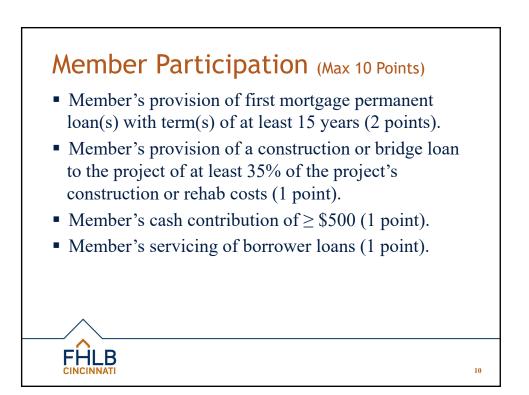
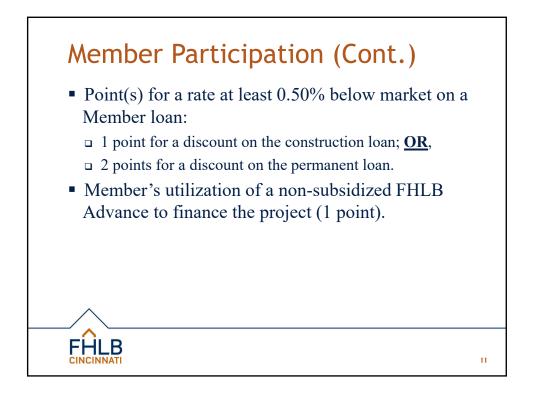


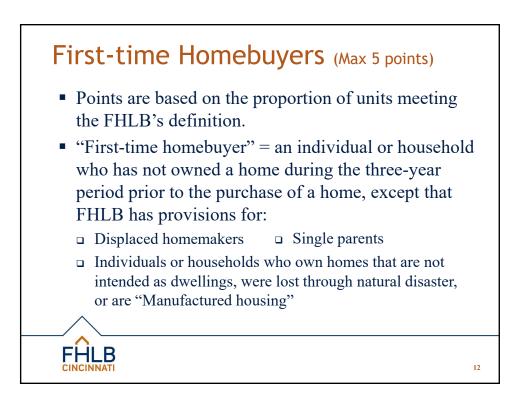
2019 Scoring Changes

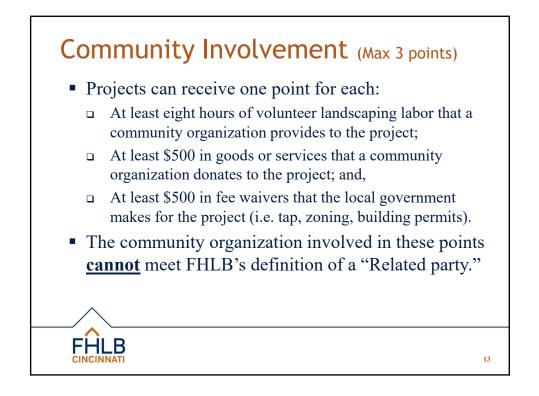
FHLB

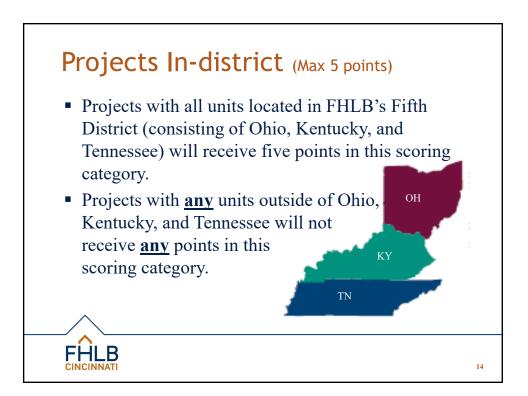
Revised the scoring criterion for "Projects located in a Qualified Census Tract" to allow any project creating residential economic diversity where 100% of its units are located in <u>a</u> census tract with an Average Income Factor greater than 60%, <u>OR</u> at least 20% of the project's units are targeted to households with incomes above 60%. 1 point awarded.

