



Housing and Community Investment

Carol M. Peterson Housing Fund Program Guide



Revised January 2, 2025

Contact:
cmphf@fhlbcin.com
888-345-2246



2025 Carol M. Peterson Housing Fund Program Guide

The Federal Home Loan Bank of Cincinnati (FHLB Cincinnati) has established a fund to help low-to-moderate income households with home repairs through a program called the Carol M. Peterson Housing Fund (CMPHF). The fund is named in honor of the former FHLB Cincinnati executive who spearheaded FHLB's affordable housing and community investment initiatives for more than two decades.

CMPHF funds are designated to assist low-income, aged 60+ and/or special needs households in Kentucky, Ohio and Tennessee. Non-profit Sponsor organizations access the funds through partnering with an FHLB member financial institution. CMPHF grants are between \$5,000 - \$20,000 per household. Households are eligible only if the total household income is at or below 60 percent, of the Mortgage Revenue Bond (MRB) income limits, and funds are offered on a "first-come, first-served" basis. Other program requirements are identified below.

Schedule for the Carol M. Peterson Housing Fund

CMPHF funds will be available for reservation beginning at 10:00 AM ET on February 3, 2025, and will remain available until all funds have been reserved. Reservations may not be submitted in advance.

Funds Available for 2025

Funds will be reserved for Members and homebuyers on a "first-come, first-served" homeowner-by-homeowner basis, but only to the extent that funds are available.

Member Eligibility

- **All FHLB Members are eligible for participation in the program.** In the event a Member terminates membership in the FHLB, the FHLB will not disburse any additional funding, but will make every effort to assist the Sponsor in partnering with a new Member;
- Within the availability of funds, **all Members are eligible to receive up to \$1,000,000 of the available CMPHF funds.** However, the Member is not guaranteed any funds. Each Member and Sponsor pairing is identified as a "project." Each project is limited to a maximum of \$750,000;
- **A Member may partner with multiple Sponsors creating multiple projects;** and,
- **Funds are reserved for specific homeowners and specific properties.** The reservation approval cannot be transferred to other homeowners or to other properties. Once all funds have been reserved, the FHLB will not accept any additional reservation requests.



Sponsor Eligibility

The Sponsor organization must meet all of the following requirements:

- **All eligible Sponsors must be a non-profit organization with a current 501(c)(3) or (c)(4) designation from the IRS.** Other IRS non-profit designations may be accepted with approval from FHLB;
- **The Sponsor is required to complete and submit the FHLB Cincinnati Sponsor Capacity Form at least two business days prior to the program opening** to demonstrate qualifications and experience with rehab projects, improving habitability, analyzing income and determining special needs and/or aged 60+ status; and,
- **The Sponsor may only partner with one Member per program year.**

In addition to the aforementioned criteria, the FHLB may also consider the Sponsor's overall capacity, location, performance on other FHLB programs, etc. Sponsors will be approved for participation in the program at the sole discretion of the FHLB and may be removed from participation for not complying with the program requirements.

Homeowner Eligibility

In order to receive CMPHF grants, homeowners must meet all of the following eligibility requirements:

- **An occupant in the household must be special needs and/or aged 60+ as defined by FHLB Cincinnati.** Refer to the Carol M. Peterson Housing Fund Certification of Special Needs and/or Aged 60+ for the FHLB's definition of special needs;
- **Total household income must be at or below 60 percent of the MRB income limits,** as adopted by the appropriate state housing finance agency, and adjusted for family size. MRB limits for KY, OH, and TN are available at www.fhlbcin.com. The income calculation will be based on the limits in place at the time of program opening; and,
- **The applicant must have ownership interest in the property to be repaired.**

Property Eligibility

In order to receive CMPHF grants, properties must meet all of the following eligibility requirements:

- **Must be the homeowner/applicant's primary residence;**
- **Must be located in Kentucky, Ohio or Tennessee;**
- **Must be a single-family detached home, eligible two-family unit, or qualified manufactured home.** For CMPHF an "eligible two-family unit" is housed under a single roof and the second unit is either unoccupied or does not generate income. Qualified CMPHF repairs may be made the building exterior and/or the owner-occupied unit.

