

■ 2026 Affordable Housing Program Implementation Plan

During the January FHLBank Indianapolis Board of Directors meeting, the directors approved the 2026 Affordable Housing Program (AHP) Implementation Plan, which is now posted on our website.

Updates made to the Competitive Affordable Housing Program (AHP) and Homeownership Initiatives (Set-Asides) are described below.

■ Affordable Housing Program (AHP)

2026 Applications

- Notice of Intent to apply due June 4, 2026
- Application deadline is June 25, 2026
- Awards announced after Board approval on November 20, 2026
- The Bank is not designating any Targeted Funds in the 2026 Plan

Plan Updates:

Construction Cost Validation Requirements

- Updated to clarify cost validation documentation required by project type

Scoring Criteria

Use of Donated Properties

- Added appraisal timing requirement
- Clarified relationship of parties donating property

Targeting

- Clarified the relationship of targeting commitments in AHP, with market demand materials and commitments made to other stakeholders

Underserved Communities and Populations

- Overall points reduced from 18 to 16 by removing 2-point 2025 category *Rental Housing for Extremely Low-Income Individuals*

Community Stability

- Increased points for *Promotion or Preservation of Homeownership* initiative from 7 to 10 points
- Removed *Blight Elimination* initiative and replaced with *Infill Housing*
- Removed *Main Street Revitalization* initiative and replaced with *Adaptive Reuse*

Member Financial Donation

- Reduced Financial Donation from 4 to 2 points

Desirable Sites

- Added clarification to mapping starting point and treatment of projects without an address
- Added additional documentation options and requirements

Readiness to Proceed

- Reduced from 5 to 3 points
- Projects with LIHTC awards no longer must have a letter of intent. The reservation is all that is needed

Projects Serving Low-Income Households in Local Planning Districts

- Reduced from 4 to 3 points
- Updated to require 100% of AHP units be in census tracts with $\leq 80\%$ AMI

Large Scale Developments (NEW)

- Urban projects with 50 or more units and rural projects with 35 or more units will be awarded 2 points

General updates can also be found in:

Definitions

Feasibility Guidelines

Homeownership Initiatives (Set-Asides)

There are no changes for these programs in 2026

For complete program guidelines please refer to the 2026 Implementation Plan