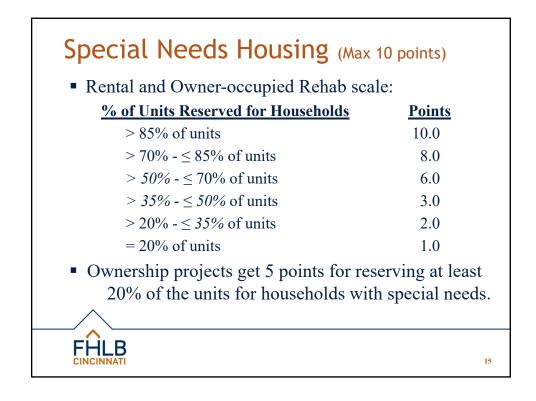


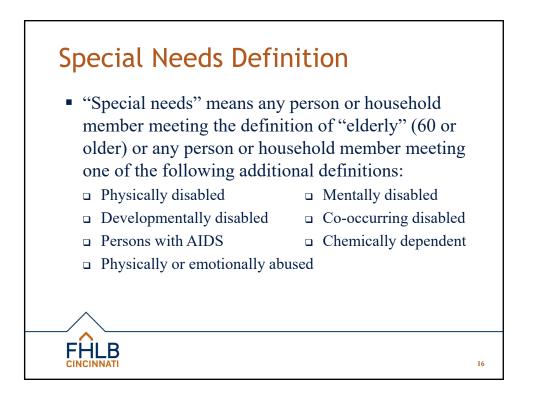




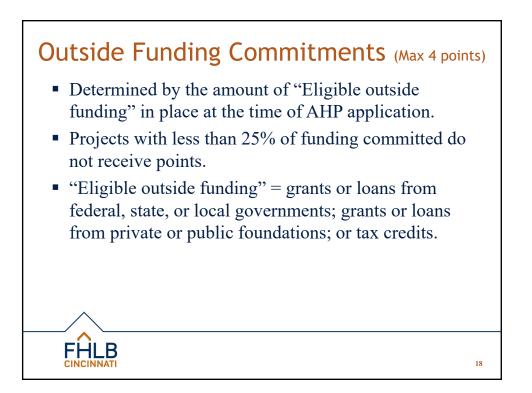


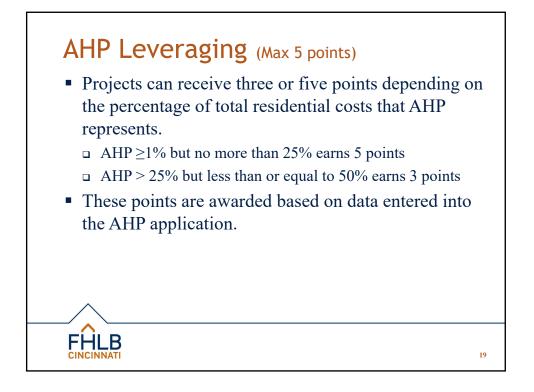








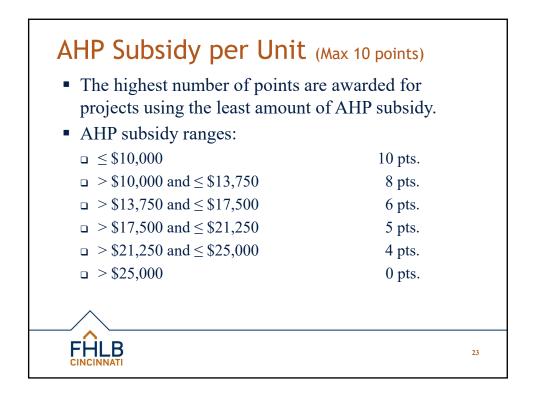


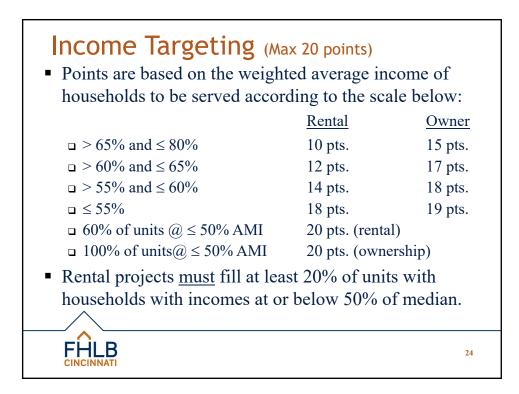


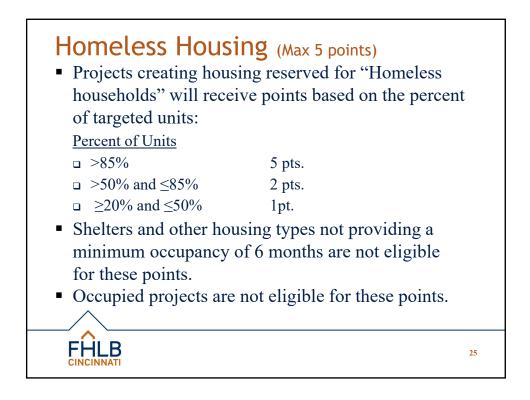


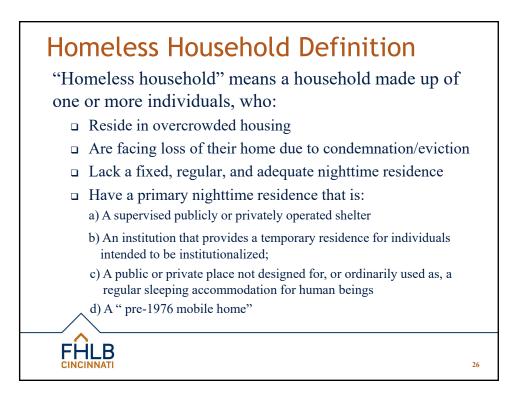


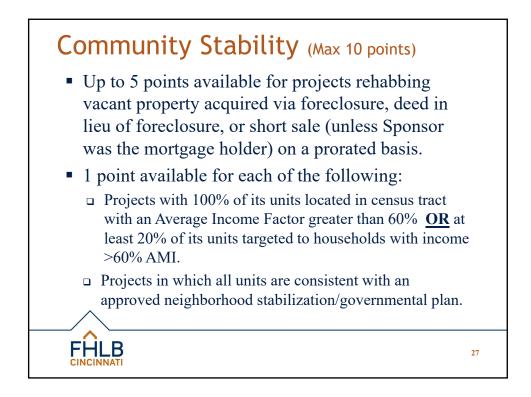


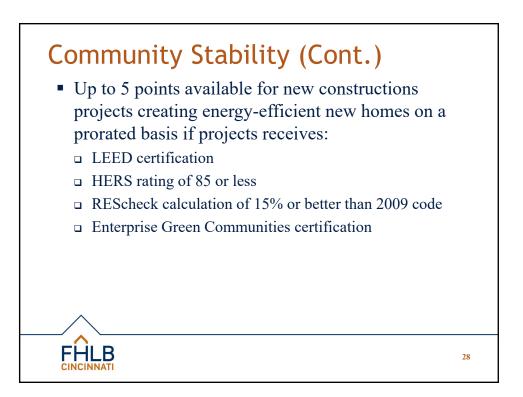


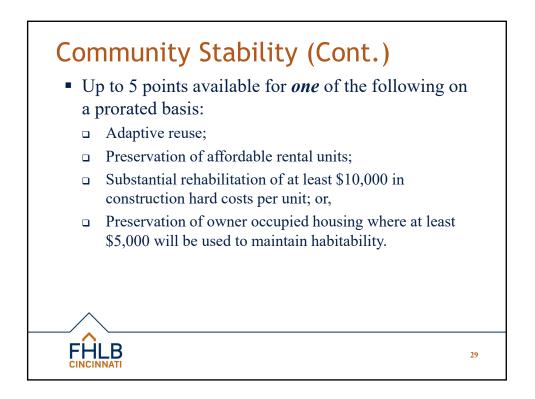


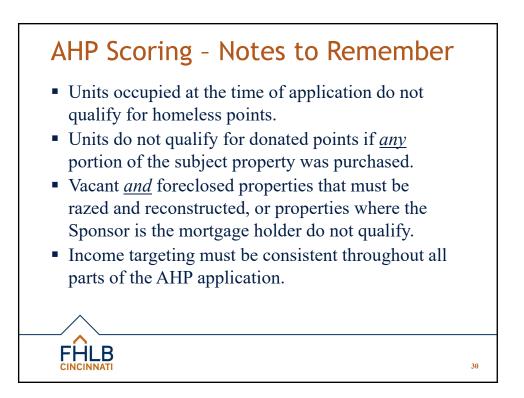


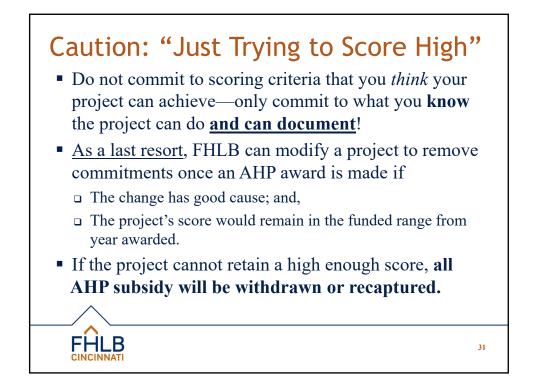


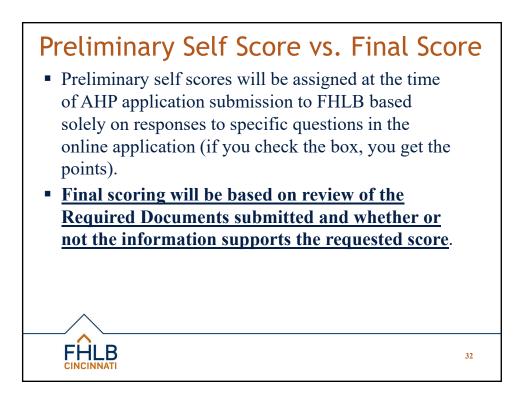




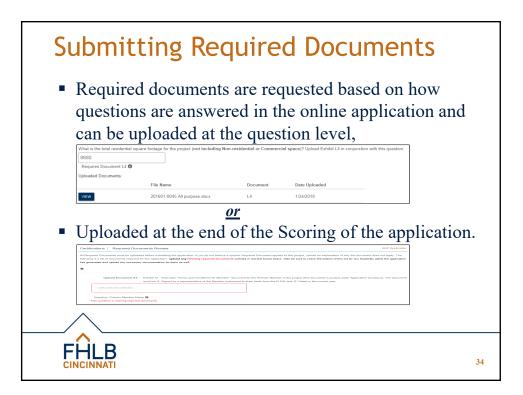


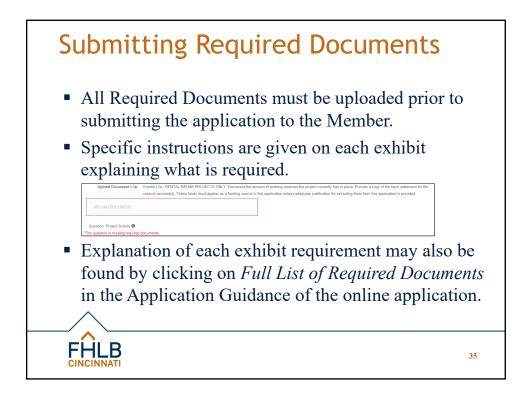


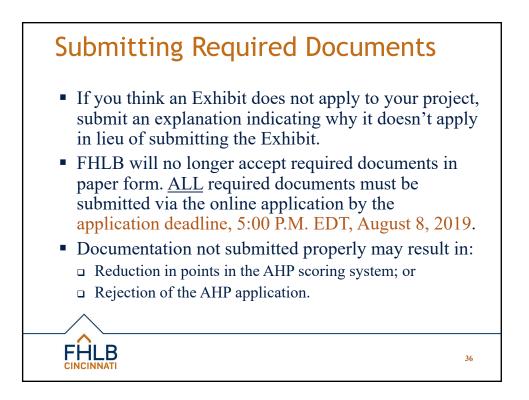




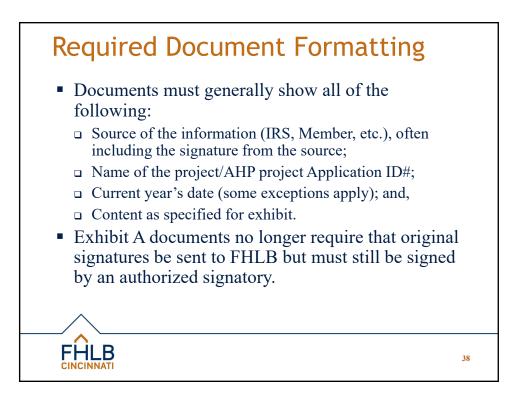


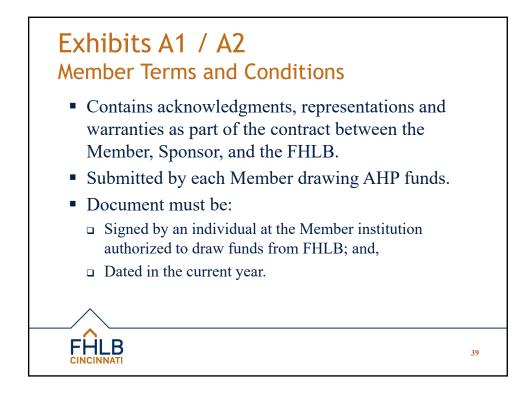


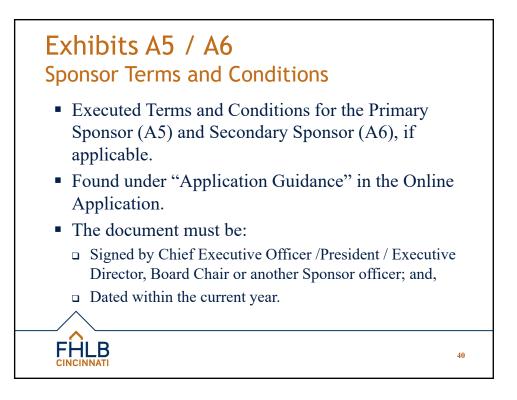


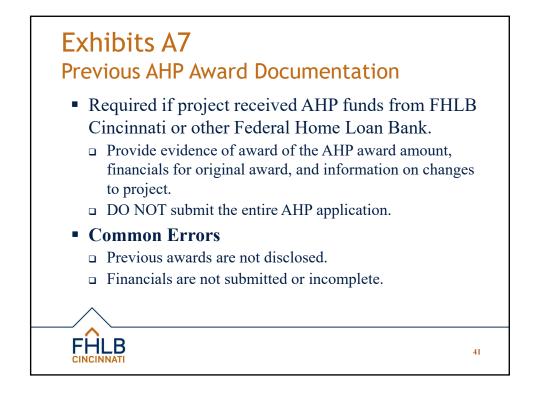