"Manufactured housing" refers to a single-family residential dwelling built in compliance with the Federal Manufactured Housing and Construction Standards, as amended, also known as the HUD Code, after February 15, 1976. Manufactured homes may be built in multi-sectional or single section units and installed on an FHA Title II permanent foundation system. In addition,



the home and lot must be taxable together as real property. For CMPHF eligibility purposes, a single section manufactured home must be Energy Star certified. CMPHF funds may not be used for any other type of manufactured or mobile homes; and,

- o **Modular homes are eligible for the CMPHF.** “Modular Home” refers to a home built to the State or Local Code where the home will be located. Sectional units are built in a production facility, transported to the site and assembled onsite.
- o **Mobile homes are not eligible for the CMPHF.** “Mobile Home” refers to a residential structure manufactured prior to the enactment of the Federal Manufactured Housing and Construction Standards, also known as the HUD Code, on February 15, 1976.

The FHLB reserves the right to determine whether or not a property is considered eligible.

Role of Members

The Member who reserves CMPHF funds is responsible for the following:

- Submitting a Reservation Request;
- Executing a Direct Subsidy Agreement;
- Submitting a Funding Request; and,
- Disbursing the funds to the Sponsor.

In the event funds are misused and repayment is required, the FHLB will generally seek repayment directly from the Sponsor.

Role of Sponsors

The Sponsor is responsible for the following:

- Completing the Sponsor Capacity Form;
- Determining and documenting the household’s income (Note: FHLB will rely on the household income calculations performed by the Sponsor to determine that the household income meets the requirements of the program);
- Determining and documenting that the household meets the FHLB’s definition of special needs and/or aged 60+;
- Determining repairs to be made and completing repairs;
- Completing the Pre-Rehabilitation and Post-Rehabilitation Inspection forms;
- Providing the deed for the subject property;
- Maintaining invoices/receipts corresponding to charges listed on the Attachment A for the home repairs; and,
- Requesting the funds from the FHLB Member institution.



Retention Requirements

- Properties using CMPHF grants are no longer subject to a retention mechanism.
- A copy of the deed for the subject property must be submitted with the Request for Payment of Reserved Funding to ensure ownership of the home.

Eligible Uses of Funds

- **CMPHF funds may be used to fund reasonable rehab repairs related to the maintenance and upkeep of the dwelling unit such as:**
 - Replacing windows
 - Widening doors
 - Altering cabinets
 - Replacing fixtures
 - Repairing/replacing roofs
 - Electrical systems
 - Plumbing systems
 - Structural repairs to floors/walls
- **CMPHF grants may not be less than \$5,000 and not exceed \$20,000 per homeowner, as determined by the FHLB.**
- **CMPHF funds may be used in conjunction with other local, state, federal funding sources and with the FHLB's Community Investment Cash Advance programs.**
- **A portion of the funds awarded may be used to pay an administration fee to the Sponsor (not to exceed 15 percent of the total cost of work completed and documented).**

Ineligible Uses of Funds

- **CMPHF funds may not be used for any other purposes except those specifically stated above.** CMPHF funds may not be used to pay for repairs completed or materials purchased by the homeowner or any repairs completed prior to applying for grant funds.
- **CMPHF funds may not be used for any property in which the applicant does not have an ownership interest and is not used as the primary residence.**
- **CMPHF funds may not be used for the purchase of appliances, furniture or tools.**
- **CMPHF funds may not be used for landscaping or outdoor beautification of the property.**
- **CMPHF funds may not be used with an existing or future award through any of the FHLB's Housing & Community Investment (HCI) programs, except for the Community Investment Program.**



Reduction in CMPHF Amount

If the CMPHF funds appear to be used for ineligible or unsupported/unverified costs, the CMPHF grant will be reduced by a like amount. Any amount paid for these kinds of items must come from the homeowner, Sponsor, or another funding source.

Reserving CMPHF Funds

Funds will be reserved for specific homeowners with specific address information and reservations cannot be transferred to other homeowners or to other properties. The Reservation Request and Funding Request can only be submitted by a FHLB Member.

