

2024 AHP REMINDERS AND NOTICE OF CHANGES

Federal Home Loan Bank of Boston (FHLBank Boston) made several programmatic and technical changes to the Affordable Housing Program (AHP) for the 2024 AHP funding program. The program updates are summarized below.

For full details, instructions, and other information, visit our [website](#) and the [2024 AHP Implementation Plan](#). Contact information for your community investment manager and the entire Housing and Community Investment department is included in this notice. We look forward to working with you.

2024 Application Deadlines

- The AHP funding round opens on Monday, June 3, 2024. Applications are due by 3:00 p.m. on Thursday, July 18, 2024.
- Member financial institutions have a separate extended online application review period. Members must complete the online application review of each of their submitted AHP applications by 3:00 p.m. on Thursday, August 1, 2024.
- Funding awards will be announced by December 27, 2024.
- Applications are submitted through our [Community Lending Portal](#).
- Housing developers, consultants, and lenders new to AHP must first create community lending log-in accounts through the portal linked above.
- We are offering three [online training sessions](#) beginning in May to learn more about this year's changes. Recorded versions of these trainings will also be available through YouTube. The dates are:
 - May 21 – Members' only training
 - June 4 – AHP scoring
 - June 6 – AHP feasibility

Supporting Community Development Comprehensively

FHLBank Boston realizes its mission to support affordable housing and economic growth by offering a full slate of financial products and services to help our member financial institutions invest in their communities. [Our Housing and Community Investment programs](#) support small business lending, mortgage financing, and community development capital. Our Housing and Community Investment department staff will provide the technical assistance you need to effectively access our programs to serve your communities.

2024 AHP Application and Subsidy Limits

- The maximum AHP subsidy per application is \$1,200,000, including both the AHP direct subsidy and the advance interest-rate subsidy.
- The maximum AHP direct subsidy per application is \$850,000.
- The maximum direct subsidy for homeownership initiatives is \$75,000 per unit.

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- There is no limit to the number of applications that a member may submit. However, the maximum approval limit per member is 25% of the total AHP subsidy available.

AHP Implementation Plan Program Changes

FHLBank Boston has made several policy and procedural changes related to the AHP application and our program operations.

Affordable Housing Program Application

Project Cost and Feasibility Guidelines (2024 AHP Implementation Plan - Attachment A)

- **Acquisition costs.** FHLBank Boston will continue to review documentation, including third party appraisals, tax assessments and/or purchase documentation, to confirm acquisition costs and corresponding need for AHP subsidy. Carrying costs up to the previous five years from the date of application will be considered and reviewed for reasonableness.
- **Multi-phase housing developments.** Total development sources and uses, operating income, and expenses, as applicable, must be clearly delineated and separated between all phases to fully demonstrate feasibility and need for AHP Subsidy. AHP Subsidy can only be used for development costs of the specific phase pertaining to the current AHP application. Future phases cannot reimburse this current phase for development, e.g., infrastructure costs. Additional information regarding the various phases and separation of sources, uses, and operating income and expenses, as applicable, will be required.
- **FHLBank Boston-required standardized Development Sources and Uses template for Rental Applications. New for 2024.** FHLBank Boston now requires each rental application to use our standardized sources and uses template. This template will ensure that the relevant development sources and uses data, including construction costs, are provided and entered correctly and consistently. This will make the application submission and review processes more effective, reducing application errors. The 2024 template can be downloaded from the online application. Alternate formats will not be accepted.
- **Social Services Annual Operating Budget for Rental Applications. New for 2024.** To document need for subsidy and confirm that AHP funding is not paying for resident or social services provided by the rental application, FHLBank Boston requires a social services operating budget be completed. The social services operation budget will include: (a) the source(s) of income and funding for the services, and (b) the social service expenses including personnel, direct program costs, and external services contracts. Additional information and explanation of the social services funding and expenses will be required. The 2024 template can be downloaded from the online application. Alternate formats will not be accepted.

- **Feasibility Deviations.** Deviations from our AHP Feasibility Guidelines require complete, concise, and quantifiable explanations. Separate documentation will be required to justify significant deviations.
- **FHLBank Boston-required 15-year operating proforma template.** FHLBank Boston will continue to require applicants to use our standardized 15-year operating proforma template. This document ensures that the housing operating income and expenses are entered correctly and consistently, facilitating application review, and reducing application errors. The 2024 template is required and can be downloaded from the online application. Prior template versions or other alternate formats will not be accepted.
- **Effective for the 2024 Application:** Members are required to formally review and confirm the loan information, terms, and origination fees on these loans as part of the member application review and submission process.

Affordable Housing Program Scoring Guidelines (2024 AHP Implementation Plan – Attachment B)

- **No changes to the AHP Scoring Guidelines.** Please refer to the AHP Scoring Checklist and the 2024 AHP Implementation Plan for full details.

2024 Online Application Changes and Reminders

1. Changes to the application cannot be accepted after submission, including documentation in support of scoring categories.
2. The Sources and Uses Template, Social Services Budget, and Operating Proforma are required documentation. Failure to submit the current templates may result in disqualification of your application.
3. FHLBank Boston will review all project costs, related expenses, and fees in accordance with its AHP Implementation Plan.
4. FHLBank Boston may compare and review submitted applications with other major funders.
5. FHLBank Boston reviews applications against our Project Costs and Feasibility guidelines to determine developmental, operational feasibility, and need for subsidy. We expect all data and documentation to be consistent with the information provided to other funders.
6. Applications or future disbursements may be denied or disqualified for unexplained or excessive costs or fees.

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Thank you for your interest and participation in the 2024 Affordable Housing Program.

You can reach your Community Investment Managers and the Housing and Community Investment Department by phone or email:

Kathleen Amonte, Senior Community Investment Manager • 617-425-9413 •
kathleen.amonte@fhlboston.com

Connecticut, Rhode Island, and Southeastern Massachusetts, including Barnstable, Bristol, Dukes, Nantucket, Norfolk, and Plymouth counties

Tobi Goldberg, Senior Community Investment Manager • 617-292-9653 • tobi.goldberg@fhlboston.com

Maine and Eastern Massachusetts, including Essex, Middlesex, and Suffolk counties

Michael Pingpank, Senior Community Investment Manager • 617-425-9564 •
Michael.pingpank@fhlboston.com

New Hampshire, Vermont, and Central and Western Massachusetts (Berkshire, Franklin, Hampden, Hampshire, and Worcester counties) as well as communities outside New England

Theo Noell, Affordable Housing Program and Outreach Manager • 617-292-9668 •
theodore.noell@fhlboston.com

Program management, long-term monitoring and reporting, refinancing, completion of AHP affordability obligations, as well as other programmatic and regulatory questions

Ken Willis, Senior Vice President/Director • 617-292-9631 • kenneth.willis@fhlboston.com

Livia Bourque, Assistant Vice President/HCI Operations Manager • 617-292-9607 •
livia.bourque@fhlboston.com

Paulette Vass, Community Development Advance Manager • 617-292-9792 •
paulette.vass@fhlboston.com

Kevin Ryan, Senior HCI Analyst • 617-292-9646 • kevin.ryan@fhlboston.com

Kaitlyn Mulhern, Homeownership Set-Aside Programs Manager • 617-292-9606 •
kaitlyn.mulhern@fhlboston.com

Jack Newton, HCI Analyst • 617-425-9561 • jack.newton@fhlboston.com

Isabel Tapogna, HCI Analyst • 617-425-9582 • isabel.tapogna@fhlboston.com

Housing and Community Investment Department • 800-357-3452 option 5