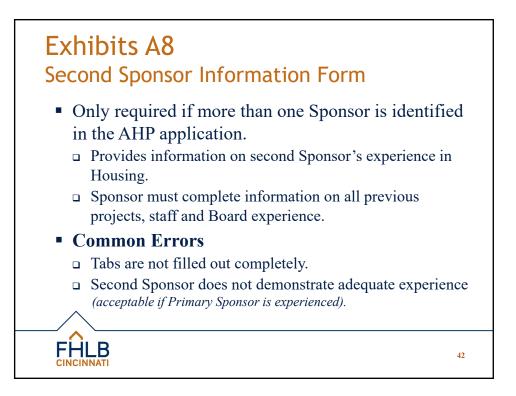


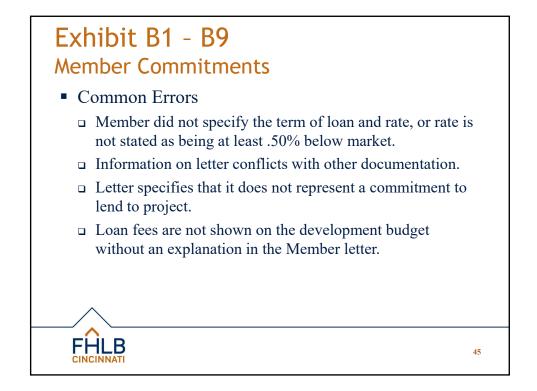
Exhibit B1 - B9 Member Commitments

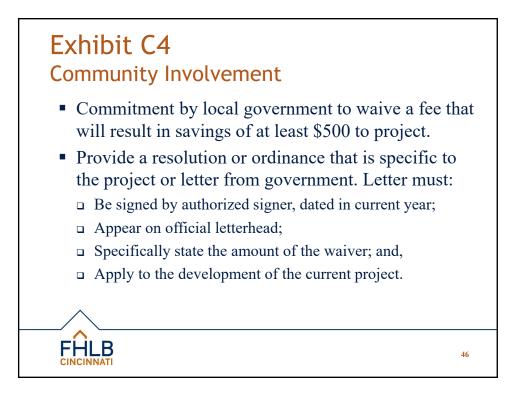
FHLB

- A letter from the Member is required. The letter must:
 Appear on Member letterhead;
 - □ Be fully executed and dated within current year;
 - □ Reference the project by name and/or project number; and,
 - Specifically state the commitment being made to the project.
- Permanent loan fees and debt service must be shown on the development budget, if applicable.
- Below market points will not be given if the requirements are not met for construction or permanent loan points.

43

<section-header><list-item><list-item><list-item><list-item><list-item>





Exhibits D1a Habitat Status

- Habitats must submit a letter of good standing from the parenting organization.
- The letter must:

FHLB

- □ Provided on the parenting organizations letterhead;
- □ Be signed by authorized member of the organization; and,
