



Affordable Housing & Community Investment Programs

FHLBI

Accessibility Modifications Program (AMP)

supporting **Aging In Place and
Home Accessibility**



FHLBI Community Investment Programs

– 2016 Allocations

FHLBI

65% \$8.8 mil.

Affordable Housing Program (AHP)

Competitive grants awarded to members to support the creation of rental and homeownership opportunities for low- and moderate-income households.

35% \$4.7 mil.

Homeownership Initiatives (HOP, NIP, AMP & DRP)

First-come, first-served grant funding programs for members that match each step in the lifecycle of homeownership, from managing down payment and closing costs, to owner-occupied rehabilitation, to accessibility modification assistance for seniors and people with disabilities, to disaster relief.

\$100-150 mil.

Community Investment Program (CIP)

Discounted advances and letters of credit available to members on an ongoing basis to support targeted housing and economic development.



Homeownership Initiatives



HOP:
Homeownership
Opportunities
Program

NIP:
Neighborhood
Impact
Program



DRP:
Disaster Relief
Program

AMP:
Accessibility
Modifications
Program



FHLBI's Homeownership Initiatives are designed to help address local community housing needs throughout the entire lifecycle of homeownership.

General Homeownership Initiatives – Requirements



- Income limit $\leq 80\%$ of AMI
- 5-year retention recorded to property title
- Households may receive funding under one program only within 5-year period
- Funding is first come, first served
- Available balance updated on FHLBI.com

**FHLBI's Homeownership Initiatives:
a simple and effective way to engage
with your community and support your customers.**



Affordable Housing & Community Investment Programs

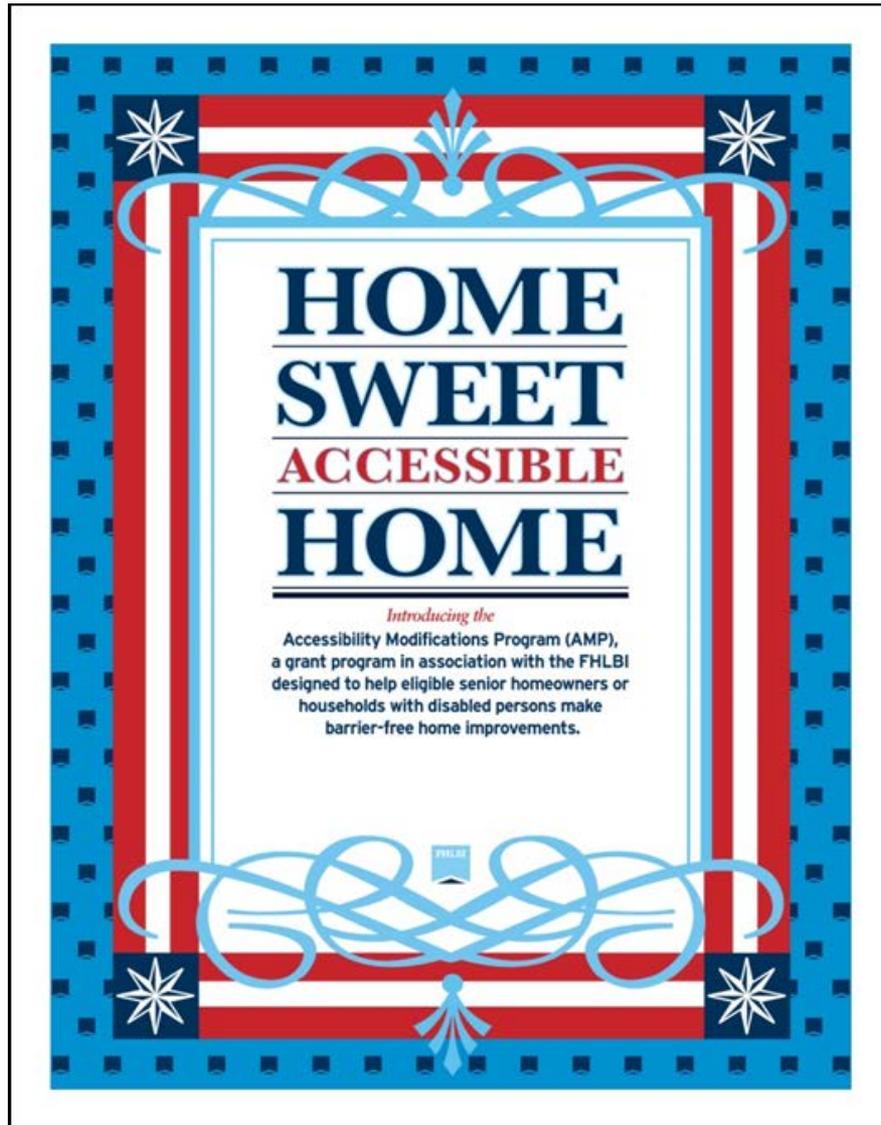
Accessibility Modifications Program (AMP)





