the following criteria:
 - Are located in a census tract(s) on the published FHLBank list, and
 - Qualify for points under the Community Planning criteria
 - As defined in Community Stability

List of eligible census tracts on FHLBank AHP website – Applying for AHP

Projects Serving Low-Income Minority Areas – 4 Points

Must
use the
year
2024 or
2025

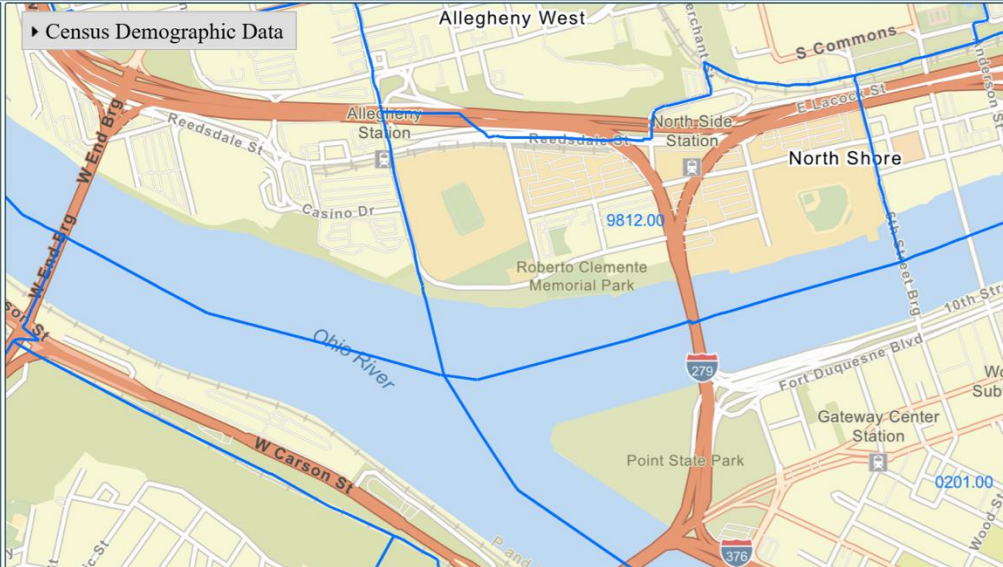
Year: 2024 Address: 301 Grant St, Pittsburgh, PA, 15219, USA

Reset Print

Matched Address	
Address	301 Grant St, Pittsburgh, Pennsylvania, 15219
MSA/MD Code	38300
State Code	42
County Code	003
Tract Code	0201.00
MSA/MD Name	PITTSBURGH, PA
State Name	PENNSYLVANIA
County Name	ALLEGHENY COUNTY

Census Demographic Data

☐ User Select Tract



REQUIRED DOCUMENTATION:

Sites known: FFIEC print out from 2024 or 2025 validating each qualifying address's census tract

Sites unknown: Sponsor Certification within AHP Online

Homeownership in Low-Income Minority Areas – 3 or 7 Points

- Homeownership projects in area that qualifies for low-income minority area points
 - Projects that create new homeownership opportunities (for-sale) are eligible for 7 points
 - Projects that rehabilitate currently occupied owner-occupied housing are eligible for 4 points

REQUIRED DOCUMENTATION:

None at application. Sponsor required to answer question related to scoring category.

Residential Economic Diversity – 4 Points

At least 75% of properties located in census tract(s) with median family income equal to or greater than 100 percent of the regional median family income published by FFIEC

Must
use the
year
2024 or
2025

Year: 2024 Address: 301 Grant St, Pittsburgh, PA, 15219, USA

Reset Print

Matched Address	
Address	301 Grant St, Pittsburgh, Pennsylvania, 15219
MSA/MD Code	38300
State Code	42
County Code	003
Tract Code	0201.00
MSA/MD Name	PITTSBURGH, PA
State Name	PENNSYLVANIA
County Name	ALLEGHENY COUNTY

Census Demographic Data

☐ User Select Tract

Census Demographic Data

Address: 301 Grant St, Pittsburgh, Pennsylvania, 15219
MSA-State-County-Tract: 38300-42-003-0201.00

Census	Income	Population	Housing
Tract Income Level	Upper		
Underserved or Distressed Tract	No		
2024 FFIEC Estimated MSA/MD/non-MSA/MD Median Family Income	\$99,100		
2024 Estimated Tract Median Family Income	\$250,822		
2020 Tract Median Family Income	\$205,511		
Tract Median Family Income %	253.10		
Tract Population	4729		
Tract Minority %	29.71		
Tract Minority Population	1405		
Owner-Occupied Units	470		
1- to 4- Family Units	224		

REQUIRED DOCUMENTATION:

Sites known: FFIEC print out from 2024 or 2025 validating each qualifying address's census tract and median family income

Sites unknown: Sponsor Certification within AHP Online

Projects in FHLBank Pittsburgh's District – 5 or 9 Points

- Project has all units located in:
 - Delaware (9 points)
 - Pennsylvania (5 points)
 - West Virginia (5 points)

REQUIRED DOCUMENTATION:

None at application. Points determined based on project's location.