- □ Be dated in the current year.

<section-header> Exhibits D3 Sponsor Financial Commitment Sponsor commitment to provide cash contribution of a least \$500 to this specific project . Commitment must be shown as a funding source. Letter submitted must: Appear on Sponsor letterhead; Signed by Board Chair, Executive Director or Sponsor officer; Dated in the current year; and, Specify cash contribution amount and project name.









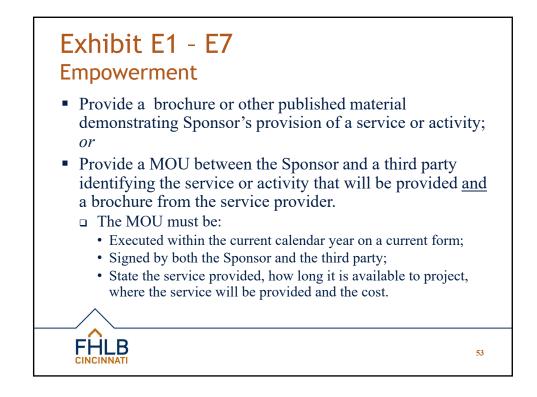
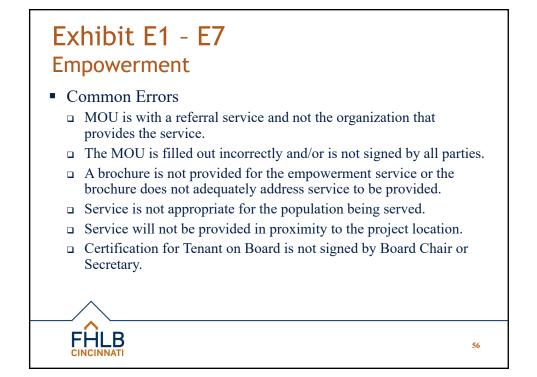




Exhibit E1 - E7 **Empowerment** Education Training (E4) Provided by an organization experienced in education such as GED programs or college/community college placement programs. Daycare Services (E6) □ Services provided by an organization recognized as experienced in daycare/childcare services. Elder care services, before/after school programs, and head start programs do not qualify. Tenant