- To submit a Reservation Request for a homeowner, the Member must:
 - Access the FHLB's Member's Only portal at www.fhlbcin.com. For assistance in accessing the Member's Only portal, please contact the Member's Only Administrator at your institution or contact the FHLB's Service Desk at 800-781-3090 (8:30AM – 5:00PM EST);
 - Click on Carol M. Peterson Housing Fund and complete a Reservation Request;
 - Choose the Sponsor name from the drop-down list; and,
 - Upload and attach the following required documents as **one attachment** to the Reservation Request form:
 - 1) Certification of Household Income Eligibility;
 - 2) Certification of Special Needs and/or Aged 60+;
 - 3) Pre-Rehabilitation Inspection form; and,
 - 4) Citation for code violations, if applicable.
- A Reservation Request may be denied if the required information is not submitted.
- Do not submit documentation that is not required such as documentation used to verify household income (i.e., W-2s, bank statements, credit reports, tax returns, etc.) as this slows down the upload and review process.
- Within four weeks, the FHLB will perform a preliminary review of the Reservation Request and the documentation submitted to determine the eligibility of the household, the availability of funds in the program, and the availability of funds for the Member. If any of the information is incomplete, additional documentation or information may be required and additional time will be required to process the request. A Request for Additional Information, describing the documentation needed, will be sent to the designated Member and Sponsor contacts. The requested documentation must be received within five business days or the Reservation Request will be denied.
- **Submission of the Reservation Request does not constitute a reservation of funds. Funds are reserved only upon written notification from the FHLB. The repair work should not be completed prior to receiving a reservation approval or funds may not be disbursed.**



Withdrawing a request

If a Member has submitted a Reservation Request and then realizes the request is ineligible, they should send an email to cmphf@fhlbcin.com with the project number, homeowner's name and statement that the Reservation Request should be withdrawn. FHLB will withdraw the reservation request and generate a withdrawal letter, which will then be emailed to the Member contact.

Disbursing CMPHF Funds

CMPHF funds will be disbursed to the Member who will then provide the funds to the Sponsor.

- To submit a Funding Request for a homeowner, the Member must:
 - Access the FHLB's Member's Only portal at www.fhlbcin.com. For assistance in accessing the Member's Only portal, please contact the Member's Only Administrator at your institution or contact the FHLB's Service Desk at 800-781-3090 (8:30AM – 5:00PM EST);
 - Click on Carol M. Peterson Housing Fund and complete a Funding Request; and,
 - Upload and attach the following required documents as **one attachment** to the Funding Request form:
 - 1) Post-Rehabilitation Inspection form;
 - 2) Deed for the subject property;
 - 3) Sources and Uses Statement (Attachment A); and;
 - 4) Invoices and /or receipts for all materials shown on Attachment A.
- No funds can be disbursed until the Member executes and returns the Direct Subsidy Agreement (DSA). The DSA will be emailed directly to the Member contact when the first Reservation Request is received.
- **Submission of a Funding Request is not an approval of funds disbursement.** Once the Funding Request has been reviewed and approved, funds will be disbursed to the Member. The Member is responsible for disbursing the funds to the Sponsor.
- In the event the FHLB determines that funds were used for an ineligible expense, the grant will be reduced by the amount of the ineligible expense unless another funding source covered the expense. **Under no circumstances can the CMPHF funds be disbursed directly to the homeowner.**
- **Please note that during periods of peak demand, it may take up to six weeks to review and approve a Funding Request. If the information submitted is incomplete, it may take longer. Funding Requests must be submitted by 5pm EST on December 15, 2025 or the request will be denied.**



Documents and Forms

All documents and forms may be found at www.fhlbcin.com and only the current FHLB version will be accepted.

Sponsor Capacity Form

The Sponsor Capacity Form is required for each participating Sponsor organization to provide information to help determine the organization's ability to meet program requirements.

The properly completed Sponsor Capacity Form must:

- Be submitted at least two business days before the CMPHF opens to Reservation Requests;
- Be signed and dated by the organization's Executive Director or Board Chair;
- Identify the FHLB Cincinnati Member partner; and,
- Provide sufficient detail to demonstrate qualifications and experience required.