Spencer Family, Belding, MI. Retired couple living on a fixed income of primarily Social Security retirement and a pension, received a roll-in shower, grab bars, and a ramp.

Accessibility Modifications Program (AMP)



- AMP grants support homeowner accessibility modifications and rehabilitation for eligible seniors or disabled persons
 - **\$15,000** maximum per household – No match required
 - Household Income limit 80% or less of Area Median Income (AMI)
 - 5 year retention recorded to property title, prorated recapture over the 5 years
 - Capped at \$300,000/member
 - Members may customize program parameters, *i.e.*, focus on seniors or veterans.

AMP Requirements and Guidelines



Three income-eligible households:*

- **Type A** – all members age 62 or older
- **Type B** – all members age 62 or older and legal guardian of a child 17 or younger
- **Type C** – a member (or members) of any age with a permanent disability who currently receives permanent disability-related benefits

AMP grants support homeowner accessibility modifications and rehabilitation for eligible seniors or disabled persons who have a relationship with an FHLBI member.

*See Implementation Plan for eligibility details



Eligible AMP Modifications for your Customers include...



- Ramps/zero-step entries
- Handrails
- Levered door handles
- Widening doorways
- Easy-entry bathtubs
- Roll-in showers
- Chair-lifts
- Grab bars

*The fine print:**

- Modifications must address needs of household member
- Employs ADA or Universal Design modifications, when possible
- Homeowner must own and occupy property 18 months prior to enrollment date with no changes to owners in title during that period
- Work must be completed within six months of FHLBI disbursement
- May not be used toward repairs of home-based businesses



*See Implementation Plan for detailed requirements

AMP bid requirements = NIP requirements plus...

Cost Reasonableness Certification	Bids
<ul style="list-style-type: none">▶ Executed by member representative▶ Certifies to the fact that the accessibility modification components and all related work are necessary to meet the accessibility needs of the household member(s)	<ul style="list-style-type: none">▶ May be requested by FHLBI during disbursement review▶ Must include specific details of the accessibility modifications: accessible - toilet, vanity, roll-in shower▶ Must describe installation plans and specifications for the accessibility features



➤ **Members**

- Most often used for their own mortgage/consumer lending business

➤ **Members partnering with nonprofit or government entities**

- Nonprofit partners who provide required homeownership counseling or manage owner-occupied repair programs
- Municipalities with HOME/CDBG or other local funds



Build partnerships with local banks, credit unions, and insurance companies

You may be able to assist your FHLBI member with:

- Partnership opportunities with organizations in your community
- Employee volunteer opportunities
- Greater sense of community
- Housing counseling services
- Meeting CRA requirements

Begin small by completing 1-2 transactions. Then grow from there!

How to Access Funding



- Eligible households must apply through an FHLBI Member
- Funds distributed from:
 FHLBI → FHLBI Member → Eligible Household
- Registered members may have contact information posted on FHLBI website
- Funding on a first come – first served basis
- Available balance posted on FHLBI.com and updated regularly



Participation Members List



➤ *Go to www.fhlbi.com*