Position on Sponsor's Board (E7) • Certification from Sponsor's Board certifying that a tenant of the project will hold a position on the Board with all rights and responsibilities must be: Signed by the Board Chair or Secretary and be dated within the current year; • • Indicate the Board action taken for the specific project; and, · Outline the procedures for the selection process. FHLB 55



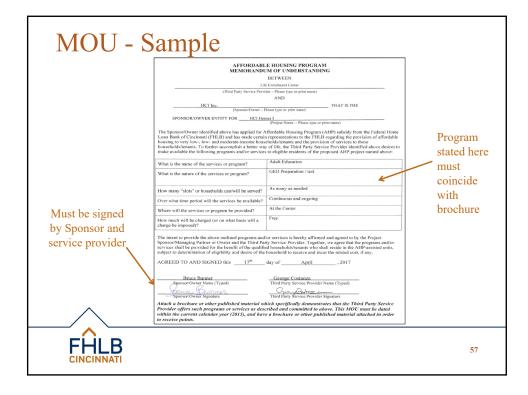




Exhibit F3 Adaptive Reuse

FHLB

- Rental project rehabilitation/conversion of an existing structure into housing units (i.e. school to apartments).
- Structure cannot have previously been used for housing of any type.
- Must submit documentation that clearly states the project's current non-residential use with one of the following:
 - Local zoning information;
 - Property Value Assessment data;
 - Existing building floor plan; or,
 - Other documentation approved by the FHLB prior to submission.