Certification of Household Income Eligibility

The Certification of Household Income Eligibility is required to prove the household meets the program income guidelines.

The properly executed Certification of Household Income Eligibility form must:

- Be completed, signed and dated by the Sponsor;
- Clearly list the Sponsor name, homeowner name, and complete subject property address;
- Include all persons residing in the home regardless of age, special need status or income;
- Identify demographic (age, race & gender) information for all persons residing in the home; and,
- Show the total household income as a percent of the Mortgage Revenue Bond (MRB) limit for the county the subject property is located.

Determining Income

Income for all individuals residing in the home must be shown. This includes child support, Social Security (SS), Supplemental Security (SSI), Survivor's or any other benefit received for or on the behalf of a minor child residing in the household. For additional guidance on calculating income, please refer to Section VII - *How is Household Income Calculated?* in the FHLB Income Eligibility Guide.

Examples of acceptable documents used to verify income include but are not limited to:

- Pay stubs
- Verification of Employment
- SS/SSI/VA Benefit Letter
- IRS Tax Returns
- Annuity/Pension Award Letter
- Unemployment/Worker's Compensation Notification
- Alimony/Child Support printout
- Court Order/Divorce Decree



After all persons and incomes have been entered on the form, add the incomes to determine the “Total Household Income.” Do not send the income documentation to the FHLB, only the Certification of Household Income Eligibility should be submitted.

Determining Household Income Eligibility

The current MRB Income Limits for each county in Kentucky, Ohio, and Tennessee must be used. Separate income limits apply to households of “1 – 2 persons” versus households of “3 + persons.”

- Enter the appropriate “MRB Income Limit” based on the state and county of residence and household size.
- Divide the “Total Household Income” by the “MRB Income Limit” to determine the “Total Household Income as a Percent of MRB Income Limit.” If the percentage calculated is greater than 60 percent, then the household is not eligible for the CMPHF.

Certification of Special Needs and/or Aged 60+ Household

The Carol M. Peterson Housing Fund Certification of Special Needs and/or Aged 60+ form is the only document acceptable to verify the household’s special needs and/or aged 60+ status.

The properly executed CMPHF Certification of Special Needs and/or Aged 60+ form must:

- Be completed, signed and dated by the Sponsor;
- Identify by name and age at least one occupant in the household who meets the FHLB Cincinnati definition of special needs or is aged 60+ (60 years of age or older); and,
- At least one household occupant must meet one of the following definitions or the household will not be eligible:
 - 1. “Physically disabled” means any person: a) With a physical impairment which results in substantial functional limitations and who is receiving disability benefits from federal or state government; or b) Who is deemed physically disabled by a licensed physician who attests that by reason of this impairment is unable to perform life roles in at least one of the major domains of living, working, learning, or socializing.
 - 2. “Mentally disabled” means any person: a) Who is diagnosed with a psychiatric disorder and who is receiving disability benefits from federal or state government; or b) Who is deemed to have a comparable long-term mentally disabling condition by a qualified professional, such as a licensed psychiatrist, psychologist, or clinical social worker, who attests that by reason of this impairment is unable to perform life roles in at least one of the major domains of living, working, learning, or socializing.
 - 3. “Developmentally disabled” means any person: a) With a severe chronic developmental disability who has been diagnosed with mental retardation and who is receiving disability benefits from federal or state government; or b) Who is deemed developmentally disabled by a licensed physician who attests that by reason of this impairment is unable to perform life roles in at least one of the major domains of living, working, learning, or socializing.
 - 4. “Co-occurring disabled” means any person: a) Diagnosed as having both a psychiatric disorder as well as a substance abuse/dependency (co-occurring) and who is receiving disability benefits from federal or state government; or b) Who is deemed to have a comparable long-term co-occurring



condition by a licensed psychiatrist, psychologist, or clinical social worker, who attests that by reason of this impairment is unable to perform life roles in at least one of the major domains of living, working, learning, or socializing.