Common Scoring Issues

- Missing required forms or documentation
- Missing documentation for all site addresses
- Missing signatures
- Unclear documentation
- Unclear project costs
- Forms signed by incorrect entity
- Not meeting financial thresholds or percentages



Feasibility

Feasibility Overview

- Projects that score well must also pass FHLBank's feasibility review
 - Need for subsidy (TDC gap) and viability
 - Cost reasonableness
 - Readiness to proceed
 - Market demand
 - Development team capacity

New for 2025:

Need for subsidy based on TDC gap only, not operating pro forma

Projects with LIHTC \geq 40% of sources not required to undergo feasibility review

Feasibility Issues

- Feasibility is just as important as scoring
- In 2024, **ten** applications scored competitively, but did not pass feasibility. These projects **did not** receive an AHP or voluntary housing grant award.
- Some applications may receive a reduction in the requested AHP subsidy
- Common feasibility issues:
 - Unexplained high construction costs
 - Limits outside of feasibility guidelines unexplained
 - Not ready to proceed
 - Changing financials
 - Failure to operate viably for 15 years
 - Organization does not demonstrate affordable housing experience

Ways to Prepare for Feasibility

- Ensure your costs are accurate and justifiable
- Have your team ready to answer questions in a timely and thorough manner
- Have your documents ready and assembled
- Run your own feasibility analysis based on the AHP Implementation Plan



Voluntary Housing Grant Initiative

What is the voluntary housing grant initiative?

- \$17 million discretionary product approved by FHLBank Pittsburgh for 2025
 - \$1,500,000 maximum subsidy limit per project; \$150,000 subsidy per unit limit
 - Not required by statute; voluntary offering to meet our district's needs
- Objective: to support the development of affordable housing projects within the Bank's district of Delaware, Pennsylvania and West Virginia
 - Rental, homeownership, new construction, and rehabilitation projects or a combination thereof
 - Minimum of four awards in DE; minimum of three awards each in PA and WV
- Same scoring, feasibility, monitoring requirements as AHP projects with some exceptions





How to apply for the voluntary housing grant initiative

- To be considered for the voluntary housing grant initiative, **applicants must submit an application for statutory AHP funding** through AHP Online.
- FHLBank will follow the steps below in making the voluntary housing grant initiative awards utilizing the scoring and feasibility methodology outlined in the 2025 AHP Implementation Plan:
 - Statutory AHP awards will be made in descending rank order to projects until the statutory AHP funds are exhausted
 - In-district project applications not awarded under the statutory AHP will automatically be enrolled for consideration for voluntary housing grant initiative funds

An aerial photograph of Pittsburgh, Pennsylvania, showing the city's dense urban landscape and surrounding hills. The text "Key Dates and Next Steps" is overlaid in a large, bold, dark blue font. The background image is faded to allow the text to stand out. The city skyline is visible in the distance, with several tall buildings. In the foreground, there are various residential and commercial buildings, including a large church with a prominent dome on the left side. The sky is blue with scattered white clouds.

Key Dates and Next Steps

2025 AHP and Voluntary Housing Grant Initiative Key Dates

					
Now	Apr. 21 – May 23	Until Jun. 26	Jun. 26	Aug. 7	Dec. 11
Access resources and confirm AHP Online access Consider match opportunities	Request period for application assistance open	Application assistance calls	AHP Online opens for applications	Round closes at 5 p.m. EDT	AHP awards announced

Resources available at
<https://www.fhlb-pgh.com/ahp>

Click the “AHP Forms and Resources” box



An aerial photograph of Pittsburgh, Pennsylvania, featuring the city skyline in the background and various urban buildings and green spaces in the foreground. The word "Contacts" is overlaid in a large, bold, dark blue font on the left side of the image.

Contacts

Community Investment Contacts

Email: ahp@fhlb-pgh.com

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