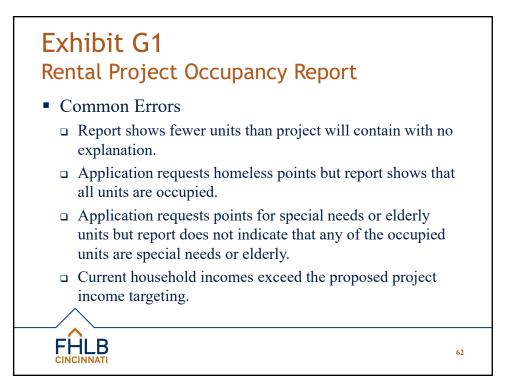
59

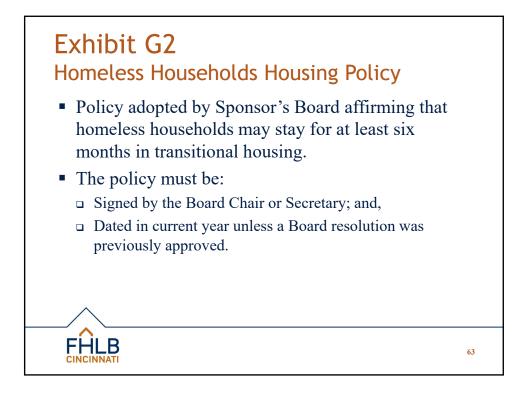


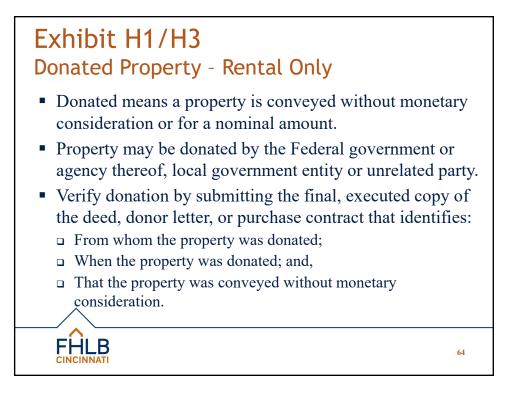
Exhibit G1 Rental Project Occupancy Report

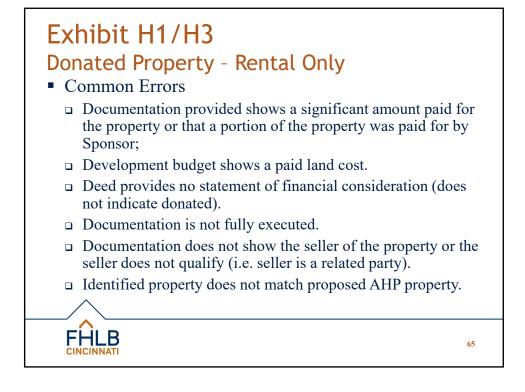
FHLB

- FHLB occupancy report must be submitted for all currently occupied rental projects.
- The number of units, special needs information, income targeting, unit size, and rent amount must match the information stated in the application. If not, an explanation must be provided.
- Gross income must reflect the households <u>current gross</u> <u>income</u>. Tenants will need to be recertified prior to AHP application submission.