- 5. “Physically or emotionally abused” means any person who is or will be residing in a place protecting such person from such physical or emotional abuse.
- 6. “Chemically dependent” means any person with a history of substance abuse/dependency who is receiving treatment for the abuse/dependency from a licensed physician, psychiatrist, psychologist, or clinical social worker; or who is receiving treatment in a recognized therapeutic program.
- 7. “Aging out of Foster Care” refers to any person within a state foster care system, orphanage, or other residential facility.
- 8. “Aged 60+,” for the purpose of the Carol M. Peterson Housing Fund, is any individual 60 years of age or older.

Sponsors should not include detailed information or documentation regarding the nature of the household occupant’s disability. The form should just identify, by inserting a number, which of the eligible categories the household meets.

Sources and Uses Statement (Attachment A & Labor Breakdown)

The Sources and Uses Statement is a fillable Excel spreadsheet used to document and total the invoices, receipts and labor charged for the home repairs. The Attachment A automatically totals the data entered into the cells and calculates the permissible administrative fee. The Labor Breakdown sheet is a separate form and should only be completed if the Sponsor’s employees performed the rehab/repair work. With both the Attachment A and Labor Breakdown sheets, the data must be entered and the documents must be saved as a pdf or printed before submitting.

Attachment A

- Should display a brief description of the materials *OR* Contractor/Business name used to complete the rehab/repair work;
- Material costs listed should be supported by receipts that clearly identify the homeowner by name and/or subject property address and item(s) purchased;
- Contractor costs listed must be supported by invoices that clearly identify the contractor/business name, homeowner name and/or subject property address, explanation of work performed, and associated costs;
- All sources of funds used to pay for the rehab/repair works should be included. All funding sources, in addition to the CMPHF, should be identified;
- The administrative costs cannot exceed 15 percent of the total material and labor cost; and,
- The “Total Sources” and “Total Uses” must match across each cost line item. An “ERROR” will appear in any cell that is not properly balanced.

Labor Breakdown

- Should not be used if work was completed by a contractor;
- Must provide the name, hourly wage, date, and number of hours worked for each laborer;
- Must describe the type of work the person performed;



- Job evaluation, technical assistance, project oversight, site preparation, travel time, mileage, inspection fees, etc., should not be included as they are not allowable labor costs; and,
- “Total Labor Cost” calculated on the spreadsheet will transfer to the “Labor Cost” cell on the Attachment A.

Pre-Rehabilitation Inspection Form

The Pre-Rehabilitation Inspection form summarizes the scope and estimated costs of work anticipated to be completed for the homeowner’s property. The form must be completed by a certified/licensed inspector or someone approved by FHLB Cincinnati based on their experience and work history. It should also show:

- The homeowner as the same person or persons for whom CMPHF funds are requested;
- The property address as the same property for which CMPHF funds are requested; and,
- The Homeowner Disclosure, Sponsor, and Inspection Certification signatures.

Post-Rehabilitation Inspection Form

The Post-Rehabilitation Inspection form details the work actually completed for the homeowner’s property. The form must be completed by a certified/licensed inspector or someone approved by FHLB Cincinnati based on their experience and work history. It should also show:

- The homeowner as the same person or persons for whom CMPHF funds were reserved;
- The property address as the same property for which CMPHF funds were reserved;
- A brief description of all the work completed for the homeowner’s property;
- An explanation of any changes or deviations in the scope of work described on the Pre-Rehabilitation Inspection report; and,
- The Homeowner, Sponsor, and Inspector signed and dated the form after all work was completed.

Technical Assistance

For assistance with Members Only, please contact the Service Desk at 800-781-3090.

For information or assistance with the CMPHF, please contact the Housing and Community Investment Department toll free at **888-345-2246**, or

Web site: www.fhlbcin.com

Email Address: cmp hf@fhlbcin.com.

Mailing Address:

**Federal Home Loan Bank of Cincinnati
CMPHF
P.O. Box 598
Cincinnati, OH 45201-0598**

OR

**Federal Home Loan Bank of Cincinnati
CMPHF
221 East Fourth Street
Suite 600
Cincinnati, OH 45202**