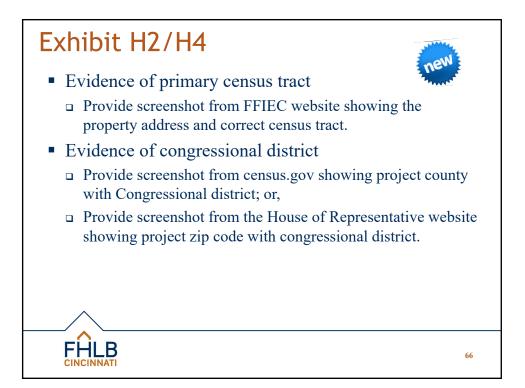


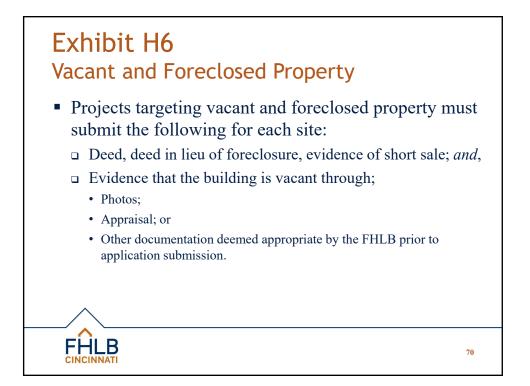
Exhibit H5 Site Control - Ownership

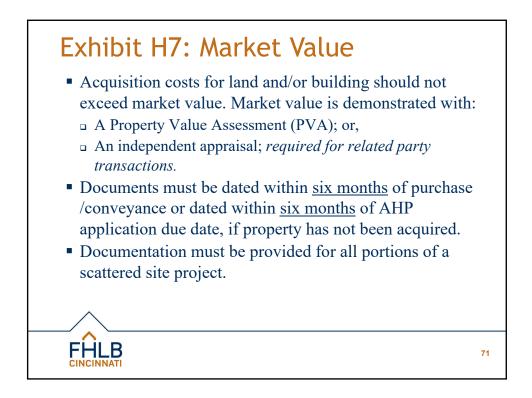
FHLB

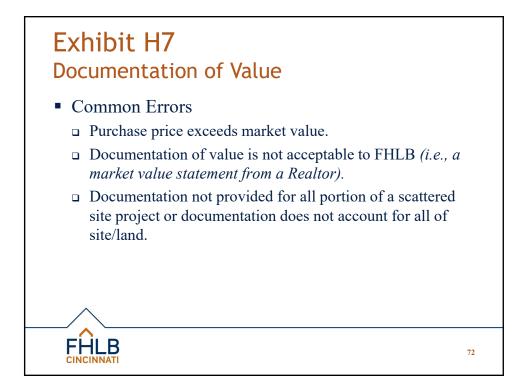
- Ownership projects must provide an acquisition plan that states how acquisition cost were calculated, for example:
 - Acquisition only will state estimated purchase price for each home.
 - New construction will state costs of land based on similar prior acquisitions or current market values.

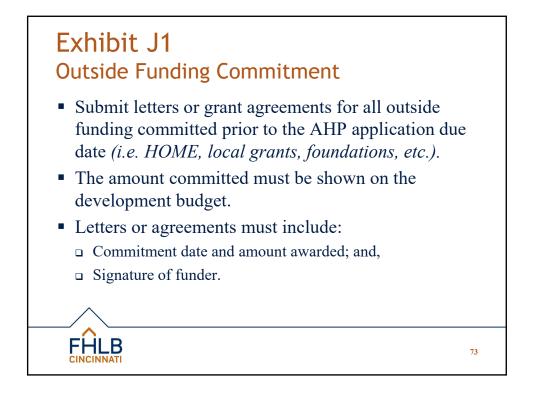
Exhibit H5 Site Control - Rental Sponsor or ownership entity must have site control at time of application to be eligible for AHP funds. Sponsor must provide one of the following that includes the legal description: A copy of the executed deed or long-term lease with a term of at least 15 years; An executed purchase option or long-term lease option; Option must be effective for at least 60 days after the AHP award date; or, An executed settlement statement or purchase contract that shows the purchase price.

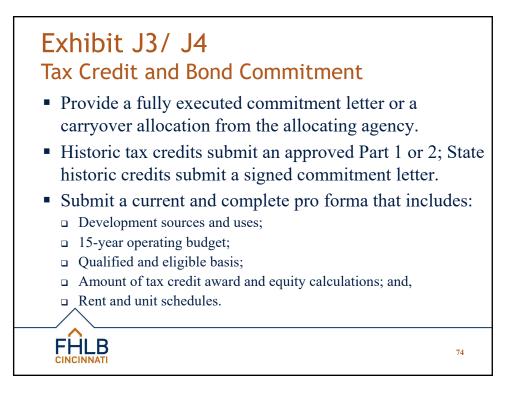


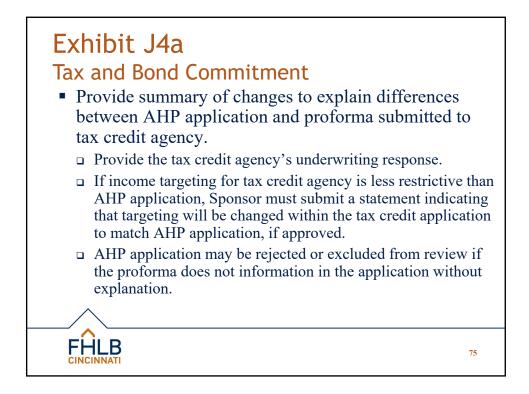




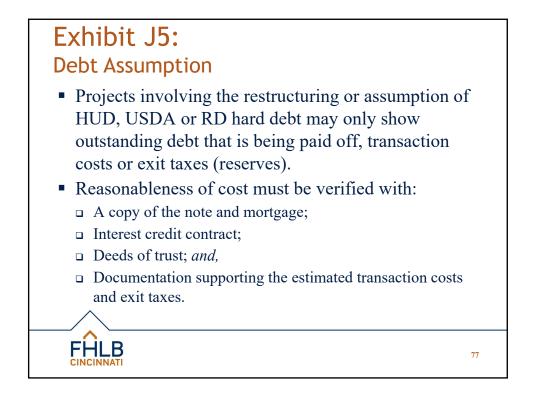












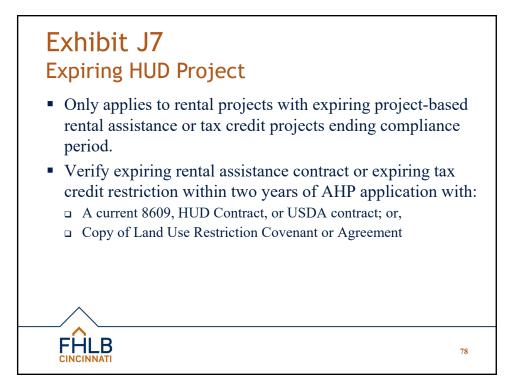


Exhibit K1 – K7 Rental / Operating Subsidy

FHLB

- Projects receiving rental or operating subsidies must provide the award notice or current subsidy agreement (i.e. current HAP, PRAC contract, McKinney Award, etc.)
- Agreements must be dated, signed, reference project name and number of units, and any special conditions.
- Amount of subsidy on agreement must match amount shown on Operation budget, or an explanation provided.
- If subsidy is expected but not committed, an explanation must be provided.



Exhibit L3 Detailed Cost Breakdown

FHLB

- Rental rehab projects must provide a detailed cost breakdown of anticipated rehab costs, activities and existing reserves.
 - Breakdown of costs and activities must be provided by a <u>licensed or certified third-party</u> architect, building inspector, general contractor, or other qualified individual with prior FHLB approval (Ownership projects will provide this information at disbursement).
 - Total costs must match costs shown in the Feasibility section of the application.

81

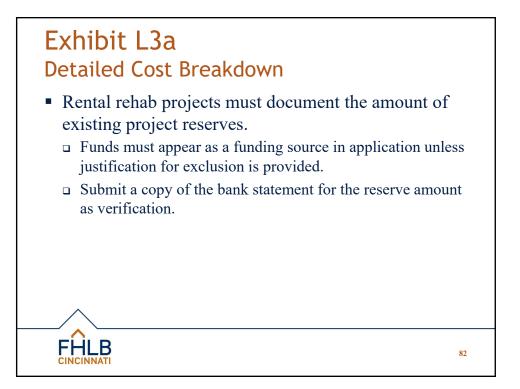


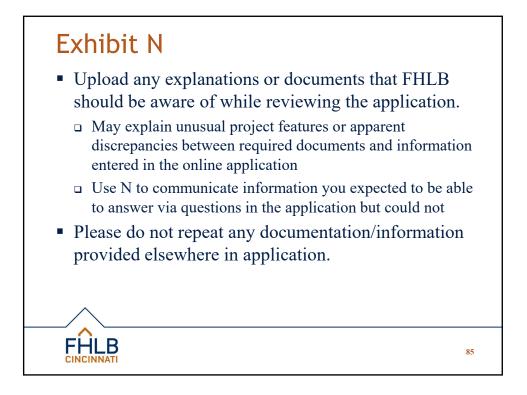
Exhibit L4

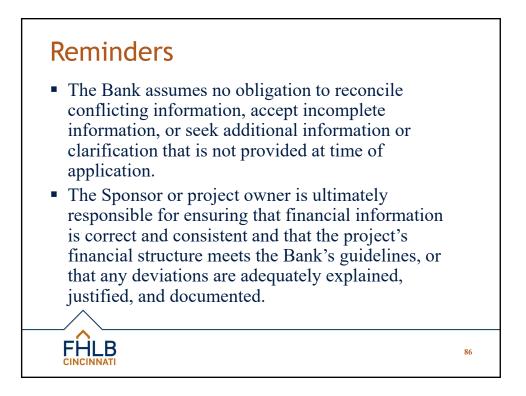
Floor Plan

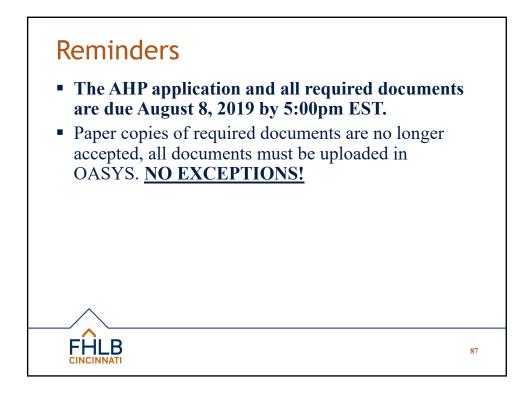
FHLB

- Rental projects must submit a floor plan that clearly shows each floor of the project, units/beds footprint, and any non-residential/commercial space.
- The total number of units/beds proposed in application should be shown on the floor plan.
- Projects providing beds must show the number of beds in each room.
- Submit plan unbound as 8.5"x11" or 8.5"x14" page.
- Bank must be able to determine layout / scale of project. Please do not submit free-hand drawing.











Contact UsFederal Home Loan Bank of Cincinnati221 East Fourth Street, Suite 600P.O. Box 598Cincinnati, OH 45201-0598Toll free: (888) 345-2246Fax: (513) 852-7647Website: www.fhlbcin.comE-Mail Housing & Community Investment:AHPApplication@fhlbcin.com

